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Urban Land Management Practices and Challenges from Its Good Governance Perspective: The Case of Gelan and Lega Tafo- Lega Dadi Towns

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Declaration

I, the undersigned, declare that this dissertation is my original work and has not been presented for a degree at any other University. All sources of material used for the Dissertation have been duly acknowledged, following the scientific guidelines of Addis Ababa University.

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Confirmation

The thesis can be submitted for examination with my approval as an Institute's supervisor.

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This is to certify that the thesis prepared by Fraol Udessa Gelchu, entitled: **Urban Land Management Practices and Challenges from Its Good Governance Perspective: The Case of Gelan and Lega Tafo- Lega Dadi Towns** and submitted in fulfillment of the Requirement for The Degree of Doctoral of Philosophy in Urban and Regional Planning complies with the regulations of the University and meets the accepted standards with respect to the originality and quality.

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Abstract

Urban land management practices have presented some unique challenges that can complicate states' ability to recognize and enforce property rights and deliver public services. Good governance in urban land management becomes challenging in towns as urban land management practices and processes are generally weak and surrounded by poor governance in urban land management. Therefore, the objective of this study was to assess the challenges and practices of urban land management from good governance perspectives in two selected towns in Ethiopia. To achieve the objectives of the study both qualitative and quantitative research approaches were employed. Data were collected from 391 households through questionnaires, interviews, and focus group discussions and analyzed descriptively. The findings of the study revealed that urban land tenure rights of indigenous communities were not protected in urban areas in practice, due to a lack of a legal framework that considers the relation of the indigenous community with the urban land, consequently, aboriginal communities were often marginalized and vulnerable to socio-economic challenges. Undefined land for a public purpose cannot encourage landowners to use their land efficiently, because public land is transferred to undefined private users in the name of public purpose, and the scope of public use was unknown because of the power of expropriation conferred on the state is broader and creates insecurity. The process of recognizing urban land rights did not conform to the norms of the people and the mechanisms used by institutions to stop illegal settlements with coercive measures by forcibly demolishing illegal buildings in towns, leading to a socio-economic crisis. The restriction on transfer pricing of unused land to discourage speculators has not been stopped as the transaction is conducted through smart and binding deals brokered. There were no responsible bodies that evaluate the implementation of the land policy according to established principles and take responsibility for failures at all levels. The process of urban expansion has not been respectful of existing land rights, transparent and participatory in decision-making power and the process sometimes destroys existing land use rights and unconsidered the right of indigenous land users. The valuation of the urban land compensation did not correspond to market prices and the expropriation of the property took place without sufficient discussion. Urban land-use planning and regulations have been unable to cope with urban growth and effectively control urban expansion, address the identity and equity problems, and lead people into informality.

Urban public land management is hampered by the lack of clear policies, strong institutions, transparency, and public participation, and cannot be controlled according to land use planning. Besides, the urban public land management in the study areas still suffers from a lack of proper record-keeping, inaccessibility of data, and lack of mandatory modalities for connecting geospatial infrastructure to the national network, and capacity limitation, and resource bottleneck in the implementation of urban land in towns. The land-based constitution of the Federal Democratic Republic of Ethiopia has numerous shortcomings, ranging from its wording to the definition of the basic parameters of the relationship between the state and the people. Again, urban land proclamations provide some guarantees of land rights and some rights for regional government, but there is no national guiding principle for urban land and coordinating body for policy discussions. Furthermore, the urban land sector has been controlled by influential individuals to exploit the power of the state for their ends, as the urban land management structure is weak and an extreme form of large-scale corruption through state capture occurs. In addition, urban land management failed to implement the principles of good governance in day-to-day activities. Hence, corruption and weak governance in urban land management particularly affect the livelihood of the poor residents. These results constrained development by increasing business risks, reducing incentives to invest, and restricting access to credit in towns. While other groups, like risk takers, bribe officials to bypass the restrictions of land-use zoning laws (such as green spaces) and enforcement of environmental protection regulations. Therefore, the weak governance in urban land management adversely affects the socio-economic development of the towns. Based on the findings of this study, revisiting the land policy through consultation and involvement of the relevant stakeholders is recommended. The government has to define the relation of indigenous communities to land rights and take into consideration when the urban land is needed for a public purpose and the government has to clearly define the scope of "public interest" to avoid ambiguities while interpreting and implementing any transfer of urban land to investors. Finally, the government needs to reconsider legal regulations that promote transparency, accountability, and trust between the state and the people through the successful implementation of good governance principles.

***Key words**: Good governance, land governance, urban land management, challenges, effects*

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List of Acronyms/Abbreviations

CSA	Central Statistical Agency
CSOs	Civil Society Organizations
EPRDF	Ethiopian Peoples Republic Democratic Front
FAO	Food and Agricultural Organization
FDRE	Federal Democratic Republic of Ethiopia
FY	Fiscal Year
FGD	Focus Group Discussions
GTP	Growth and Transformation Plan
HHHs	Household Heads
HHs	Households
ICT	Information and Communication Technologies
LDP	Local Development Plan
LGAF	Land Governance Assessment Framework
LM	Land Management
LTLD	Lega Tafo Lega Dadi
LUP	Land Use Plan
MoUI	Ministry of urban and infrastructure
NGOs.	Non-Government organization
NUDI	National Urban Planning Institute
ORS	Oromia Regional State

SME Small and Medium Enterprises

TGE Transitional Government of Ethiopia

UNDRIP The International Human Rights of Indigenous Peoples (UNDRIP,

UNCHS United Nations Commission on Human Settlements

UNDP United Nations Development Programme

UN-Habitat United Nations Human Settlement Programme

CHAPTER ONE: INTRODUCTION

1.1 Background of the Study

Land management practices have presented some unique challenges that can complicate the state's ability to recognize and enforce property rights and provide public services (World Bank, 2016). In practice, land resource uses are often complicated and rapidly evolving, and this has important consequences where the provision of secure property rights is concerned. The urban land sector is particularly vulnerable to corruption and rent-seeking. Land is an enormously valuable asset; typically accounting for 30–50 percent of national wealth in developing countries, thus it has to be carefully managed (Deininger et al., 2010). Thus, the value of land creates a significant opportunity for poor land management on the part of those with the legal authority to assign, revoke, or restrict rights to it. One of the reasons for the prevalence of inefficiencies in public land management is the lack of good governance (World Bank, 2009).According to Rajack (2009), if the public authority or the land market fails to provide land for housing and economic activities due to weak land governance; it is inevitable for the informal land market to emerge. Therefore, poor public governance is the main factor behind inefficient and ineffective land management in the towns. However, the main cause of the inefficiency and effectiveness of urban land management is not addressed by a different researcher, especially in a country like Ethiopia. Thus, it is vital to evaluate the land management system from the perspective of good land governance to come across a solution for improvement. Only if the governance characteristics have been identified, it is possible to find a solution to get rid of the deficiencies within the system (FAO, 2007).

During the last 20 years, many cities, especially in developing countries, have grown rapidly due to economic development and population migration (Qian, 2014). It has been forecasted that by 2050, more than 66% of the world's population will live in urban areas and that more urban expansion will take place in the regions of Asia, Africa, and Latin America (UN, 2014). Furthermore, Local urban administrations that were established through decentralization measures in Sub-Saharan Africa implemented since the 1980s are up against significant obstacles. Cities are particularly impacted by the crises in potential adverse structures brought on by the governance problems that bottom-up urban dynamics have failed to stop. Cities are both

products and vectors of social change. However, despite a slowing in the demographic growth rate, in 2030 there may be 592 million urban dwellers in Africa, up from 209 million in 2000. Hence, it is essential to promote good governance in urban management that is likely to, in the short term, boost urban value-added, modernize central areas, and assist underdeveloped zones to catch up with modern systems (Dubersson et al., 2002). Besides, Home, R. (2021), indicates land governance is crucial, particularly in urban Sub-Saharan Africa, for the reason that the urban population in the region will make up more than half of the overall population by 2030, necessitating infrastructure, social services, affordable housing, and economic possibilities, all of which are dependent upon land. The continent's land governance systems continue to be influenced by exploitation and the legitimization of indigenous peoples. Land means different things to non-Indigenous and Aboriginal people. The latter has a spiritual, physical, social, and cultural connection. Land management and care are vital to Aboriginal health and provide employment. Much Aboriginal art tells of the connection between people and their land" (Korff, 2021).Tensions on the land and natural resources demand the proper procedures, institutions, and standards for resolution. There are many different tenure types in sub-Saharan Africa, typically with side agreements competing side by side for social and legal validity, and the lawful land rights of the underprivileged, women, and marginalized groups are disproportionately and negatively affected. However, the process of urbanization in most developing countries is continuing. Land scarcity and demand in urban areas are also driving factors, increasing the pressure on good governance of land management systems. Population growth and urbanization have a significant impact on increasing the value of land, which, coupled with difficulties in implementing planning functions and zoning regulations, affects housing and real estate affordability.

Urban land management in Africa, particularly in Sub-Saharan Africa, has presented a variety of challenges due to its historical, social, political, and cultural diversity. High-profile land grabs and illegal state land captures are being exposed across several African nations. This has led to significant attention and work by policymakers and development agencies across the continent (Burns et al., 2010). Like other African countries, urban areas in Ethiopia are facing many challenges in land management. Governance in urban land management practices across the country highlights worrying signs and an indication of serious urban land management problems. There is no exception for the cities of Gelan and Lega Tafo Lega Dadi. The assessment of public

opinion on good urban governance in Gelan and Lega Tafo Lega Dadi towns by the urban land development bureau of Oromia regional state (2020) indicates that urban land management practices have negative public opinions. Before the establishment of Gelan and Lega Tafo towns, there was investment expansion in the area, mainly along the roads of Addis Ababa-Adama and Addis Tafo-Lega Dadi. Following the establishment of the boundary between established towns and surrounding Woredas as towns at the end of 2006 fiscal year, the expanded investment became administered under town administration boundaries. As the town administration's key informant groups said, the Oromia regional state's main economic and political reasons for deciding on the town's status are to attract investors from different parts of Ethiopia and from abroad. The absence of plan implementation before the establishment of the results of the town led to the expansion of informal land transactions and speculators, which later became challenges to manage urban land per later proposed land use planning and contributed to the inefficiency of urban land management systems in the areas. In addition, Gelan and Lega Tafo Lega Dadi towns were recognized as urban centers. Following their master plan, the land becomes a strategic asset for towns due to the availability of land from both the municipalities and the farmers who owned significant land. The price of land in these towns was extremely low when compared with their neighboring city, Addis Ababa. Concerning this significant number of people from other places and Addis Ababa, moved to these towns by purchasing land from the farmers and municipality both legally and illegally. Moreover, with urbanization, more investments were attracted to these towns. Through time, the urban land management system and governance became a challenge in these towns. Currently, urban land management and governance become more challenging than ever as more land speculators and low- and middle-income people from Addis Ababa are forced to buy land from the farmer, which makes the towns' land management system more complex. Thus it is necessary to study the current urban land management system to find out the main causes of weak governance in urban land management.

1.2 Statement of the Problem

Effective and efficient urban land management is critical for urban development and growth. To achieve this, the land management process has to be inclusive, equitable, and open. Currently, the element of governance in urban land management has received significant attention as land management is often perceived as one of the most corrupt sectors in public administration. The land itself, viewed as the primary source of wealth, often becomes the medium of commerce and the motivation for political affairs, economic and power gains, and self-fulfilling interests. In this context, scholars such as Dale et al., (1988) and Qian (2014) argued that urban land is one of the most valuable resources and must be carefully developed and managed. There is also increased demand for investment in land, pressures from a drive to increase government revenues, calls for careful protection of vulnerable groups, and efficient mobilization of this critical urban public resource. Aside from generally weak public sector management, land management is often characterized by bureaucratic and political corruption. According to Zakout et al. (2006), various references show how important it is to adopt good land governance in urban land management. In addition, the benefits of good governance in urban land management include reducing corruption, economic growth, enhancing public trust, protecting the environment, increasing land tenure and pro-poor, managing state assets, providing adequate public services, and resolution of conflicts. In contrast, Samsudin(2014) and FAO, (2007) that weak urban land governance leads to insecure tenure, unfair compensation, landowner displacement, corruption, anti-competitiveness, high transaction costs, informal land transactions, reduced private sector investment, illegal transfer of state land, limited local revenue, land conflicts, unfair distribution of land, social and political instability.

In many developing countries, the land management sector is often considered to be one of the most corrupt and inefficient government agencies. Grand or political corruption (state capture) primarily affects state urban land management and includes activities such as the illegal sale and leasing of state lands by officials and the transfer of state property to political elites. Such corruption can affect other aspects of governance. The need to ensure good governance in urban land management is very important. A key issue in the land sector among development professionals, policymakers, and academics is how to approach governance in urban land management (Burns, et al., 2008). Similarly, good governance in the urban land sector attracts the attention of many academics, practitioners, and institutions. According to Qian (2014)

research conducted at Kathmandu Valley in the Netherlands and found that there is a major gap that needs improvement in the aspects of equity accountability, transparency, public participation, and effectiveness and efficiency. Various studies conducted in developing countries have shown that due to the inefficiency and ineffectiveness of land management, cities are unable to provide affordable urban land in sufficient quantity, especially for urban poverty (Burns, et al., 2008)

In Ethiopia, urban land management practices and processes have been prone to mismanagement and corruption due to the lack of good governance in urban land administration. According to Yiadom et al. (2014), one of the most corrupt areas of public administration in Ethiopia is urban land management (Dinka, et al., 2016). In the Federal Democratic Republic of Ethiopia, urban land is regulated and administered by the Urban Land Lease Law, which has been amended three times since it was first applied in 1993. The first Urban Land Lease Law (Proclamation 80/1993) by the Transitional Government of Ethiopia (TGE) and the second (Proclamation 272/2002) by FDRE were issued with no underlying urban land policy. The third land lease law (Proclamation No. 721/2011) was also enacted after the adoption of the first land administration (FDRE 2011).

The survey result, which was carried out in various Ethiopian cities, such as Bahir Dar, Addis Ababa, Hawasa, and Dire Dawa revealed that land management and governance were generally weak and surrounded by a growing number of challenges. These include: the lack of independent accountable institutions at the federal and state levels, urban land management without transparency, accountability, equity, efficiency, and effectiveness, and urban land leases in the cities did not adequately respond to demand due to the inefficiency of service land allocation, excessive speculation and lack of transparency in of land allocation, the information provided by the urban land was very poor, no computerized records and no registration system. Besides lack of coordination of existing institutions, unfair compensation, displacement of farmers, lack of social participation and transparency, and weak capacity to implement and monitor laws and spatial plans are challenges that faces urban land management (Haimanot, 2009, Berhanu, et al., 2015, Melesse et al., 2014 and Nigussie, 2016). Therefore, this empirical literature on urban land governance mainly focuses on the implementation of good governance principles in urban land management. Nonetheless, the root causes of poor governance in urban land management have been identified and empirical research examining the relationship between urban land management and its effects on socioeconomic development in a particular jurisdiction is lacking.

However, good urban governance practice in land management has not improved**.** Poor urban governance in land management is still ongoing. This exists at the local level in Gelan and Lega Tafo Lega Dadi towns. The assessment of public opinion on good urban governance in Gelan and Lega Tafo Lega Dadi towns by the urban land development bureau of Oromia regional state (2019) indicates that urban land management practices have negative public opinions. Corruption, land conflict, unfair compensation, farmer displacement, lack of transparency, and unfairness in land allocation on the part of the land sector are among the rising list of problems affecting land management. Hence, the researcher initiated to assess of urban land management practices and challenges from a good governance perspective in Gelan and Lega Tafo Lega Dadi towns.

1.3. Objectives of the Study

1.3.1 General Objective

The general objective of this study is to assess the practices and challenges of urban land management from the good governance perspective and its effects on the socio-economic development of the Gelan and Lega Tafo Lega Dadi towns.

1.3.2 Specific Objectives

- To investigate the good governance practices in urban land management in the study area
- To identify the challenges that hinder to the practice of good governance in urban land management in the study towns.
- To investigate the effects of good governance practices in urban land management on the socio-economic development of the study towns

1.3.3 Research Questions

1. To what extent the principles of good governance are practiced in the urban land management process in study towns?
2. What are the main challenges that hinder to practice good governance in urban land management in the study the towns?
3. What are the effects of good governance practices in urban land management on the socio-economic development of the towns?

1.4. Scope of the Study

This study was a piece of the effort to identify realities regarding good governance implementation in urban land management and its effects on the socio-economic development of the Gelan and Lega Tafo Lega Dadi towns. Specifically, the research includes describing the extent and challenges of the town to practice good urban governance in urban land management and its effects on the socio-economic development of the towns. It is confined to urban land management from good governance perspectives only. Therefore, the findings can't be generalized to the entire institution.

1.5. Rationale for selecting the study areas

The rationale for selecting the research area is since lega Tafo lega Dadi and Gelan towns near to Addis Ababa with different geographical locations, this two towns have related population size, and the same town structure with different development corridors as well as the presence of manifestation of poor urban land management and where no research has been conducted on the issue yet.

1.6 Description of Study Area

1.6.1 Gelan

Gelan is an emerging new city. It got its name from the name of the area which in turn derived from the Oromo clan, which settled in the area (Habtamu, 2011). Gelan is located in Special Zone surrounding Finfinne located 25 km away from Addis Ababa in the South-East direction or between 7^0 12'- 9014'N Latitudes and $38^0$32' – $39^0$32' E Longitudes. Its boundary is physically attached to Addis Ababa and Dukam. According to the current master plan, the total area of the town is 75.16 km^2 (7516) hectares. The towns have four kebeles and established after the establishment of some investments and has grown by displacing and affecting the livelihood of local farmers. The presence of investments before the establishment of Gelan and its proximity to Addis Ababa city has created incompatibility and inaccessibility problems as most of them are found along the highway of Addis Ababa-Adama. This leads to a different challenge to perform their duties properly in the town creating a variance between the land-use proposal and actual implementation (Gelan town report, 2018).

The town of Gelan in the East direction is bordered by Dukem town where the railway and the highway cross each other. In the North-East by Kora Mariam church, in the North by Wedesso

Mountain and Abay Silto farmers ‘Kebele’. Currently, the population of Gelan town has increased to males 31043 females 33687 total of 64729, and households within the town 8722 (Gelan town administration, 2019). The location map of the study area is shown in Figure 1.1.

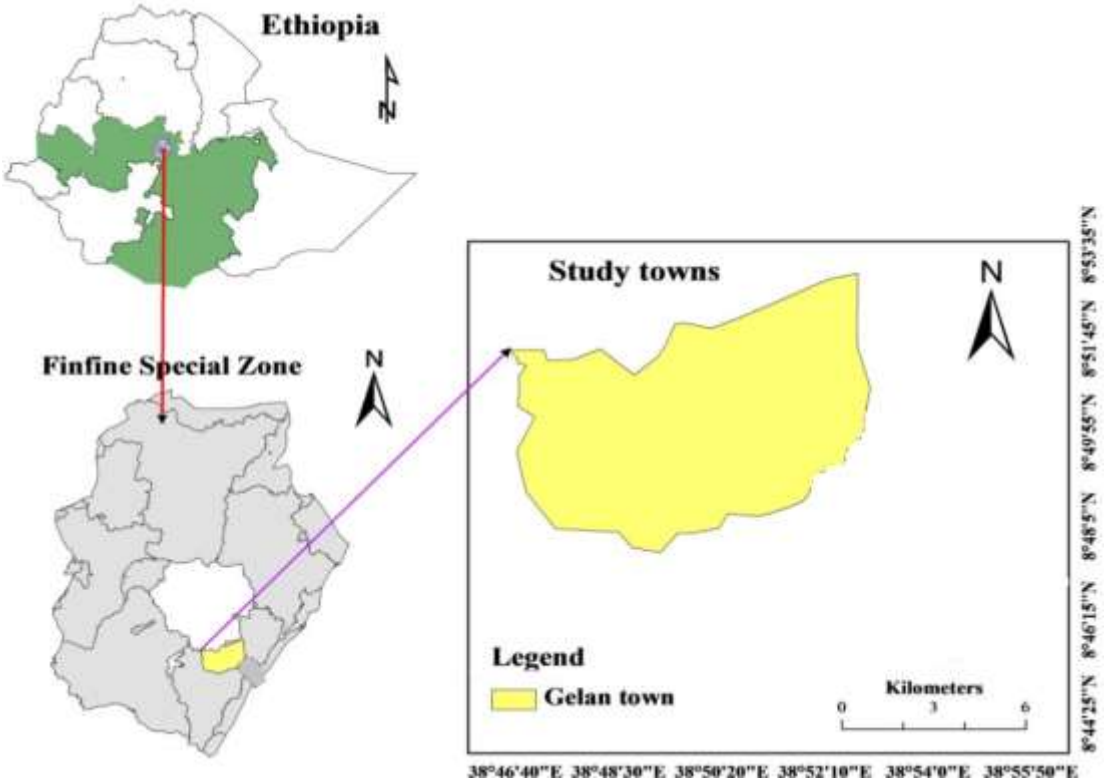


Figure 1.1: Location map of the study area (Gelan Town)

1.6.2 Lega Tafo Lega Dadi

The town of Lega Tafo Lega Dadi is located in the special zone around Finfinne, 21 km northeast of Addis Ababa or between 9°3′57.26″N, 38°53′16.32″E. Lega Tafo Lega Dadi town was established after the establishment of some investments and has grown by displacing and affecting the livelihood of local farmers. The rationale behind selecting this area is the town is alarming growing in terms of population because the cities somewhat have suitability in terms of residents for the people who come from the northern part of Ethiopia. The town has four kebeles Currently, the population of Lega Tafo town population increased to male 17927 females 22937 total of 40864 and households within the town is 8173 (Lega Tafo municipality, 2019). The location map of the study area is shown in Figure 1.2.

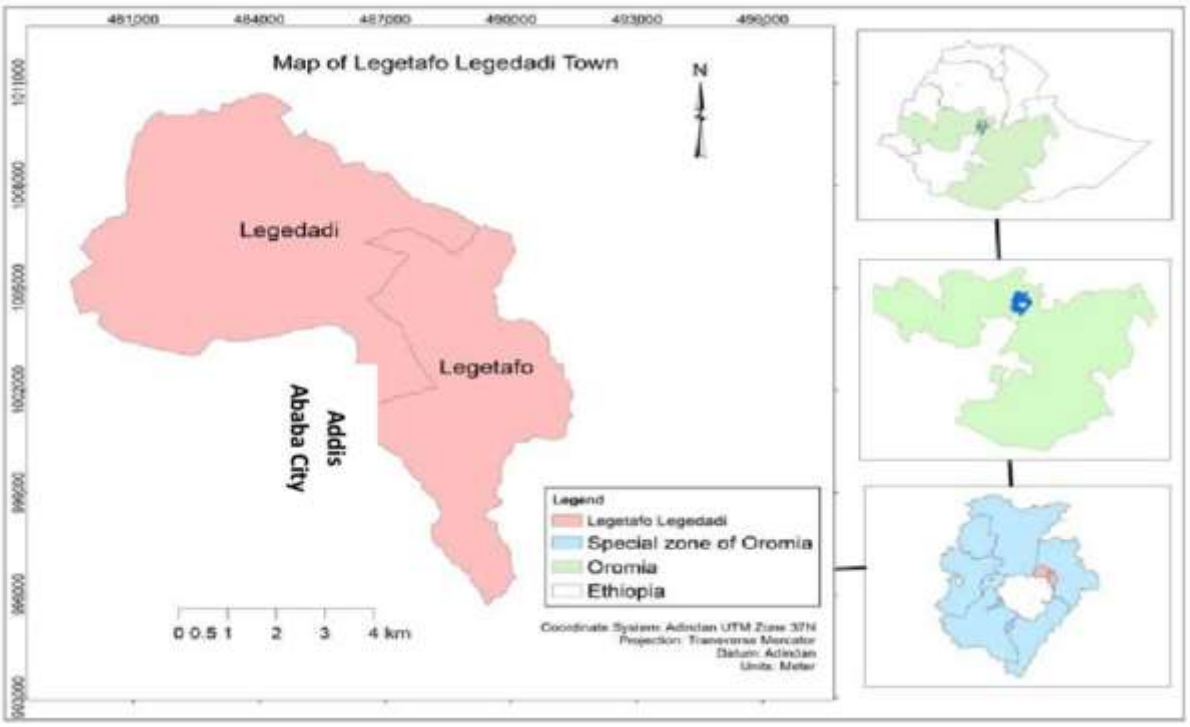


Figure 1.2: Location map of the study areas (Lega Tafo Lega Dadi Town)

1.7 Significance of the Study

The significance of land management in society is growing because of its role in the management of one of the world's essential resources. Access to land and land-related benefits are still linked to the livelihoods of most people in the world. This is one of the main concerns of most governments; especially in developing countries. This research has selected the cases of urban land management challenges and practices from its good governance perspective in Ethiopia the case of Gelan and Lega Tafo Lega Dadi towns.

The findings of this study may provide an image of the extent of good governance practice in urban land management and the main challenges that the town faces in the path towards promoting good governance in the office of urban land management. Having this in mind, policymakers, in the regional and local governments may help to rethink how to go ahead on the agenda of good governance in urban land management. Besides, this research may contribute to a revision of the land policy of governments, especially in the region facing the challenges of good governance in urban land management.

Second, the findings of the study may help to replicate other urban centers of Ethiopia by comparing the existing practicability of good governance in urban land management on the ground and the findings of this research could be critical for those towns/regions which still have to improve their existing system while deciding on land management issues

Thirdly, the recommendation of this study may propose some practical measures to implement good governance in urban land management for better sustainable development of the towns.

Fourth specifically the finding of this research helps further develop a framework for the Expropriation of land from farmers in areas covered by master plans in towns and indicates some mechanism to transform urban farmer's life in sustainable ways in the town.

Finally, as far as the researchers cannot assess all dimensions of good governance, it may use as a secondary for other researchers who are eager to deal with further studies in areas.

1.8. Limitation of the Study

Acknowledging the presence of research limitations helps to reflect on the decisions made during the preparatory phase and actual fieldwork, and helps identify possible unanswered or unanswered questions that might be considered in future research. Despite some limitations, the fieldwork was overall successful. Some of the key limitations encountered throughout the process of this study include difficulties in obtaining information considered sensitive by town officials, such as Issues related to illegal land transactions, land corruption, and issues related to compensation payments. This was because they were secret to giving information to others. In addition, due to poor, inefficient, and inadequate data management systems and unwillingness to disclose this data, it was a major challenge to obtain accurate, up-to-date, and complete secondary data, on issues related to the transfer of land from the bank to the investor and others. To address the issue, the researcher extended the number of key interviews to other experts from their offices to make the data more reliable.

1.9. Organization of the document

This document is structured into five chapters. Chapter one presents the introduction chapter which consists of the background of the research, the statement of the problem, the research objectives, the rationale, and the significance of the research. Chapter two gives an overview of the literature review dealing with urban land management and its interactions. The concept of land, governance in urban land management, assessment framework for urban land management,

and challenges to good governance practices in urban land management. After that, theories on urban land management and some empirical studies on urban land management from different parts of the country are presented, and an empirical study is outlined, finally highlighting the problems identified as a gap. Chapter three describes in detail the research methodology used in this research such as the research design sources of data, sampling design, data collection tools, techniques of data analysis, and presentation. Chapter four outlines the results, discussion, and major findings of the study. Chapter five contains the conclusion and recommendations. Then, the final section is the references.

CHAPTER TWO: LITERATURE REVIEW

2.1 Conceptual Definition

Governance Structures and procedures aimed to guarantee accountability, transparency, responsiveness, the rule of law, stability, equity and inclusion, empowerment, and widespread participation are referred to as governance (UNEC, 1996). The notion of governance may be constrained to how the state provides for the needs of its citizens, or how public officials and institutions obtain, exercise, and make use of their power to establish public policy and deliver public goods and services (World Bank, 2018).

Management, The term management is now often used in workplaces. It is viewed as a position limited to managing the day-to-day operations of the organization and allocating resources. Management's function seems to be to ensure that the organization runs smoothly in the direction set by the governing body, which is now mostly the board. The management fulfills several tasks at the same time and serves as the face of the sector towards both the public and stakeholders and is responsible for hiring and firing employees, maintaining accounts, clearing checks, securing orders, gathering raw materials, and managing production (World Bank, 2018).

Good Governance; A government that is well run, inclusive, and delivering the desired results practices good governance. Equity, efficiency, openness, and accountability are all ways in which the principles of good governance can be put into practice. Accountability, political stability, government effectiveness, quality of regulation, rule of law, and anti-corruption are other characteristics of a well-run government. When a government is transparent but authoritarian, or democratic but inept and ineffective, governance can be terrible. There is a spectrum between weak and good administration. According to the FAO (2007), the lists of good governance characteristics are as follows

Table 2.1 Conceptual definition of Good Governance and weak governance

Good governance	**Weak governance**
Efficient, effective, and competent; It formulates guidelines and implements them efficiently through high-quality services	It is inefficient, ineffective, and incompetent to provide efficient, quality services.

Responsive: It provides the services that citizens want and need. Services that citizens want and need	Unresponsive: It does not provide the services that citizens want and need.
Legitimate: Those in power have acquired the right to govern, have been supported by society through democratic processes, and can be replaced if citizens are dissatisfied.	Illegitimate: The rulers are neither supported by society nor have they acquired the right to govern, but have acquired power undemocratically and the citizens cannot overthrow them.
Transparent: open.	Opaque: mysterious.
Consistent; Governments are responsible for making decisions that are consistent, predictable, and follow published laws, rules, and regulations. In the event of contradictions, there are remedies and enforcement by an impartial judiciary to ensure that they act impartially and following the law.	Inconsistent, unpredictable, and partisan: The outcomes of governance processes are unpredictable, follow no discernible set of rules, and there are no remedies from a partisan judiciary.
Accountable: It demonstrates responsibility by responding to questions, explaining its actions, and providing evidence of how it works.	Unaccountable: They will not be accountable for their actions or provide any evidence of their performance. There are no effective checks and balances to enforce accountability
Equitable: It deals fairly and impartially with individuals and groups who provide non-discriminatory access to records and services.	Injustice: It is unfair and partial to favor certain groups with access to power and to discriminate against others, for example, according to gender, ethnicity, religion
Locally Responsive: It places service delivery as close to citizens as possible, consistent with efficient and cost-effective delivery.	Locally inaccessible: The convenience of citizens in finding services is not taken into account
Participatory: It enables citizens to fully participate in governance through consensus building and to work with civil society without restricting the media or freedom of expression and association	Exclusive: It excludes citizens from participating in government, with restrictions on media and expression and association

Ensuring security and stability: It offers the security of livelihood, freedom from crime and intolerance, security from human conflict and natural disasters, and security of property	Reluctance or unable to provide security and stability: Citizens cannot rely on the government for security, and government can even be the source of their insecurity
Committed to Integrity: Officials conscientiously and objectively perform their duties without soliciting bribes and provide independent advice and judgment, and the government respects confidentiality.	Supporting Corruption: Officials are being bribed to do what citizens are entitled to expect. They skew decisions in favor of those they reward and use confidential information to their advantage.

Source: (FAO, 2007)

Table 2.2 :The Conceptual Definition of Good Governance in Urban Land Management

Good governance values in urban land management	**Examples of practice embodying good governance values**
Land management systems should be efficient, effective, and competent	The work is carried out correctly and on time, and inquiries are answered within a reasonable time. Good performance is rewarded. Ineffective professionals are disciplined or fired
State policies that embody value judgments should be endorsed by elected politicians after consultation with interested and affected groups.	Land use plans are approved by democratically elected politicians after an effective public consultation
Country information is freely available under the protection of privacy.	Land registry information is freely accessible. Property tax notices can be viewed so that taxpayers can question the fairness of the assessment. Decisions on land-use changes are made in public meetings, and citizens can put their arguments in front of decision-makers. The prices for real estate are available from the land registry.
State laws and regulations should be freely available,	Citizens can bring land disputes to an independent and

drawn up in a participatory, transparent manner, responsive and consistent, and be able to be enforced by the government and the citizens	impartial judiciary, possibly assisted by technical experts. The laws are clear and uniform and are translated into national languages. Alternative dispute resolution procedures are available so that disputes can be resolved through mediation and arbitration as an alternative to legal proceedings.
Land management services should be provided to all without discrimination,	Inheritance law does not discriminate based on gender Information is accessible to everyone, including illiterate people. The land rights of minorities are protected by registration in the land register Indigenous land rights are recognized The costs for entry into the land register are affordable.
Sustainable land development should be promoted	Rules to prevent unsustainable development are enforced
Land services should be provided near the user	Land register data can be accessed remotely via internet technology. Service points are accessible to citizens who live far away from the registry office
Land registry and legal systems should provide property security for those with a legitimate interest in the property	Registered personal rights are legally protected against claims by third parties. Records can only be changed by authorized officials following a procedure required by law.

Source: (FAO, 2007 and World Bank, 2018)

Land Governance; Land governance is the process of deciding how land is used and made accessible, and how competing interests are balanced (World Bank, 2018). These decisions relate to regional development, land use, land rights, and access to land. A sustainable land policy is what defines land governance and puts it into practice. Land governance refers to the legal framework and administrative procedures that govern land use, management, and taxation (UN, 2015). It also includes the definition, exchange, and conversion of land ownership rights (by individuals or groups) and public oversight of land use and management. The nature and quality

of publicly available land tenure information and the ease with which it can be accessed or modified (World Bank, 2009).

State capture; State capture is the process by which influential individuals, organizations, corporations, or groups, whether domestic or foreign, use corruption to influence a country's politics, legal system, and economy in their interests transparency international (2020) and World Bank (2016).

Land Administration; It outlines the procedures for collecting and disseminating data relating to the ownership, value, and use of land and related resources; and the administration and enforcement of land tenure laws. These procedures include identifying property rights and other characteristics, collecting, registering, and documenting these rights, and providing relevant information to support real estate markets (World Bank, 2018). Land management systems provide the framework for the establishment of land policies and management plans that support sustainable development (UNECE, 1996, and FAO, 2012). Whether formal or informal, land management involves a variety of systems and practices

Land Management; Land management is the process of making wise decisions about the allocation, use, and development of the planet's natural and built resources (Enemark et al., 2014). Land Management by the UN (2015) covers the full spectrum of land management obligations, including those related to land tenure, land valuation, land use, and land development. Land use planning is the process of controlling the use and development of land resources. It includes all efforts to deal with the ecological, social, and economic use of land as a resource. Land use planning, land use laws, and land information management are some of the areas covered. It includes all efforts to deal with the ecological, social, and economic use of land as a resource. These include, but are not limited to, conducting land use planning, protecting the environment from degradation, providing equitable access to the financial rewards of the land and real estate markets, funding public services through taxes and fees related to land and improvements, and offering development incentives such as the Provision of basic infrastructure. The processes of land management also include the exchange of land rights from one party to another through sale, lease, loans, donations and inheritances, regulation of land use and property development, conservation of land, and raising money from the land through sale, lease and taxes, and the resolution of ownership and use disputes.

2.2 Approaches to Good Governance in Urban Land Management

The idea of governance has always established itself in recent decades when it comes to taking social, economic, and ecological factors into account when making decisions. The governance debate is taking place in several areas, but the definition and idea are still up for debate (Olowu, 2002). Governance is a complex concept as it has been described in different ways (Samsudin, 2014). On the one hand, this can affect the quality of the public service system for society and, on the other hand, raise questions about creating an appropriate institutional framework along the policy path. The government's role in the management of a nation's social, economic, and environmental resources is known as governance, and it must be formed by the actions of multiple organizations. Governance can be used in a variety of theoretical contexts and a context at different societal levels. Governance is more than just decision-making and policy implementation - it involves the engagement of a variety of stakeholders and highlights the full spectrum of connections between official and informal stakeholders. Good governance in land management is not a new issue and is just as important in developing countries as it is in developed countries. Efficient, effective, transparent and accountable land stewardship services are both about the stewardship of land and the public service that operates in each country. Typically, land governance reform in any country is a long-term prospect that requires decades of sustained commitment. It represents a major investment of capital and human resources and requires strong and consistent leadership to achieve effective, sustainable results (Bell, 2007)

The results of several studies on land management often imply that technical, social, economic, and ecological understanding should be used to support land management. Good governance is the cornerstone of land management, and the critical component of good governance is having an effective system of land management through essential cadastral records and cadastral titles (Jones, 2010). Land rights are used to gain and distribute political and economic influence and benefits through patronage, nepotism, and corruption in developing countries. Corruption and profiteering are closely linked to poor governance (FAO, 2007), which is why land rights are so vulnerable to abuse. Increased property insecurity and high levels of bribery and corruption in land management, particularly in developing countries, are also associated with poor land management (World Bank, 1994). There are many complexities, dimensions and issues associated with land management. Securing land rights is particularly important for vulnerable groups such as the poor, women, orphans, displaced people and ethnic minorities. Fees and taxes

on land are often a significant source of government revenue, particularly at the local level. In most societies there are many competing demands for land, including development, agriculture, rangeland, forestry, industry, infrastructure, urbanization, biodiversity, customary rights, and environmental and environmental protection. Most countries have great difficulty reconciling the needs of these competing requirements (Bell, 2007). Urban land management is inefficient and unproductive. Poor people would suffer the most from poor governance and even be excluded from the legal system. Cities are unable to provide affordable urban land in significant quantities, especially for urban poverty (Burns et al., 2008).

Good land management practices are necessary to promote efficient governance in society. The lack of effective governance is one of the factors contributing to the growth of inefficiency improvements in public land management (World Bank, 2009). According to Rajack (2009), an informal land market would inevitably arise when the public sector or the land market could not offer land for residential and commercial use due to subpar land management. Therefore, inefficient and ineffective urban land management in towns is mainly caused by poor governance. Poor governance, overlapping land restrictions, weak institutions, and lack of accountability are to blame for inefficient urban land management in towns (Burns et al., 2008). The authors claim that improper payments (bribes) could be made to government officials and members of the political elite in exchange for services.

In general, to ensure that the urban land management system is properly managed according to the principles of good governance, governments, and non-governmental organizations need to work together throughout the policy-making process. Several other scholars agree that structured work is important and that goals need to be identified and indicators and tactics developed, as Meinzen et al. (2008) identify some indicators that can measure the effectiveness of urban land management governance and efficient institutions when analyzing the performance of good governance in land management.

Good land management and an all-encompassing land management system are necessary for good governance and sustainable development. The establishment of strict governance standards is necessary for land management to reconcile social, economic, and ecological concerns. Several scholars (Zakaout et al., 2006 and Pienaar, 2009) have compiled a list of good governance indicators from previous land management studies. Some of them examined the

effectiveness of urban land management systems in specific nations using indicators of good governance. The most commonly recognized measures of good governance in land management include effectiveness, efficiency, openness, accountability, equity, and participation. However, the same researchers also found some additional variables, including sustainability, affordability, accessibility, safety, and the rule of law. Sustainability was considered as an indicator when Grover et al. (2006) and Antonio (2010) addressed effective governance for land management. In collaboration with the World Bank,FAO, and Zakout et al., (2006) have produced one of the most well-known studies on good governance in land management. Then after provide detailed explanations of good governance in land management (Zakout et al., 2006). They developed a framework to assess best practices and guiding principles for land management. The importance of the following principles for effective land management: efficiency, effectiveness, transparency, consistency, predictability, integrity, accountability, subsidiarity, autonomy, civic engagement, public engagement, justice, fairness, impartiality, and legal security (Samsudin, 2014).

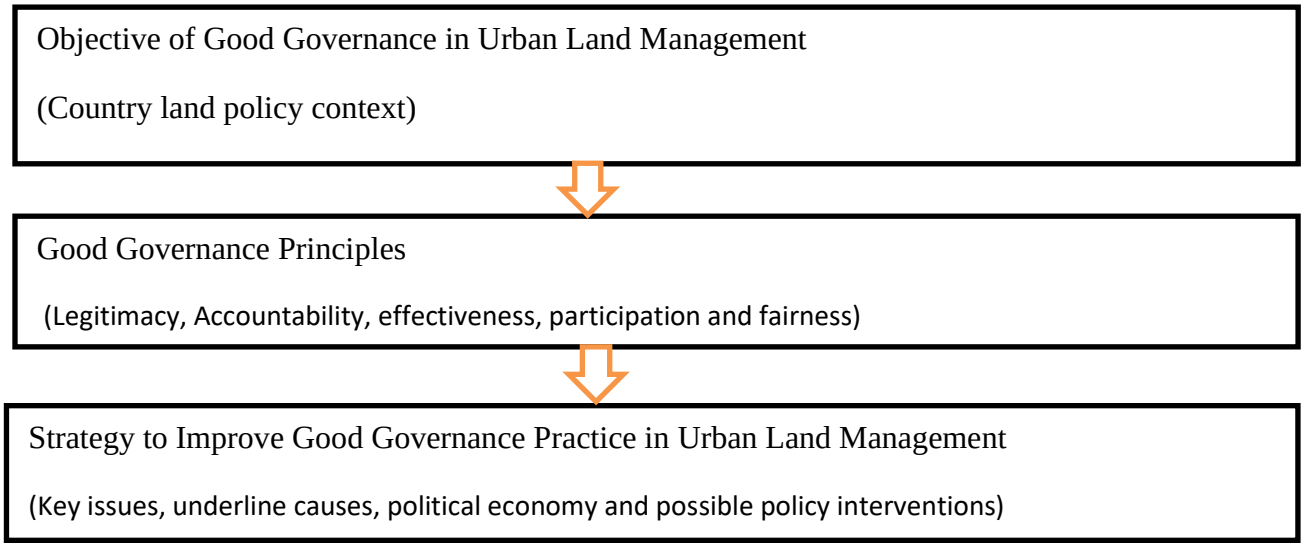


Figure 2.1 Conceptual Framework Improving Governance in Urban Land Management (source; Burns, T, and Dalrymple. K (2008)

2.3 Objectives for Land Management and Governance

According to Burns et al. (2008), land management is often perceived as one of the most corrupt areas of public administration. The country itself, considered the main source of wealth, often serves as a trading platform and a source of inspiration for political, economic, and power issues. Therefore, to improve land management governance, stakeholders need to consider several factors that may affect performance levels. According to Bandeira et al. (2010), to evaluate a system, it is first necessary to define the intended outcomes (goals) and the tools that can be used to achieve those goals (including strategy and infrastructure). Moreover, a group of statements made by (Burns et al., 2008) provides a compelling framework of goals for good governance in land management. Indicators are created as a result of a recognized set of objectives that can be continually examined at the most basic level. The eight good governance goals for land management have been further developed into the following statements. The objectives were developed during the study in consultation with a wide cross-section of land sector stakeholders and are based on experience with projects in the land sector. Corruption, limited land markets, insecure tenure, inaccurate and unreliable records, informal settlements, untapped potential for real estate investment, land speculation, and meddling, fallow and unproductive land use, unfair land distribution, social unrest, and inadequate infrastructure are all major consequences of poverty-related land governance(Burns et al., 2008). Although this list is long, it does not claim to be exhaustive. Weak governance in land management has a wide range of additional adverse impacts, both direct and indirect. Given these issues and the nature of land management, effective land management occurs in the following situations:

1. The principles of justice and fairness have to govern land policy.

Land issues are the result of poor governance caused by political and economic problems. High-level decisions should be based on principles of good governance that emphasize accountability, efficiency, and equity. The national systems of land management, land administration, and land development are based on a land policy foundation. A nation's land policy often requires recognition of different land tenure systems (Heidi, 2020).

2. Legal recognition and recording are possible for a sizable number of acknowledged and socially legitimized rights.

This objective addresses the coherence between rights recognized by the legal system and those based on societal acceptance and legitimacy. The distribution of power in communities has a

significant impact on the legal recognition of rights. The main impacts of poor governance in this area include informal settlements, informal buildings, unsafe buildings, and ownership. Poor management of the land rights system creates loopholes for speculative activity and unproductive property use. The community and government can be significantly affected by the economic, social, and environmental impacts. Focusing on the security of property rather than regularization is an alternative strategy to formalization or systematic registration. This is particularly true for peri-urban and urban informal communities, as well as communal and community property. Best practices for promoting community awareness include a comprehensive website, a handbook accessible to all employees, and media training courses for senior officials. Understanding local customs and issues is a crucial first step, especially in countries where the formal system is ineffective or unexpected. Local traditions must be reflected in the laws (UN Habitat, 2014)

3. External effects are used as justification for land management, which is carried out effectively and transparently using associated instruments

Planning for effective land use must consider community needs and be participatory. Externalities are used to justify the efficient and open implementation of land management and other tools such as land use planning and spatial planning tools. Poor land-use planning leads to informality as people employ improvised means to meet their needs. High levels of social dissatisfaction can result from problems with land use restrictions. Master plans are often difficult to enforce. Zone boundaries should be transparent and comprehensive, and supported by externalities (UN Habitat, 2004).

4. Sectors responsible for land management operate transparently, economically, and sustainably.

The rationalization of services is a popular strategy for land management reform. This often requires bundling of government authority competencies in a single agency and the use of new technologies. Effective methods are needed to ensure that land management institutions behave under control and to eliminate or reduce adverse societal impacts of services. In underdeveloped countries, little attention is often paid to the institutional behavior of the public sector.

Poor land governance can lead to financial and administrative leaks, overburdened courts, inefficient policy, and law enforcement, and ultimately civil unrest. Comprehensive governance in land management includes the cost-effective, consistent, and available delivery of services by land sectors. Access to services is equally represented by broad participation, regardless of position, money, location, race, or gender. Poor performance in land management is often the result of poor governance, insecurity, a lack of public participation and trust, sluggish service delivery, high and unpredictably high spending, and an unsustainable system are all problems. Successful service delivery depends primarily on effective records management (FAO, 2011).

5. The information that the land management system offers is accurate, complete, and reasonably priced.

People need more access to information and the ability to challenge decisions that could affect them. This is particularly important for the poor, who often lack the information and tools to voice their concerns. The wide availability of information is also crucial for policy formulation. Access, communication, and information sharing are improved, which helps create policies that take people's needs into account (UNDP 2003). Problems arising from lack of knowledge, public distrust, lack of oversight, poor data management, and underutilized data for decision-making in both the public and commercial sectors are similar to the impact of poor governance on service delivery. Computerization tactics can greatly improve the storage, access, retrieval, and exchange of spatial and textual data. They are particularly useful in supporting public access policies to information. Data maintenance and distribution must be subject to a certain level of oversight to be of high quality and reliability in the public domain. Furthermore, computerization is required for web-based access. It is important to ensure that sufficient resources are available to support computerization and ongoing maintenance (UNDP, 2003) .

6. Public land is managed, acquired, and acquired according to transparent, well-defined procedures. Public land and other resources tend to be mistreated on a global scale. There is a lack of understanding of both the impact of poor governance in the management of public lands and the ways to change this. Public land is valuable in terms of location, use, and service delivery, but the public property is often viewed as a free good. The government can confiscate land; i.e. private ownership of public lands is dubious if not illegally deprived of them. Politics can interfere with management decisions and forced takeovers can be abused. Poor governance

has implications for people's well-being, as well as wider implications for government legitimacy, peace, and security. A strategy to create excellent governance in this sector can have several components (Zimmermann, 2008)

7. Property valuation meets market and public needs, and property taxation is simple and effective for facilitating the management of public policy.

Ineffective property valuation and taxation systems can be a sign of ineffective land management governance. Land ownership is limited in all societies and is a fundamental basis for social and economic development. A fair, fair, and easy-to-understand tax system involves more people than a complicated and opaque one. Valuation processes, which should be open and fair, provide the framework for legal evaluation purposes. The complexity of the real estate market impacts the many approaches to valuing real estate. To increase transparency, valuation information or sales values should be made accessible to the public (World Bank, 2015).

8. Clear mandates can be used to reach judicial and extrajudicial authorities, and they can settle conflicts fairly and expeditiously.

Land conflict resolution should be a goal of land management systems. Alternative administrative systems or the court system may offer dispute-resolution mechanisms. Having local assessment teams working with local authorities on the initial assessment of property rights right locally is an efficient way to resolve minor boundary or litigation disputes. Cultural sensitivity must be incorporated into dispute resolution tactics, and policies must be adopted to support mediation, which is contrary to both common and statutory law (Endalewu, 2014)

2.4 Good governance indicators in urban land management and Evaluation Framework

Land management systems in developing countries share the same shortcomings as those in developed countries, such as overlapping practices and missing components (FAO, 2007). Most shortcomings result from poor governance. Urban poverty is disproportionately affected by weak governance because the state does not recognize it (Burns et al., 2008). The land management system has to adhere to good governance principles to implement good governance in urban land management. Understanding the impact of inefficient, unfair, and dysfunctional land management systems also helps establish the goals of good governance (Zakout, 2006). A list of parameters and indicators has been prepared by some international organizations and land management specialists to assess good governance in urban land management. The FAO (2007) lists them as Responsibility, transparency, efficiency, consistency, accountability, equity, sustainability, participation, competence, and sustainability.

Fairness and equity, market-oriented land management control, transparency, good land information, clear land distribution procedures, recognition of social land rights, market-based land valuation, and a good land dispute settlement system are the eight principles that make up the conceptual framework for good land management(World Banks,2007).

Several scholars (Zakaout et al., 2006, Antonio 2006, and Pienaar,2009) have highlighted the indicators of good governance in subsequent studies of land stewardship and management. When assessing the level of performance of urban land management systems in specific countries, several of them used good governance measures. Therefore, there is an urgent need to evaluate the urban land management system from the point of view of good governance. A well-defined assessment framework is required to effectively assess the principles of good governance within the urban land management system. Various international organizations and land experts currently use a variety of governance indices, indicators, and frameworks to assess good governance in land management. However, there is no recognized framework or index to measure effective governance within any given land management system on a global basis (Qian, 2014). The land management system is an adaptive system that varies from nation to nation and is frequently revised.

There are already several governance indices and frameworks developed by previous scholars and academics, including the Urban Governance Index, Transparency International's Corruption

Perceptions Index, the Worldwide Governance Indicators, and so on. These frameworks and indicators evaluate governance from different perspectives. Incorporating the principles of good governance such as effectiveness, integrity and accountability, equity, efficiency, transparency, civic engagement, public participation, equity, fairness, and impartiality helps evaluate the performance of current urban land management systems (Magel et al, 2001). The Land Governance Assessment Framework (LGAF) is one of the most well-known frameworks for testing good governance at the urban-land sector from the national to the local level (Deininger etal.,2011). Mainly the aspects of the legal and institutional framework, land use planning, management and taxation, management of public land, public provision of land information, and dispute settlement and conflict management are assessed. Therefore, in these studies, the Land Governance Assessment Framework is used to assess urban land management from a good governance perspective, as the Land Governance Assessment Framework (LGAF) is a diagnostic tool for assessing urban land governance and is widely accepted by many land experts (Burns, et al., 2008, Zakout et al., 2006, Burns et al., 2010, FAO, 2007, UN-Habitat, 1999 and Word Bank, 2013).

2.4.1 Land Governance Assessment Framework

According to Burns et al. (2010), FAO (2007), and Word Bank (2013), it ultimately offers governments an objective assessment tool with which they can identify areas for improvement. Land Governance Assessment Framework (LGAF), developed by the World Bank and its partners, groups land governance into five large thematic areas. These thematic areas and the rationale for the following indicators are described in the following sections by identifying five key areas of good governance in urban land management.

1. Urban Land Legal and Institution Framework

To achieve good governance in urban land management the ideal is to have a legal and institutional structure that recognizes the diversity of existing land rights, allows for their cost-effective enforcement and upgrading where necessary, and is integrated into a workable and widely accepted policy framework. A strong legal and institutional framework assumes that land policies follow the rules of equity and fairness (Burns et al., (2010). These were used to assess the gap between today's legal and institutional framework and that intended. These are; the recognition of rights, Enforcement of rights, Mechanisms for the recognition of rights,

Restrictions on rights, Clarity of institutional mandates, Justice, and non-discrimination in the decision-making process(World Bank,2013).

2. Urban Land Use Planning, Management, and Taxation

Effective land-use planning, land management, and tax regulations based on broad consensus are necessary for the good government (Alem, 2021). Land-use planning and management regulations should be justified in the public interest and land-based taxation should be open and efficient (Burnes et al., 2008). Investigations are based on the principles that exceptions are granted in a timely and transparent manner, restrictions on the exercise of property (including planning restrictions), and taxes on land are publicly stated and promptly documented. These include the following: Transparency of land use restrictions, Effectiveness of the land use planning process, Timeliness and Predictability of Requests for Restricted Land Use, Transparency of Property Appraisal, and Effectiveness of Tax Collection.

3. Management of Urban Public Land

Public land is managed, acquired, and sold according to transparent, clearly defined processes. Public land and other resources are typically mistreated on a global scale. There is a lack of understanding of both the implications of poor governance in the stewardship of public lands and how things can be changed. In Ethiopia, the government owns all the land. The government recognizes rights of use and ownership, although land cannot be sold or otherwise transferred. Landownership of public lands in the public interest must be transparent and accountable, and this includes the procedures used by the state to purchase and release land. The common good must serve as the basis for state ownership, and coercive acquisition techniques can only be justified, employed, and effectively employed for overt public interests. The following indicators are identified. Identification and clear management of public land, Justification, Justification, time efficiency, and Public Land Allocation Transparency (Zimmermann, 2008).

4. Urban Public provision of Land Information

The public has to access timely, reliable, and cost-effective land-related information through land information systems. Empowered people can make informed decisions, participate in and challenge decisions that affect them, and have the knowledge and skills to do so. The data

provided by the land management system is accurate, complete, and inexpensive. This is particularly important for the underprivileged, which often lack the necessary knowledge, means of communication, and visibility to voice their concerns (UNDP, 2003). Problems arising from lack of knowledge, public distrust, and lack of oversight, poor data management, and under-use of data for decision-making in both the public and commercial sectors are the impact of poor governance on service delivery. Because computerization tactics can greatly improve the storage, access, retrieval, and sharing of data, both physical and textual, they are particularly useful in supporting public access rules to information. The indications show if register entries are trustworthy and whether land management is easily accessible (World Bank, 2013).

Completeness and Reliability, Cost-Effectiveness, Accessibility, and Sustainability;

5. **Urban Land Dispute Resolution and Conflict management**

The ideal would be to have dispute resolution methods that are accessible, well-documented, transparent and objective, and sufficiently effective. Settling land disputes should be a goal of town land management systems. Alternative administrative systems or the court system may offer dispute-resolution mechanisms. To be effective in resolving conflicts, these procedures have to be available to all communities, unbiased and formal authority, or opportunistic reinterpretations of contracts and terms (World Bank, 2013). The indicators of dispute resolution and conflict management are clear assignment of responsibility and a low level of pending conflicts,

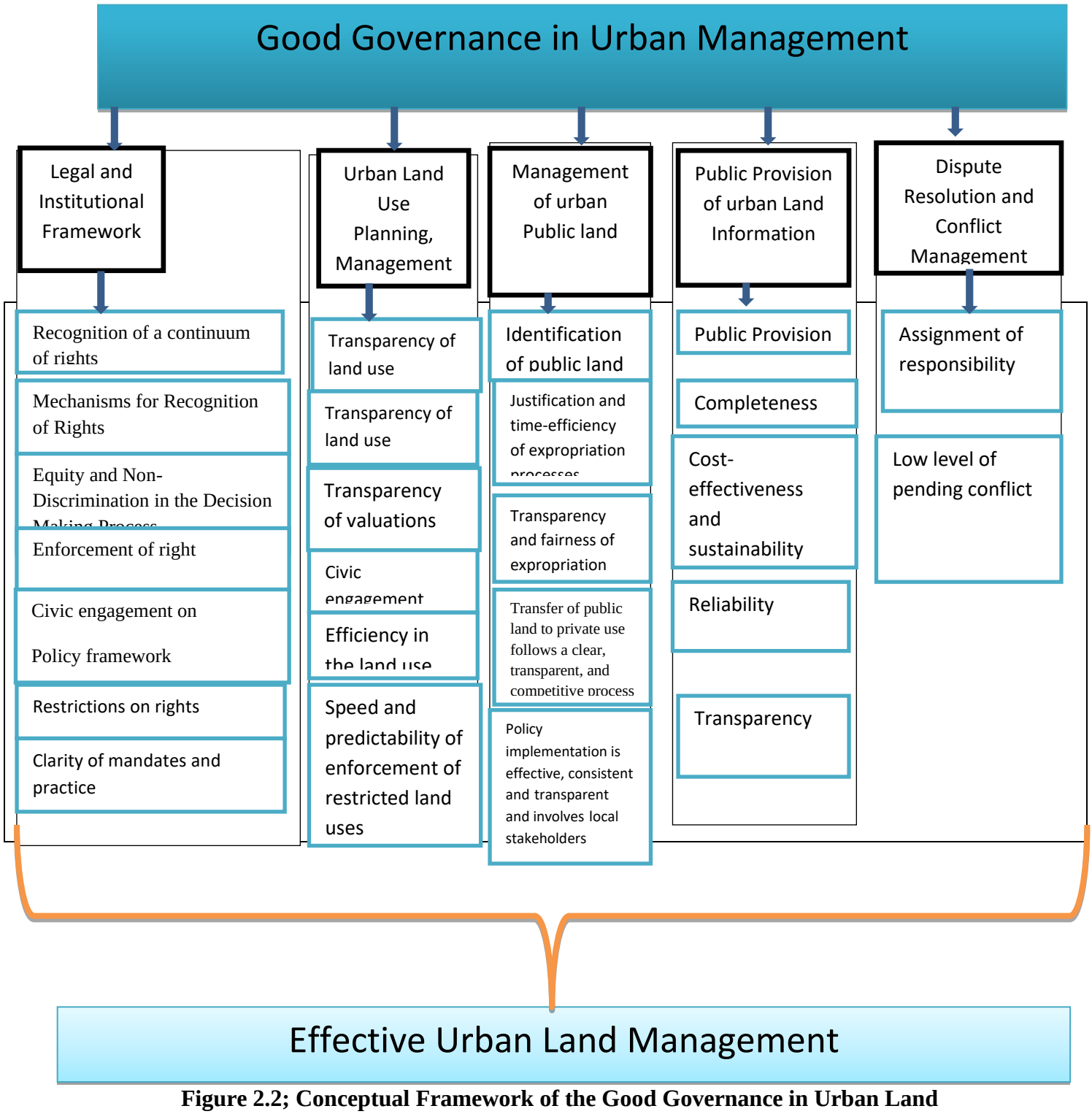


Figure 2.2; Conceptual Framework of the Good Governance in Urban Land Management (Source: Zakout et al, 2006, World Bank, 2013 and Burns et al., 2008)

2.5 Good Governance and its Effects on Urban Land Management

Effective land tenure and registration management will help promote economic growth, reduce societal poverty, protect land and natural resources, and improve public services (Zakout et al., 2006). Moreover, good governance strategies can help to solve various problems and conflicts in land management (Bell, 2007 and Samsudn, 2014). Effective governance is necessary for dispute resolution, environmental protection, public trust, ill welfare, management of state assets, and economic progress. On the other hand, uses the term weak governance to describe the results of ineffective or weak governance. Poor governance can result from a blurred line between public funds and private benefits, inadequate frameworks for policy and government performance, too many rules and regulations, and ultimately conflicting development priorities. In addition, he or she agrees that flaws in governance encourage arbitrary behavior, hamper competition, and misallocate scarce resources (Samsudn, 2014). Furthermore, the effects of weak governance in urban land management are discussed by (Sewornu ,2010, Zakout et al.,2006, and FAO ,2007) as well as a decline in public revenue and land market failure, homelessness and inequality, and land distribution, and informal land transaction costs, social unrest, and political unrest. Ineffective land management will lead to inconsistent enforcement, the development of subpar rules and regulations, and a lack of procedures and document design. Unsuccessful urban land management is the result of unclear policies, fragmented organizations, abstract land management, and informal farming Williamson et al., 2008). Whether a government is effective or ineffective depends mainly on the standard of laws that encourage cooperation between different actors to resolve social disputes (Olowu, 2002). The nation will be able to assess the effectiveness of its governance methods by identifying rule quality concerns along with organizational skills and leadership qualities .Good governance requires the involvement of various institutions, with the government typically seen as a major actor (FAO, 2007). To achieve the characteristics of the rules and reduce the impact of the current land management system, all actors in government practice must fully contribute their talents and competencies. Furthermore, (Deininger et al., 2009, FAO, 2007, and Zakout, 2006) discussed the outcomes of good governance in the land sector. Social behavior, environmental degradation, economic obstacles, dwindling tax revenues, ambiguity over legal entitlements or land-related disputes, the collapse of the land market, homelessness and unequal access to land, informal land transaction costs, social unrest, political unrest, etc., and a decline in private sector investment were among

them. As a result, good governance requires the involvement of various organizations alongside the government. In such land management systems, all actors in governmental practice have to contribute their talents and competencies, which is why empirical studies on the results of good governance in urban land management are scarce. Policies that promote secure tenure and good urban land management have not been thoroughly tested. Studies have been done on how property security affects the economy, but the findings are inconsistent.

2.6. The Challenges of Addressing Good Governance in Urban Land Management

One of the most important factors in reducing the conditions of economic, social, and environmental imbalances is effective governance, which is recognized as a crucial component in promoting sustainable development. According to Enemark (2007) the goal of sustainable development can be neglected if the institutions of land management are poorly equipped. Good governance in urban land management is necessary for well sustainable development. However, as Feder (2009), many emerging economies show serious shortcomings in the application of good governance in urban land management. African socio-economic cultures have worked their way through gaps in legal and administrative procedures across the continent. The limitations of effective and efficient land management have become a major concern. Africa has the greatest infrastructure deficit of any region in the world and will experience double-digit growth in its urban population over the next three decades (Mabogunje, 1992). The majority of institutional land management agreements deal with the problem of a vague framework for land management and occasionally, more importantly, the lack of a defined goal or plan for good governance in land management. Land management often lacks a defined goal or plan for good governance in urban land management. Adherence to the principles of good governance is still challenging for land managers. They examine the obstacles to good governance and examine how managers fail to meet them. They emphasize that the causes lie in technical difficulties, the delicate political situation, and ultimately the nature of land use agreements (Deininger et al., 2010). The state government is a high-tech organization with ties to a variety of fields, including business, law, computer science, surveying, and social and political science. Some nations still have to manage numerous systems while living on a single continent. For example, according to Torhonen (2004), most emerging economies have to deal with different types of land tenure. In Kenya, for example, Olima et al. (1999) observed that four existing land tenure systems are governed by

different organizations; this includes property with debentures or trusts, private leases or real estate, as well as government land that has not been sold and non-formal constructive property.

Despite applying the same system of democratic principles, good governance practices can vary from country to country (Yaghi, 2008). The differences in the land management system will result in a vague framework for good governance. He/she points out that there are often multiple legal forms and property types within the same nation. This situation can occasionally occur both within a city and between cities (Payne (2001). The three sets of characteristics, including the characteristics of the traditional farming community, the lack of high government standards, and ultimately the bureaucracy of political processes, which help explain the difficulty and slowness of development in South Asia, particularly in rural areas (Jones,2010). Land management; therefore constantly evolves by recognizing and solving a wide range of social, economic, and land-related problems (Williamson, 2001). Effective land management depends on comprehensive governance, adequate funding, cultural sensitivity, equity, quality, and dedication. The principles of good governance in urban land management include institutional best practices, geospatial and engineering principles, and land accounting principles (Torhonen, 2004 and Pienaar, 2009).

Moreover, Burns et al. 2002, Burn et al. 2006, FAO, 2007 and Olira, 2017) indicated as urban land management in most developing countries as well as in transition countries faces some problems that hinder sustainable urban growth. These include the lack of a defined urban land policy, lack of funding, lack of qualified employees, lack of institutional capacity, and lack of oversight, poor administration, and a variety of land tenure regimes. Poor governance is the main cause of poor governance in many parts of the world (World Bank, 2012 and Lindner, 2014). A major problem is the lack of transparency and access to information about land ownership and management. Many individuals turn to unscrupulous ways to obtain land due to the opacity of the public land allocation process. Governance practices must be one of the top priorities for developing countries to avoid corruption in land management (Linder (2014). A complex procedural environment and underfunded, underappreciated workers can directly impact corrupt activities (Palmer et al. 2009). There is therefore no reason for the government to underestimate the importance of good governance in formulating policy. The whole institutional system will

benefit from governments' willingness to act as coordinators for the implementation of governance, especially in land management.

2.7 Source of weak governance

Where legislation is unclear, contradictory, or outdated, weak governance thrives. A common element in governance problems is corruption. The root of the problem lies in a lack of motivation, insufficient pay, and insufficient training. Another element is a preference; positions may be reserved for members of a particular ethnic or religious community. State capture and administrative corruption are the two main categories of corruption often associated with weak governance (FAO, 2007). Sometimes poor pay forces government employees to give preference to other sources of income. After a violent conflict or emergency, government agencies are more vulnerable to weak governance. If there are no safeguards to prevent them, weak governance can spread quickly.

2.7.1 State capture

State capture describes a situation in which influential individuals, organizations, companies, or groups, whether domestic or foreign, use corruption to influence a country's politics, legal system, and economy in favor of their goals (Lindner, 2014). The powerful can manage competition for limited land resources in a system of poor land management. This implies that those in positions of authority could unlawfully transfer land to themselves or their allies. Or they enact laws and policies that support their land use (Palmer et al. 2009). Large-scale corruption is stately. It renounces the state's right to beneficial ownership and transfers it to private interests. Individuals, families, clans, groups, and corporations can overthrow the state. Those who take control of the state can benefit from public policy. The passage of laws and regulations, decisions of civil and criminal courts, tax and customs benefits, and unfair financial embezzlement can all fall into this category. The struggle for limited urban land resources can be taken over by the powerful in a system of poor urban land management (Lindner (2014). State imprisonment can, in some cases, spread corruption widely. In addition, state capture mainly takes place in areas with significant economic power and insufficient political and social advantages. State imprisonment can, in turn, spread corruption widely (FAO, 2007).

Strong political opposition and civil society, on the other hand, undermine state control by introducing systems of accountability. Emerging civil societies can be viewed as organizations that conduct surveys and assessments, uphold moral and technological norms, and punish

communities that ignore them. Government takeover risk is reduced through democratic, accountable land use planning and open transparent cadastral systems. Statehood is inherently a hidden structure that makes it difficult to describe or measure. In a country governed by senior civil servants, tackling issues such as administrative corruption may not be a major concern (FAO, 2007).

2.7.2 Administrative corruption

Administrative corruption refers to the abuse of power by certain officials who, instead of performing their assigned duties, use their position for personal gain. Administrative corruption, unlike state capture, is not intended to further the interests of any particular party or person. Instead, it is the result of numerous independent officials each acting in their own best interest. Administrative disorder and ambiguous procedures make it easier for officials to accept bribes. According to Lindner (2014), the auction procedures for access to urban land are also highly corruptible. Public land is often allocated through auctions in urban areas for construction, manufacturing, and housing purposes. Though the damage is severe, administrative corruption is sometimes dismissed as a meager gift. Administrative corruption perpetuates social exclusion and inequality and distracts attention from development. Poor people and women always suffer more than men because they lack the means to bribe dishonest officials. Officials can submit ridiculous claims, bills, appraisals, and personnel files for a reward (FAO, 2007)

2.8 Practical measures to improve Good governance in urban land management

Urban land management has to integrate good governance principles to solve these problems. Good governance is often used as an umbrella term for ambitious creative measures or, more skeptically, as a container idea that rarely covers a large number of political goals. The existing definitions, such as those of the World Bank or UNDP, are somewhat vague. Good urban governance should be characterized by sustainability, subsidiarity, equity, efficiency, openness, and accountability, as well as civic engagement and citizenship, and safety (UNCHS, 2000). These requirements were discussed shortly after their UNCHS targets (2000), according to the Global Successful Government Campaigns. Landowners and land managers are judged on several criteria, including their access to power and resources, effectiveness in delivering public services and promoting local economic growth, transparency and accountability, civic engagement, and the safety of people and their life-changing impact on the environment. The FAO (2007) proposes the following measures to strengthen weak governance in urban land

management. This includes developing a transparent framework, improving systems and procedures, increasing capacities and securing resources creating personnel guidelines, setting up independent audits, using information technology effectively, and providing professional support to professional organizations. The measures are probably most effective in a society where general management is improving.

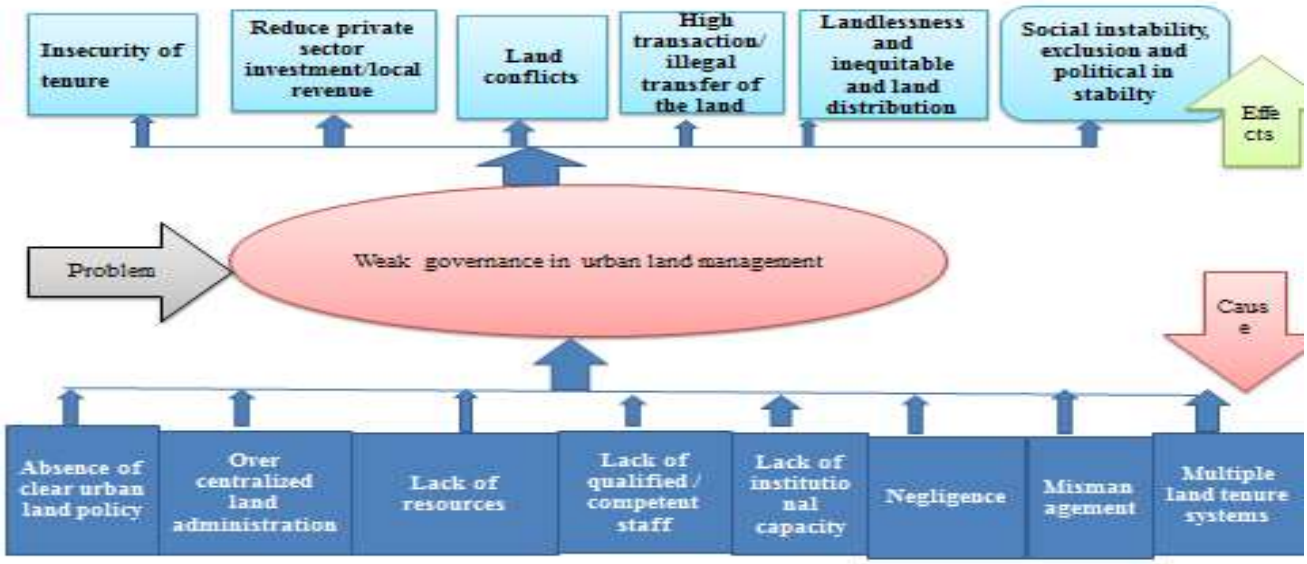


*Figure.2.3. The cause and effect relationship of urban land management (*Source; Burns, et al. 2002, Burnet *al.*, 2006, FAO, 2007 & Olira, 2017)

As shown in Figure 2.3The lack of a clear urban land policy through a centralized administrative structure and the skilled labor force is one of the main factors that lead to poor governance in urban areas. Poor land management also leads to unstable tenure, decreased investment, and local revenue, land conflicts, illicit land transfers, and social and political unrest.

2.9 Some of the Efforts to Achieve Good Governance in Land Management in East Asia,

Good governance techniques are consistent with actual government statements and policies; they have a higher likelihood of success. According to BELL (2007), many different strategies are being attempted to improve governance in land management. Many of these are still in different stages of development and have had varying degrees of success so far.

Service standards. Land-related initiatives in East Asia involve the creation and application of standards for land management. Various strategies are used in the aforementioned nations. One-stop shops are encouraged to be established, for instance, in the Philippines. These guidelines specify the kind of service to be offered and the window of opportunity for that service. It is also accompanied by a list of fees that are subject to regulation (Bell, 2007),

Respond to complaints. In Indonesia, a complaint system was set up to collect complaints from citizens and NGOs in the Indonesian province of Aceh. In Cambodia, a telephone hotline is part of the complaints management system for civil society groups working on projects in Cambodia's Mekong Delta region (ibd).

Code of conduct. All employees of the project in Cambodia have to adhere to a code of conduct that was adopted. All employees who comply at all times with this Code of Conduct have to demonstrate a high level of commitment, professional conscience, dignity, honesty, transparency, and responsible conduct in all facets of their work in support of their government's efforts to promote equity and sustainability(World Bank,2013).

Internal Audit. The Cambodia Land Project has an internal auditor who is responsible for overseeing the efficient and effective use of project funds. The Internal Auditor also informs the Ministry of State of the financial and procurement operations and performance promptly so that the administration can take corrective measures without delay (FAO, 2007).

Administrative Procedures for Resolving Land Conflicts. The National and Provincial Cadastral Commissions were established as part of the Land Project in Cambodia to resolve land disputes. Access to judicial dispute resolution procedures is expensive and takes a long time, similar to many other countries. About 30% of cases referred to cadastral commissions over the years have been resolved (Zakout et al, 2006).

Community involvement and public relations. In the East Asian region, all implemented land initiatives pursue strategies to actively involve the population in the formal design of property rights. All of these initiatives call for intensive community education and awareness rising to educate the public about their rights and the practices of systematic land management. People need to be informed of what is being delivered, how long it will take, and what it will cost. NGOs or state land agencies can support these initiatives. Initiatives are being taken in

Cambodia to outsource community engagement and public education to unaffiliated companies and NGOs (World Bank, 2013).

Information and communication technology development and use (ICT). East Asian projects work together to synchronize land information systems. The first steps will be the completion of the provincial cadastral mapping and establishment of the geodetic framework, although the project is still at an early stage. in Vietnam, a new project is creating a consistent land information database that will computerize the land management system. In the first implementation phase, the project will support implementation in up to fifteen provinces. The project aims to improve public and government access to land information(Bell.207)

Women's support. The Lao Women's Union is crucial to increasing community involvement and public knowledge of the land titling process in Laos. It is the only organization in Laos with explicit constitutional recognition and duty for advancing women's rights and gender issues. It has a significant impact on how the government operates, especially how public lands are managed(IFAD,2020).

Offering free land titles. The Indonesian government announced that all land titles in the tsunami-affected areas are free of charge to eliminate rental applications from Aceh tsunami victims. Extensive outreach work has been carried out with the support of NGOs and CSOs to ensure the public knows what to do when confronted with demands for informal services (UNECA, 2019).

2.10 Urban Land Governance in Developing Countries

By 2050, more than 66% of the world's population is projected to live in urban areas, with urbanization increasing in Latin America, Asia, and Africa. In these areas, the majority of the population will continue to live on unofficial tenure (UN, 2014). It is projected that between 40% and 50% of people in India, 30% to 40% of people in Latin America, 20% to 60% of people in Arab countries, and 50% to 80% of people in sub-Saharan African cities will be in informal settlements live (FDC, 2009). This suggests that cities in developing countries will grow rapidly. Due to the shifting of city and community boundaries in the course of urban growth, small urban centers and villages around cities are becoming urban regions (Bloch, 2015). Africa's urban population is projected to increase from 400 million in 2010 to 1.26 billion in 2050, including 10

million cities such as Johannesburg, Khartoum, Casablanca, and Dar es Salaam. According to Adam (2014), Ethiopia's urban population is growing by half a million people annually at a rate of 4.3%, but Luanda, Angola is urbanizing rapidly (Mabin et al. 2013 and Gastrow 2017). However, statistics show that Africa has the lowest level of urbanization in the world (Nuhu, 2018).

About 55% of the continent's population is expected to live in urban areas by 2015, compared to 64% in Asia and 86% in Latin America. But rapid urbanization without structural change is still a problem. Rural-urban migration has put a greater strain on African urban populations than those in affluent nations (Nuhu, 2018). Africa and the commodification of land (Toulmin, 2008 and UN-Habitat, 2010) In sub-Saharan Changes in macroeconomic policies, the environment, rural-urban mobility, and cross-border migration are cited as factors contributing to suburbanization and informal settlements (Gastrow, 2017). Suburban areas are sought after for both residential and informal business in many African cities. A new paradigm is that urbanism was motivated by a desire to replicate the prestige of world cities (UN-Habitat, 2010 and Bloch 2015).

The structures and ideas for organizing education in Africa were developed in very different socio-economic and cultural contexts. Planners are instructed in planning theories that include idealistic images of a real city and generalized assumptions about urban societies. That being said, planning practices and outcomes in Africa are likely to be more sensitive to power dynamics than elsewhere (Alem,2021). In contrast, those who are socially and economically marginalized have little to no access to influence the planning process or its outcomes. Planning takes place in an environment where institutions are weak and the political system is undemocratic, which tends to support state ideology and the interests of those more politically and economically influential.

Due to these problems, the farmers close to the city and the urban poor have become the target of a targeted transfer of resources. Planning is a powerful tool for determining who is gaining and who is losing in the distribution of resources now and in the future. In theory, planning should benefit everyone by distributing resources and land fairly. Those responsible for planning and procedures also use planning to manage and compile finances. Planning enables those in power to exploit the vulnerable and underprivileged and to perpetuate injustice. This is easily permanent when coupled with a land management regime that prioritizes profit (Alem, 2021).

Due to intense urbanization and rapid population growth, the number and diversity of urban peripheries increase as cities grow, making sustainable urban development increasingly challenging (Bloch, 2015). Ineffective land management practices exacerbate the problem (Said, 2018). A consistent national land register system cannot be transparently implemented by most African governments. Urban growth is negatively impacted by a poor urban land management (Palmer et al., 2009). Land tenure is unstable and local land rights are violated (Kombe, 2005, and FAO, 2011). Urban poverty in many African cities is at constant risk of being displaced due to poor urban land management. Gender and economic inequalities prevent both women and the urban poor from accessing urban land. African nations have experienced a paradigm shift in their efforts to address urban land stewardship issues(Palmer et al., 2009 and Briggs, 2000). The state land monopolies of these countries coexist with an increase in local, international, and unofficial actors. The above parties are concerned about the methods used to acquire urban land in the suburbs of large cities. These different stakeholder interests influence the way land stewardship decisions in peri-urban areas are made at different levels (Said, 2018). Although the roles and consequences of different actors in land services and land access have been discussed in several studies, insufficient attention has been paid to a full analysis of their connections, which are influenced by power as well as scientists and policymakers.

2.11. Governance and Urban Land Management in Ethiopia

2.11.1 Ethiopia's Urban Land Policy Since 1975

Ethiopia is the only nation in Africa that has never been under colonial rule. Until 1974, both urban and rural land was privately owned. Few feudal lords had majority ownership, land use rights, and service rights. This was one of the key causes of the public uprising in 1974 which prominently included the phrase land to the tiller. Finally, the military took over the state and ousted the monarchy in the same year (1974). The Derg constantly embraced socialism as a political philosophy that advocated a fair sharing of resources among the populace. When private property was passed to the state in 1975 and Ethiopians were given the freedom to use the land, the problem of people's land ownership was solved indirectly. As a result, Proclamation No. 31/1975, which also granted peasants property and service rights over the land, was seen as the nationalization of all rural land. Proclamation No. 47/1975 outlined state ownership of urban land as well as additional landowner housing. As a result, the state earned the tenants and other

homeless residents the right to use and benefit from the additional confiscated apartments for a miserable monthly rent. However, the owners of the confiscated land or buildings did not receive any money back from the Derg. The city administration also granted non-owners free access to up to 500 square meters of city land. The May 1991 coup that brought the Ethiopian Revolutionary Democratic Front (EPRDF) to power was an important factor in the development of public opposition to the socialist Derg regime. In the former socialist and communist countries, most of the land was controlled by the government (Sisay (2012). As a result, some of them supported the political change that followed the collapse of socialism or communism and brought about private property. State ownership of land remained the same as it was during socialist derg control, although the EPRDF government instituted new urban land policies. Article 40 of Ethiopia's 1995 Constitution states that all land, urban or rural, belongs to the government and cannot be traded or sold as private property. However, urban land used for housing was not covered by the Urban Leasehold Proclamation before the passage of Proclamation No. 80/1993. According to Proclamation No. 80/1993, the tenure system only applied to previously occupied lands when transferred to third parties, without inheritance. The city's real estate policy also stated that if it is essential to the delivery of public services, the state interest could override the city's right to lease land. In this case, the tenant is entitled to compensation for land created on the land that is equivalent to the land at the time of demolition and similar land for relocation. Ethiopia's Urban Land Lease Proclamation No. 721/2011 states that urban land owned by the Ethiopian people can be used for private purposes under a leasehold system for a certain period. The basic rules of land tenure and leasing have not changed, although the EPRDF's Proclamation has undergone numerous changes.

According to the 1993 Proclamation and its later amendments, the maximum lease terms for urban land are 99 years for housing, 70 years for the industry, and 15 years for urban agriculture. Because of this, the later regulations, notably Proclamations Nos. 272/2002 and 721/2011, are effectively an extension of the original structure of the 1993 urban basic income schemes. The recent urban Land Lease proclamation No. 721/2011 also contains several specific Regulations essential for urban land speculators to control and prevent the illegal occupation of urban land. These include corruption and abusive use of urban space outside the scope of the Local Development Plan and Master Plan. Urban land Lease proclamation No. 721/2011 contained a framework restricting the transfer of undeveloped leased land to other parties. However, the

competent authority can transfer the leased land to a third party without reducing the rental value following sub-article 24 (2) and (3)

2.11.2 Current Tenure Typology in Urban Areas

The constitution and subsequent land legislation adopted by the federal government for the management of rural and urban lands provide the legal basis for FDRE in the nation (World Bank, 2016). Proclamation 455/2005 for Compensation Matters, 721/2011 for urban Land Management/Lease Law, and 818/2014 for urban Land Registry constitute the current Land Laws. State constitutions, laws, rules, and regulations are also in place. According to Article 40 of the Federal Constitution, the state and people of Ethiopia are the exclusive owners of all lands, cities, and natural resources. The main fear of governments in favor of state ownership is that private ownership will lead to a concentration of land in the hands of a few greedy people, driving out poor peasants and creating a landless population. In addition, an excessively large rural-urban environment can accelerate migration and have unforeseen effects. Since the land cannot be sold or otherwise exchanged, it is the joint property of the countries, ethnic groups, and peoples of Ethiopia according to Article 40/3 of the Federal Constitution.

Table 2.3Tenure Typology in the Urban Land

Tenure Typologies	Legal Recognition, Registration, Transfer, And Other features
Public/state land	Legal Recognition: If not under Real Estate Registration No. 818/2014, Article 14, Paragraph 4, of Article 40, Sub-Article 3 of the Constitution, the State and People of Ethiopia shall have the exclusive right to ownership of all rural and urban land and all natural resources. Any land plot on which no right of use has been established shall, unless the contrary is proved, be deemed to be the property of the government and shall, upon application, be registered in the name of the competent body for the administration or development of the national constitution; the land may not be sold or otherwise exchanged. However, Article 5 (Sub-Article 5), Article 8 (Sub-Articles 1 and 2), and Article 12 (Sub-Article 1-5) of Proclamation No. 721/2011 on the right to lease urban land permit the transfer of public land rights by lease, either through tendering or allocation modalities. In conclusion, within the aforementioned legal framework, it is the abstract right to

	the immovable property rather than the actual immovable property itself that is transferred.
Old possession	Legal recognition: Real estate is defined as the legal right to utilize a municipal property purchased under the Lease Law or an ancient municipal property recognized under the Lease Law, per article 2, subparagraph 3, of municipal land registry no. 818/2014. Before the introduction of the long-term rent system in metropolitan areas, it included a private housing permit system that was legally acquired. Registration: All rights, restrictions, and duties resulting from contracts for old land must be registered, according to Article 30, Sub-Article 1, of Decree on the Registration of Municipal Lands No. 818/2014. Transferability: According to Lease of Urban Lands No. 721/2011, Article 6 (Paragraph 3), the person who owns the property goes is entitled, through the rented property to the owner, when the property linked to an old property is transferred to a third party other than by inheritance. Notably, Proclamation No. 47/1974 declared the state to be the owner of all municipal land and new residences, allowing renters and other homeless people to manage kebele and rental housing for very low rents. However, this historic property right controlled by the kebele has been unlawfully transferred to a natural person for shady extraction by dishonest local professionals.

Leasehold	Legal Recognition: Urban Leasehold Proclamation No. 721/2011 establishes leasehold tenure for all newly constructed residential structures and approved unauthorized settlements. Registration: All rights, limitations, and liabilities resulting from leasing agreements must be registered, following Article 30, Sub-Article 1, of Decree on the Registration of Urban Lands No. 818/2014. Interestingly, following Article 2, Paragraph 3 of the same Proclamation, a tenant may convey his leasehold to the amount of the rent already paid or use it as a security and capital contribution. Real estate is defined as a right to utilize urban property obtained under the Leasehold Act If a tenant wants to transfer his building lease before construction begins or is halfway finished, except for inheritance, he must adhere to the open sales process, which is supervised by the competent agency.
Communal landholding	Legal recognition: All apartment owners are entitled to utilize common elements, which include everything that belongs to the apartment (including common areas), except the unit, following Home Ownership Decree No. 370/2003, Article 9, paragraphs 1–5. When two or more people are registered as co-owners of a right in a single piece of land, Article 14(5) of the Urban Land Register statement states that the inspector must assume that, unless shown otherwise, each co-owner has an equal interest in the property. Check the right and the property accordingly. Transferability: The shareholders of a condominium have the right to sell or transfer their share, which entails the transfer of the undivided portion of the principal shares because the shares are not divisible, following the Condominium Decree 370/2003, Article 1, and Paragraphs 1–5. Article 9, Paragraph 5 of the aforementioned Proclamation specifies explicitly that any action for a portion will affect even the undivided
Informal settlements	Legal Recognition: The ownership per the city plan and the subdivision standards per the regulations issued by the county and city government will be issued and managed on a lease basis, according to Municipal Real Estate Proclamation No. 818/2014 Article 6 Sub-Article 4. As stated above, leasehold law can be used to manage unauthorized settlements if they can be allowed to follow county and city

	regulations and if their owner does not conflict with subdivision and town planning standards. Unauthorized settlements that contravene town planning and subdivision regulations, as well as those that do not comply with county and local government ordinances, will not be legally recognized. For an unlawful settlement to be registered, Proclamation No. 818/2014 on the registration of urban real estate states that the following requirements must be fulfilled in Article 6, Paragraph 4. According to the district or city administration's regularization guidelines, the properties are recognized legally. The property parcels comply with district or city administration requirements for plot-related division and urban planning. Transferability: Even if an informal transaction exists in reality, it is not legally recognized under the Leasing-Holding Proclamation No. 721/2011.

Source:FDRE 1995

2.11.3 Legal and Institutional Framework

A country's affairs depend heavily on its land policies. It affects people and their efforts to advance society in a variety of ways, particularly in developing countries. At various points in the country's political history, the issue of land politics has been a catalyst for conflict, confrontation, and even mass uprisings. Politicians in Ethiopia have long debated issues related to land politics and tenure, including issues of fair access to and control of land, property security, protection of land rights, and transfer of land rights, land stewardship, land dispute settlement, and land investment.

The previous government, the Dergue military regime, introduced public/state ownership of property as a solution to these land problems, signaling a major shift in land policy. The Constitution and various federal, state, and local laws and regulations all contain land-use regulations. As a result, not everyone has their land policy. The federal and state legal framework for soil management could be developed thanks to the 1995 constitution. The first peasant land administration proclamation was Proclamation 456/2005, which superseded Proclamation 89/1997 at the federal level. Announcement 455/2005 on expropriation and compensation targets was issued at the federal level. The federal states have created expropriation and compensation regulations based on Notice 455/2005. The land policies of several regional governments were developed. Several regional administrations, notably Oromia Region 130/2007, have developed their land policies and legislation (first edition 2002, amended 2007). Each jurisdiction has

subordinate laws, regulations, and policies. Numerous legal documents govern urban land management, including Urban Plan Proclamation 574/2008, Revised Urban Land Proclamation 721/2011, and Urban Land Registry Proclamation 818/2014. However, land use and property rights in Ethiopia are not unrestricted. The FDRE Constitution, Art. 40/8, grants the government the power to expropriate private property when deemed necessary for public use. The Constitution further establishes that all displaced persons or those whose livelihoods are threatened have the right to adequate compensation and rehabilitation with state assistance to ensure livelihood and social stability in the event of such displacement (FDRE Constitution, Article 44 /2).

2.12. Empirical Studies on Urban Land Management in Ethiopia

Every nation has its land laws and policies. Different land policies and laws were introduced due to practical differences in political, social, economic, and cultural structures that are inevitable in such diverse societies (Legesse, 2014). In Ethiopia, all-natural resources belong exclusively to the state and its people. This includes both rural and urban areas. All nations, nationalities, and peoples of Ethiopia share ownership of urban land (FDRE, 1995). However, a leasehold system will be introduced for urban land and a perpetual usufruct for rural land. This shows how different units farm land independently in rural and urban areas. While city dwellers must go through the bidding and granting processes of city land tenure systems to secure city land use rights over a piece of land, farmers can obtain rural land for free, as required by the Constitution, and tenant farmers can secure their leasehold rights by a Capital contribution in the amount of their leasing rate. Ethiopian legislation calls for a federal structure made up of eleven regional states. The Constitution grants regional states significant property-related powers and duties; it provides that state governments can manage land and natural resources following federal law (Article 52(2)(d)). These governments have worked in several places to reform land administration (not to be confused with land policy reform). In contrast (Lindner, 2014) there is no federal organization responsible for land stewardship to support and coordinate regional efforts. These initiatives aim to strengthen land stewardship and thus secure land ownership for land users. Programs vary from region to region, including how each country operates and the user rights granted. The most striking differences can be seen in the organizational structure, inheritance, and sublease clauses. Implementation of land management reform programs by regional and sub-governments is insufficient, and it appears that regional governments have not

paid enough attention to tracking and evaluating the results of their reform initiatives. Management of land and other natural resources under federal law is the responsibility of the states. In Ethiopia, the government owns all the land. The government recognizes rights of use and ownership, although land cannot be sold or otherwise transferred. Thus, under the Constitution, the land administration has the power to acquire land on behalf of a state or local government and allocate or transfer it to end users (Ambaye, 2015). The urban land ownership system was established by Proclamation No. 80/1993 as property of the general population. Since its inception in 1993, Ethiopia's Urban Land Lease Proclamation has been revised twice, in 2002 and 2011. There is a Land Management Policy. Proclamation 721/2011 then took the place of Proclamation 272/2002. However, Ethiopia shows that in reality proclamations often changed without first analyzing their advantages and disadvantages (Berhanu, et al., 2015). With this strategy, one of the main goals of the revised New Land Policy Declaration is to transform the land from a limitless resource that is inexpensive to a formally tradable commodity with price and time constraints. Town administration will be able to raise the necessary funds, land buyers will understand the cost of urban land and use the market effectively, and land prices will give a clear signal leading to efficient land use and land recycling of prime land for the most profitable exploitation. In addition, this will encourage investment through the provision of land tenure, control unwanted urban expansion, provide housing and infrastructure, and combat speculation and opaque land deals. Urban towns show that land tenure insecurity restricts property rights, reduces incentives for productive investment in land, and restricts land mobility in contrast to these studies conducted in Ethiopia (Lindner, 2014). In addition, corruption is seen as a major problem in Ethiopia. 33 out of 100 possible points, according to Transparency International's 2013 Corruption Perception Index, ranked 111th out of 177 nations (Transparency International 2013). While various in-depth studies on land management corruption in Ethiopia suggest that the country's land sector is plagued by corruption (Lindner, 2014).

2.13 Research Gap

Since its first implementation in 1993, Ethiopia's Urban Land Lease Act has been amended three times (Proclamations 80/1993, 272/2002, and 721/2011), showing that these proclamations are amended without first considering the pros and cons of the preceding one proclamation, although this is crucial (Berhanu. et al., 2015). Numerous scholars evaluated the Ethiopian government's use of the land based on the country's land leasing program. But the survey result, conducted in various Ethiopian cities such as Bahir Dar, Dire Dawa, Awasa, Shambu, and Addis Ababa, shows that urban land management and land management have been weak and surrounded by a growing number of challenges, including informal ones Cost of land transactions, the information provided by the community was very poor, no computerized records and registration system, lack of coordination of existing institutions, lack of community participation and transparency, and weak capacity to implement and monitor laws and land use plans(Berhanu et al., 2005 , Yiadom et al., 2014 and Dinka et al., 2016). This empirical literature on urban land governance mainly focuses on the implementation of the principle of good governance in urban land management. Nonetheless, the root causes of weak urban land management governance and its effects on the socio-economic development of towns in a specific jurisdiction have not been identified. In addition, good urban governance in land management has not improved. Poor urban governance in land management persists. This applies at the local level in the towns of Gelan and Lega Tafo Lega Dadi. To fill this gap, the researcher suggests that in the case of the towns of Gelan and Lega Tafo Lega Dadi, where poor urban land management is manifest and no research is conducted, investigations are conducted to identify urban land management practices and challenges from the perspective of good governance.

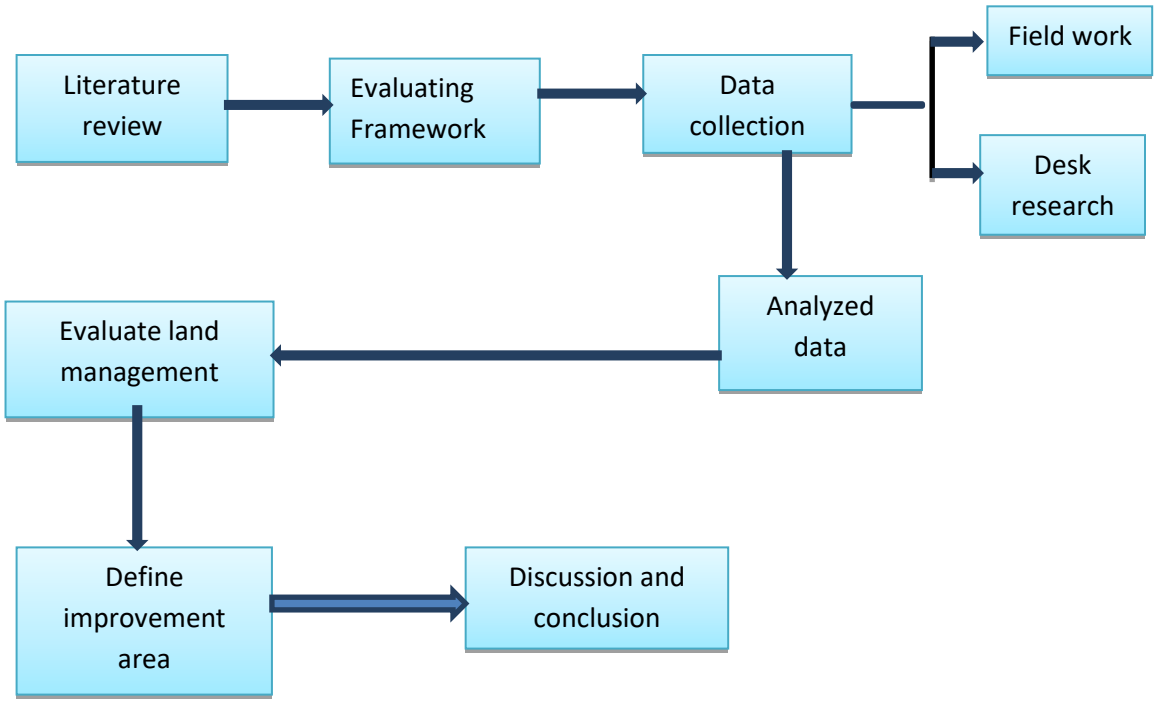
CHAPTER THREE: RESEARCH METHODOLOGY

3.1 Research Design

The study employed a descriptive and cross-sectional research design because this enabled the researcher to collect data from many people at one particular time and describe the current status of good governance practices in urban land management and identify and describe challenges to applying good governance principles in urban land management at Gelan and LegaTafo Lega Dadi towns.

The study started with a literature review to explore concepts, methods, approaches, and others from previous studies related to the present study, the principles and indicators of good governance have been extracted from desk research of the existing governance framework and index. Then the fieldwork would be conducted to collect data for implementing the evaluation.

Figure.3.1 Research Framework



(Source: Researcher's design, 2020)

As stated in the literature review chapter to examine urban land management from a good governance perspective key principles of good governance for land management were identified. Besides, evaluation principles of good governance within the urban land management system

need a precise and well-defined evaluation framework. Therefore, the Land Governance Assessment Framework (LGAF) is selected as the urban land management assessment framework due to LGAF is one of the most comprehensive and diagnostic tool frameworks developed recently for the evaluation of land governance and dividing land management into five thematic areas.

3.2 Research Approach

The study employed mixed research approach methods which included a survey questionnaire (close ended and open ended questions), interview (semi structured interview) and focus group discussions. Accordingly, the study would be cross –check data in order to answer study objectives. Mixed method approach employed to expand an understanding from one method to another, to converge or confirm findings from different data types. It employs strategies of inquiry that involve collecting quantitative and qualitative data concurrently (simultaneously) to the validity of the research.

Accordingly, the study will cross -check data in order to answer and increase the validity of the research. In order to carry out the evaluation, both theoretical research and empirical research applied. For the theoretical research, the existing indices and guidelines of good governance going to studied to extract the principles and indicators for developing the evaluation framework. Whereas the empirical research, qualitative and quantitative method would be applied for describing in-depth information on the extent of good governance principles practices in urban land management and identify main challenges implementing good urban governance in land management in study towns.

3.3 Data Types and Sources

In this study, data were collected both from primary and secondary sources. The primary data were collected from stakeholders responsible for urban land management and the local community through questionnaires, interviews, and FGD whereas, the secondary data were collected from various secondary sources such as published and unpublished materials including articles, desk reviews, and reports. The secondary data were collected from relevant books both published and unpublished journals, urban land lease and land proclamations, documents, municipal, urban land and mayor office of town, regional and federal land and land-related reports, and appropriate official documents to enrich the studies. Therefore, primary quantitative

data were generated by using a cross-sectional survey questionnaire, and qualitative data was collected via key informant semi-structured interviews and focus group discussions. As is listed in the evaluation framework, there were a lot of indicators that need to be verified. Concerning the variety of indicators, the data was collected from different sources to ensure the research problem. Data sources from different positions can be triangulated to avoid invalid information.

Table 3.1 :The Data Source Of Each Indicator

Evaluation Domain	**Indicator**	**Data source**
Urban land Legal And Institutional Framework	Recognition of a continuum of rights	Document of land policy, land lease Government employ, land management experts, mayor, households, justice office
	Mechanisms for recognition of rights	Governments officials from land management and households
	Equity and non-discrimination in the decision	Households and governments employ land management
	Enforcement of right	Document of land strategies and legal framework, justice office, land experts
	Civic engagement in the policy framework	Households, government employ mayor, experts land management's, municipalities
	Restrictions on rights	Documents of land guidelines and government officials of towns and kebeles levels land management, justice office

	Clarity of mandates and practice	Legal documents, government employ mayor, land experts, and households
2. urban Land Use Planning, Management, And Taxation	Transparency of land-use restrictions	Household, urban planners, land experts
	Transparency of valuations	Households, officials, and mayors
	Civic engagement	Household, officials, mayors, and land experts
	Efficiency in the land use planning process	Households, land management, urban planners
	Speed and predictability of enforcement of restricted land use	The government employs and households
	Collection efficiency	land experts, municipal experts
	Tenure regularization schemes in an urban area	Household and government employ
3. Management Of Public Land	Identification of public land and clear management	Land experts, officials, planners, and households
	Justification and time-efficiency of expropriation processes	Households, justice office, land experts, mayors
	Transparency and fairness of expropriation procedures	Household, land experts, municipal
	Transfer of public land to private use follows a clear, transparent, and competitive process	Households, justice offices, land officials, and mayors

	Policy implementation is effective, consistent, and transparent and involves local stakeholders	officials, land experts, households justice office
	Transparency and fairness of expropriation procedures	Household, land experts, justice office
	Transparent process and economic benefit	Households, experts, planners
Public Provision of urban Land Information	Completeness	Land experts, government officials, households
	Cost-effectiveness and sustainability	Municipal, revenue, and customs office, households
	Reliability	Household, land experts, and officials
	Transparency	Household, land experts, revenue and customs office
Urban land Dispute Resolution And Conflict Management	Assignment of responsibility	Legal documents, justice officials, land experts, and households
	Low level of pending conflict	Justice offices, land experts and officials, mayors, households

(Source; researcher design; 2020)

3.4 Sampling design

3.4.1 Sampling Techniques

In this study, non-probability and probability sampling techniques would be employed to select samples from the population. The researcher would purposely select the key informants, mayors,

urban planners, municipals, justice office, urban land management office, kebele's administrators, and urban land experts considering them all as valuable providers of information.

From probability sampling, the researchers used systematic random sampling to identify respondents from four selected from each kebeles of Gelan and Lega Tafo Lega Dadi towns. If the population contains an N-ordered element, and the sample size of n is required or desired for selection the ratio of these two numbers, i.e., N/n to obtain the sampling interval.

Table 3.2: Sample Techniques

Sample techniques	Sample process	Sample unit
Probability sampling	Systematic random sampling	Households from four each kebeles of the towns
Non-probability sampling	Purposive sampling	Mayors, land management, municipals, urban planners, justice office, kebele administrators Revenue, and customs office

(Source: Researcher Design, 2020)

3.4.2 Sampling Population

The study population for this research consisted of the heads of households in the towns and key informants of different levels of government employment. According to data from two municipal offices, the population of Gelan town increased to male 31043 females 33687 total of 64729, and households within the town are 8722 (Gelan town administration, 2020), and Lega Tafo Lega Dadi town male 17927 females 22937 total of 40864 and households within the town are 8173 (Lega Tafo Lega Dadi administration office, 2020). The sample would draw from these households. Additionally, key informants such as land management officials and experts from the land management office, Mayor, Revenue and customs office of the town, Justice office, Kebele administrators, Urban planners, and the municipal office of both towns were included in this study.

3.4.3 Sampling Size Determination

Since the two towns, their household numbers are Gelan 8722 and Lega Tafo Lega Dadi 8173, a total of 16,895. Therefore 16,895 households live in these two towns. The heads of households will be selected through systematic random sampling from both towns. Firstly, the total sample

size is determined from the total population of heads of households by using a formula. Secondly, after the total sample size determines the sample size for each town is determined from the total sample size based on the heads of the household size of both towns and kebeles to ensure a proportional representation of each. To calculate the sample size, different authors have used different formulas. For this study, to determine the sample size from a given population the researcher used the formula by Yamane's formula (1967), therefore, the sample size of household respondents will be determined by using the following formula

$n= N/(1+N(e)^2)$

Whereas:

N = population size

n = sample size

e=level of precision or sampling error which is +_5%

$n=16,895/1+16,895(0.05)^2$

n=391 (the questionnaires were distributed to 391 out of the total population)

The sample size for each town will be determined from the total sample size based on the household size of each town by stratified sampling formula.

$ni= (n/N)Ni$

Where,

Ni =Number of population in the stratum

n =Total sample size required for the study

N = The total number of elements in the population of all strata combined

ni = the sample size in stratum ,

Based on Yemane's (1967) formulas each town is proportionally selected based on its size of population (households)

- Gelan = (391/16,895) 8722=202
- Lega Tafo Lega dadi=(391/16,895) 8173=189

Therefore 391 sample representatives were considered as a respondent in the survey questionnaires

Thus, the sample will be arrived at first by selecting a random starting point and then picking every K on an element in the population for all households of independent in each town kebeles for the sampling frame. To compute k, the researcher uses the formula

$$K = N/n.$$

In addition, the researcher has purposely selected from each town 11 key informants groups which mean 22 key informants from both towns for interviews i.e land management officials and experts from the land management office, Mayor, Revenue, and customs office of the town, Justice Office, Kebele administrators, Urban planners, municipal office from both towns considered in this studies. Similarly, 7-8 employers and kebele administrators were purposively selected to make one group discussion in each town. These are Land management experts, municipal experts, revenue and custom experts, justice office, and kebele administrator from four each kebeles in both towns.

The detail of the respondents is shown as follows.

Table 3.3: List of Key Informant Interview Participants

Types of key informant group	Sector/office	Number of participants	Remarks
Government employees from both town	Land management officials and experts	2	Key informant interview Gelan= 11 Lega Lega Dadi = 11
	Mayor	1	
	Revenue and customs office	1	
	Kebele administrators	4	
	justice office	1	
	Urban planner	1	
	Municipal office	1	
	Total	11*2=22	

(Source: Researcher Design, 2020)

Table 3.5: Participant of Focus Group Discussions

Types of participant	Participant sector	Number of participants	Remarks
Government employees from both town	Land management	1	(2 FGD): Gelan 1 Lega tafo Lega Dadi 1
	Municipal	1	
	Revenue and customs office	1	
	Kebele administrators	4	
	justice office	1	
	Total	8	

(Source: Researcher Design, 2020)

3.5 Data collection methods and tools

The instruments (techniques) of data collection methods that were used in the survey and how they were employed were stated as follows.

Questionnaire: The study employed a structured questionnaire (closed and open-ended questions) to collect data from the households surveyed and to generate quantitative data to assess the extent of good governance practices in urban land management and the effects of good governance practices on urban management of Gelan and Lega Tafo Lega Dadi towns.

Key informant interviews: The interview used in this study consisted of semi-structured questions; this helps to know the specific information to be employed for collecting qualitative data to answer the current status of good governance practices in urban land management, the challenges to applying good governance principles in urban land management and effects of good governance practice in towns. To increase the validity of the study and cross-check the responses of households, based on the non-probability sampling method, the researcher purposively selected key informants based on their position, work experience, and proximity to work.

Focus Group Discussion: The focus group discussion was primarily arranged with issues that even with a question that was included in the questionnaire and that need further information for

the triangulation purpose. In both towns, one FGD which has 7-8 members was employed and respondents of FGD purposively from urban land management, municipal office, justice office, and selected kebele administration from both town's kebeles who were more accessible to the information about, challenges, and effects of good governance practice of urban land management of the towns.

3.6 Method of data analysis

Qualitative data was analyzed through narration, description and content analysis methods, and text. Conversely, the quantitative data were analyzed using SPSS (Statistical Package for Social Science) (version 25) and Microsoft Excel

The process of data analysis was conducted through Microsoft Office software such as Microsoft Word and Microsoft Excel. In the process of qualitative and quantitative data analysis, two kinds of data were used to be analyzed. One is the data recorded from the individual interview and focus group discussion, the other is the data collected through a survey questionnaire with households. Finally collected data through quantitative and qualitative triangulation to increase the validity of the information.

3.7 Method of data presentation

The data in the present data are presented in Tables, graphs, and percentages to enable easy interpretation and quick visual comparisons of variables.

3.8 Validity and Reliability of the Instrument

Validity, reliability, and generalization are frequently used criteria for assessing the quality of research. Validity refers to the accuracy and trustworthiness of research tools, data, and findings; Reliability refers to whether you get the same answer when you use an instrument to measure something more than once (Bernard, 2000), and generalization refers to the extent to which the results of the investigation are outside the specifics of the situation more generally applicable are examined (Robson, 2002). The topics of this research were developed based on the theoretical basis as discussed in the literature review. Similarly, the survey questionnaire and the checklists for the interview and FGD were designed based on the topics. The issues and questions that arose during the empirical studies were addressed in the analysis and interpretation of the data for each respondent. Quantitative data were analyzed using statistical tools and also tested for

significance. The cross-sectional analysis report has been created, which represents whether or not the same logic is being replicated. Three principles of data collection proposed by Yin (2003), using multiple sources of evidence, creating a case study database, and maintaining a chain of evidence, were followed in this study to establish the construct validity and reliability of the study evidence. Multiple sources of evidence including documentation, questionnaire, interview, discussion, and FGD are the main sources of information used in this research, allowing for triangulation of evidence. From the beginning of the study, sufficient care was taken to make the research more reliable. Similarly, a study database was created for each case to organize the data collected from all sources. Specific sources of evidence have been duly referenced in the preparation of the case study report. To ensure the reliability of the qualitative data collected from the fieldwork, complete records of all phases of the research process, including problem formulation, research participant selection, interview transcripts, FGD, and data analysis decisions, are cross-checked from inception through to the writing of each respondent.

The processes and results of each step of the study were shared with the supervisors and their feedback was duly acknowledged. Therefore, using multiple sources of evidence and establishing chains of evidence, thematic and cross-sectional analysis, quantitative data analysis, obtaining feedback from a few key respondents to the case study on the processes and findings of the study, and reporting them to be treated with care, with measures that maintain the quality of this research. Finally, to ensure the validity of the data collection tools, expert opinions were obtained from various researchers regarding the development of the questionnaires. Researchers use triangulation to match various data collected via questionnaires, FGD, interviews, and document reviews. Convinced respondents to participate as the research has been used for academic purposes only in case of confidentiality. Researchers ensured the validity of the research by carefully recording versions of the interviews. Training data on data collection procedures are also given to enumerators to avoid misinformation.

3.9 Ethical Consideration

Ethical issues cannot be ignored as they relate directly to the integrity of research work and the disciplines involved. Most of the data in this research were collected from primary sources. A large number of individuals and stakeholders were consulted during the field study. In all phases

of this study, the following ethical aspects were considered. Researcher-respondent relationships: obtain consent, provide no inducements, reduce or avoid sensitive information, and keep information and data received from respondents confidential. Consent forms were also prepared and printed in the local languages of Afan Oromo. Documents collected during fieldwork were kept safe. The personal opinions of the respondents are not shared with anyone and are only used for this research purpose. The confidentiality and anonymity of participants are adequately protected. It was also ensured that the participants would not suffer any disadvantages as a result of participating in the research process. The respondents selected for this study were all adults.

CHAPTER FOUR: RESULTS AND DISCUSSION

4.1 Socio-economic Description and Response Rate of Respondents.

Table 4.1: Response Rate

Town of respondent	Distributed questionnaires	Returned questionnaires	Percent	Reserved questionnaire for substitute 20%(391*20/100=78)
Gelan	189	189	100	37
Lega Tafo Lega dadi	202	202	100	41

(Source: Survey Result, 2022)

In addition, 20% 0f the total population was reserved for substitutes to overcome unexpected uncertainties. On the other hand, the researchers interviewed 22 officials and experts, key informants from each town, i.e land management officials and experts from the land management office, Mayor, Revenue, and customs office, Justice Office, Kebele administrators, urban planners, and municipal officials from both towns considered in this studies. Similarly, 7-8 employers and kebele administrators were purposively selected to make one group discussion in each town. These are Land management experts, municipal experts; revenue and custom experts, justice office, and kebele administrator taken four each kebeles in both towns were carried out.

4.1.2 Socioeconomic Description

4.1.2.1 Sex of the respondents

As indicated in Table 4.1, about 301 (77%) of the respondents who returned the questionnaires were from male-headed households and 90 (23%) were from female-headed households. Table 4.1, it is clear that the majority of household heads respondents were men. In practice, however, there were relatively few women who participated in the urban landowners, and this indicates that no proactive steps have been taken to transform them into beneficiaries. As a result, it was established by the aforementioned data and key informant interviews that women's land rights in urban areas, as established by relevant laws, were not enforced.

Table 4.1.1 Sex of Respondents

Sex of Respondent	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
Male	158	143	301	77.0
Female	44	46	90	23.0
Total	202	189	391	100
Age of respondent				
18-29	59	45	104	26.6
30-60	134	135	269	68.8
>60	9	9	18	4.6
Total	202	189	391	100.0

(Source; Survey Result, 2020)

4.1.2.2. Educational Status of the Respondent

As indicated in Table 4.2, 43 (11%) respondents were unable to read and fill questionnaires through data collector , 78 (19.9%) grades 1-8, 49 (12.5%) grades 9-12, 105 (26.9%) college degree and 98 (25.1%) respondents were degrees and above. From Table 4.2 it can be stated that the majority of 105 (26.9%) were college graduates.

In addition, interview conducted with key informant groups in Gelan and Lega Tafo Lega Dadi tows expressed their views as the majority of government employers from Addis Ababa city, the Oromia Regional States Bureau, the private sector, and the federal government choose Lega Tafo Lega Dadi and Gelan towns for the affordability of rental housing. Then, after being residents in the towns, even they benefit equally from the cooperative housing program as the residents of the towns. Therefore, most of them are government and private employers. This shows that since the

study towns are close to Addis Ababa and somewhat its affordability for residential house rent than the city of Addis Ababa, the employers from different institutions of Addis Ababa resides in the area and they have university and college diploma

Table 4.2 Response Rates of the Family Size, Religion, and Education Status of Respondents

family size of respondents	Town of Respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
1-4	123	110	233	59.6
5-7	48	53	101	25.8
>7	31	24	55	14.1
Total	202	189	391	100.0
The religion of the respondent				
Christian	175	156	331	84.7
Muslim	25	19	44	11.3
Others	2	8	10	2.6
Total	202	189	391	100
educational status of the respondent				
Cannot read and write	25	18	43	11.0
grade 1-8	34	44	78	19.9
grade 9-12	15	34	49	12.5
college diploma	77	28	105	26.9

degree and above	33	65	98	25.1
Total	202	189	391	100

(Source; survey result, 2020)

4.1.2.3. Occupation of respondent

As indicated in Table 4.3, the respondents were unemployed 87 (22.3%), public sector employees 105 (26.9%), private sector employees 100 (25.6%), self-employed 89 (22 .8%), and other 10 (2.8%). Table 4.3 thus shows that the majority of 105 (26.9%) and 100 (25.6%) were employed in the public sector and the private sector, respectively. Since the majority of heads of household were college graduates, they were government and private employers. This revealed that since the study towns are close to Addis Ababa and the apartment rental is a little more affordable than in Addis Ababa city, the employers from different institutions of Addis Ababa reside in the area, and government and private employers.

Table 4.3 Response Rates the Marital Status, Occupation, Monthly Income, and Land Acquirement Modality of the Respondent

marital status of the respondent	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
Married	150	151	301	77.0
Unmarried	36	29	65	16.6
Divorced	15	7	22	5.6
Other	1	0	1	.3
Total	202	189	391	100
Occupation of Respondent				

Unemployed	48	39	87	22.3
Gov't employed	40	65	105	26.9
private employed	63	37	100	25.6
self-employ	51	38	89	22.8
Other	0	10	10	2.6
Total	202	189	391	100.0
Average family monthly income				
<100	51	43	94	24.0
101-1000	37	34	71	18.2
1001-3000	64	36	100	25.6
3001-5000	21	28	49	12.5
>5001	29	48	77	19.7
Total	202	189	391	100.0
Urban land acquirement modality				
Lease	13	11	24	6.1
In hereditary	22	8	30	7.7
Purchase	85	86	171	43.7
Assignment	40	12	52	13.3
Rent	39	72	111	28.4
Other	3	0	3	.8

Total	202	189	391	100.0

(Source: Survey result, 2020)

4.1.2.4. Land Acquirement Modality

As indicated in Table 4.3, respondents' urban land acquisition modalities were leasehold 24 (6.1%), inheritance 30 (7.7%), purchase 171 (43.7%), assignment 52 (13.3%), rent 111 (28.4%) and other 3 (0.8%). Thus, from Table 4.3, it can be seen that the majority of residents' acquisition modalities were through purchase 171 (43.7%).

4.2 Practices of Good Governance in Urban Land Management

According to the data collected through different data collection techniques the results related to the practices of urban land management are presented as follows:

4.2 .1 Urban Land Management Legal and Institutional Framework

4.2.1.1 Urban land rights recognition

According to the survey results, failure to define urban land rights, including individual, traditional, or other types of group rights, resulted in insecure ownership, reduced investment in land, increased potential for conflict and discouraged urban land from being better used. For the legal recognition of existing urban land rights, discussed as followings

Aboriginal rights to urban land

The interview conducted revealed that there is no legal framework that defines the identity and culture of the indigenous community concerning urban land. These results that aboriginal communities are often marginalized and subject to social, cultural, and political problems that they face after the towns were founded. The lives and livelihoods of the Oromo communities in the study areas, particularly those living near the cities of Addis Ababa, continue to be threatened by the town's urban land management and the federal and regional governments, which are allocating land for towns dwellers and are striving to attract investment without considering the cost to aboriginal communities. Participants in the FGD in the towns of Gelan and Lega Tafo Lega Dadi explained that the land policies of the FDREs do not take into account the lives of indigenous people and focus solely on expropriating land from farmers to benefit a few groups, rather than on to side with the majority. The indigenous community has been evicted from their

lands and their culture and heritage in the areas are not taken into account. The cultural ritual spaces have already been destroyed. Even some places that were known before the towns expanded into the territories have been renamed. Everything, including the building did not reflect any local community culture. The urban land relationship with the aboriginal community is completely undefined for decision-makers. Conversely, all land rights of the landowners are recognized within the framework of the legal framework enacted at the federal and state levels. All property rights are legally recognized as owners of urban land in their property. On the other hand, indigenous communities live around and in urban areas; their land rights are being ignored and disproportionately affected by the loss of their land rights through the forcible expropriation of land in the name of public purposes/investments. Undoubtedly, Ethiopia is rich in ethnic diversity with different cultures and norms related to land relations, while there is no separate legal provision defining the protection of these people from land rights. Due to the proximity to Addis Ababa and the high level of urban sprawl, the residents of the study areas were severely affected by socioeconomic problems. For example, since 2016, the states have granted 866.6 hectares of land for the past 5 years in the towns of Gelan for various purposes including various corporations and investors. According to the town of Gelan (2020), more than 436 households and 2180 families have already been evicted from their land. In addition to interviews with key informants, groups showed that displacement disrupts community structures and traditions, and means the loss of sacred and cultural sites. The overall implication of this finding was that the rights of indigenous peoples were neither respected nor effectively protected in the areas studied and no national legislation mentions or protects the rights of indigenous peoples in Ethiopia. The current analysis shows that current practices violate the international human rights of indigenous peoples, which Ethiopia has pledged to protect and respect (UNDRIP, 2007). The rights of indigenous communities were defined in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP, 2007), approved by the organization's members, including Ethiopians, and adopted by the General Assembly in 2007, as follows:

‘’ …. . *Indigenous peoples have the right to conserve, control and defend their cultural heritage, traditional knowledge, and cultural manifestations, including oral traditions, literature, design, fine and performing arts, genetic resources, and traditional knowledge and expressions. You also have the right to retain control of your intellectual property relating to such traditional knowledge, cultural manifestations, and cultural treasures. States are taking appropriate steps to*

recognize and protect the enjoyment of these rights in cooperation with indigenous peoples. Indigenous peoples have the right to set goals and implement plans for the use or development of their lands and other resources (Article 31 sub-articles 1 and 2 and Article 32 sub-article 1)"

Furthermore, these studies deviate from the research of Laver T. (2018) as they put more emphasis on non-indigenous groups and found that the land rights of non-indigenous minorities in Ethiopia are poorly understood due to the ambiguity surrounding land tenure without considering indigenous communities, especially in urban areas.

Urban Land Tenure Rights.

According to Proclamation 721/2011 (FDRE 2011), urban land lease law provides five means of acquiring urban lands, such as auction, negotiation, assignment, award, and lot. However, the town's government data showed that in surveyed areas, until 2020 auctions/public sales were the most common method for urban land banks to transfer land to investors, as it improves the town's revenues. In addition, birthright/inheritance law is also an option for acquiring land and real estate in study areas, which is put into practice when cases have occurred. However, the majority of urban communities could not afford the auction modality of urban land transfer. Currently, as data emerged on how to overcome this inefficiency in the urban land provision, Oromia Regional State was encouraging urban communities to join the cooperative housing system by charging an initial rental fee to become owners of residential land, which again was unaffordable for the majority and the Benefits middle-income communities. This increases the drive of town dwellers to use informal access to land.

The interview with key officials shows that the informal settlers purchased land illegally, either from the farmers living on the outskirts of town or from speculators or by forcibly occupying public lands. As indicated in figure 4.1 respondents were asked to give their opinion on whether all urban land tenure rights are legally recognized in practice. Accordingly, 157 (40.2%) and 41 (10.5%) respondents answered "disagree" and "strongly disagree", while 109 (27.9%) and 56 (14%) respondents agreed "Agree" and "strongly agree" and 28 (7.2%) answered, "undecided". Thus, from figure 4.1 it can be seen that the majority of 157 (40.2%) respondents confirmed that in practice not all urban land tenure rights are legally recognized.

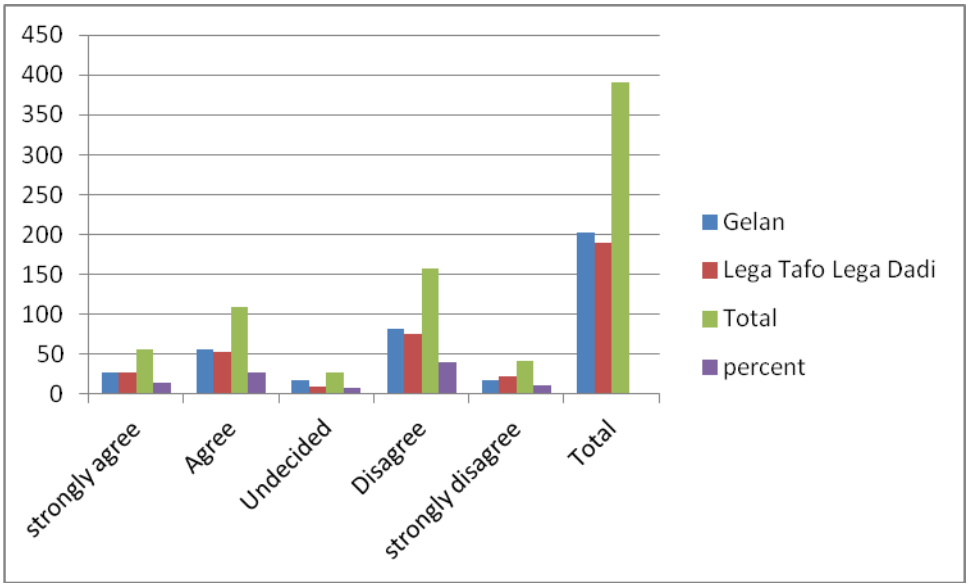


Figure 4.1: Response Rates on the Legal Recognition of Tenure Right Practice (Survey Result, 2020)

The survey result also indicates that in the process of converting rural land into urban uses, many procedures were carried out by the respective actors. These lengthy processes made land available for urban users to develop or reserve as investment, for future use, or speculative purposes. Illegal squatters in the urban outskirts have emerged either through informal associations or through individual squatting. As a result, informal settlers face insecure tenure until they enter into a lease through regularization. Additionally, the emphasis on the required rent payment is one of the most important changes in this proclamation. This means that all land in urban jurisdictions if classified as developed cadastral land, is considered leased land. As a result, urban land releases the developed land for sale through its auction mechanism. The winner and the municipality conclude a lease agreement. Concessions and old stocks were transferred to the leasing system following this objective.

The proclamation also states that the conversion to the leasehold system can be completed by paying the initial leasehold price when land is sold to a third party, except through inheritance. Old stocks and newly leased properties, therefore, fall under urban land jurisdiction. Regardless of the lease agreement, lease terms range from a minimum of 50 years to a maximum of 99 years, depending on the land use function, except for urban agriculture, which has a 15-year lease term. The lease is usually renewed if both parties agree. However, if the town

administration needs the urban space for other actions, including a change in urban planning, the contract will not be renewed. The urban land may be taken over without regard to any land that the owner has developed there as a result of the non-renewal of the contracts. Property damage caused by the owner will not be compensated in any way. If the leaseholder does not accept the property on time, the town's administration is entitled to take over the property including the properties located on it free of charge. This, implies the processes result in insecure tenure and little demand for property improvement on the part of individual landowners

On the other hand, mortgage tenure rights are a form of property rights. However, proclamation 271/2011(23) limits the value of the lease right to the amount of the lease already paid.

"……Subject to the provisions of Sections 2 and 3 of this Article, each Lease must complete construction within the timeframe specified in the Lease. The lease will be terminated and the competent authority will confiscate the land if a tenant does not complete the construction within the period specified in paragraph 1 of this article (Article 23, paragraphs 1-5)."

The proclamation also prohibited the transfer of vacant land or incomplete development below 50% of the development plan approved by the competent authority. In addition, according to Proclamation No. 721/2011, Art. 24 para. 4, the increase in the market value of the property is not considered a security purpose, while the building erected on the leasehold property and its accessories, as well as the rights of use, are subject to security purposes.
'.....The value of the security, if a leaseholder uses his leasehold as security before the start of construction, shall not, notwithstanding the provisions of sub-article 1 of this Article, exceed the remaining balance of the rental deposit, less any deductions legally allowed by sub-article (3) of Article 22 of this Proclamation. Article 24 of Proclamation No. 721/2011 (4)''

Although regulatory restrictions on the ownership and sale of land by beneficial owners have several benefits for urban development and regeneration, infrastructure installation, securing land for social and physical infrastructure by state power in a prominent area, and support for a Community as having a control mechanism for land speculators, this control mechanism can lead to insecure tenure by restricting landowners' property rights. As indicated in figure 4.2, respondents were asked to give their opinion on whether urban land tenure rights are protected

by law in practice. Accordingly,180 (46%) and 29 (7.4%) respondents answered: “disagree” and “strongly disagree”, while 100 (25.6%) and 37 (9.5%) respondents agreed “Agree” and “Strongly agree” were the responses and 45 (711.5%) answered “undecided”. From figure 4.2 It can thus be seen that the majority of 180 (46%) respondents confirmed that urban land tenure rights are not legally protected in practice.

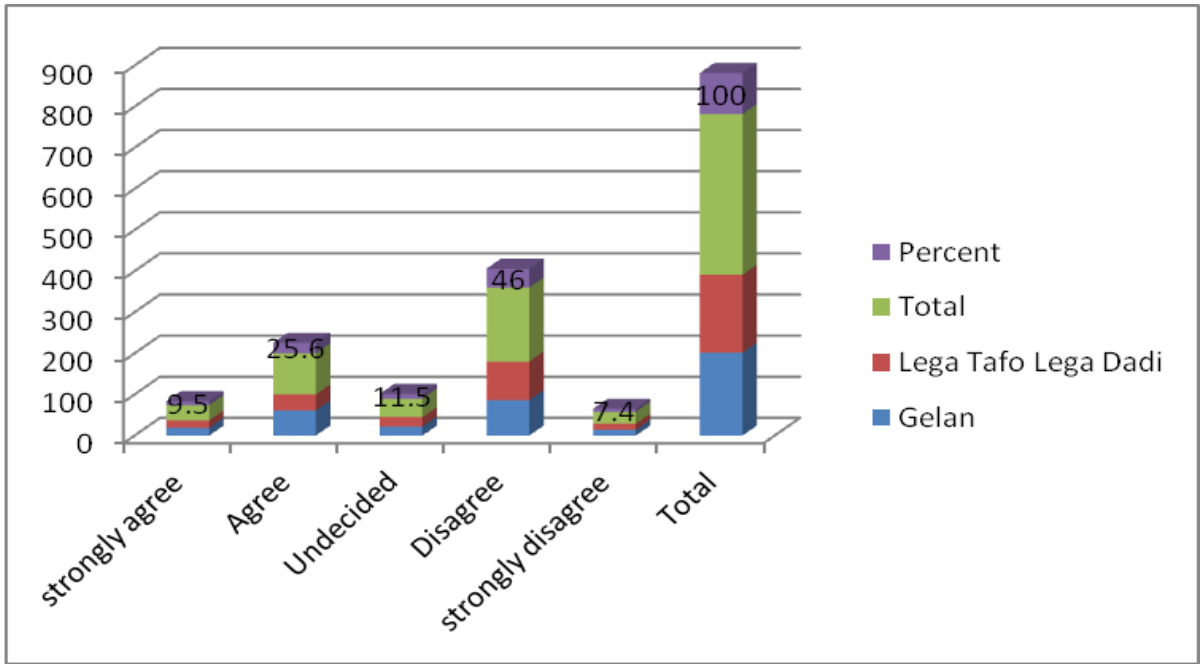


Figure 4.2: Response Rates on legal protection of urban land tenure rights (Source: Survey result, 2020)

In addition, urban land experts were interviewed, since the 1995 FDRE constitution maintained state ownership of land, if the land is needed for infrastructure/public purposes, the government of the town can easily expropriate private land holdings without any restriction. The scope and limitation of the public purpose were unlimited since the powers of expropriation belong to the state as a whole. In addition, there were no recognizable limits to the state's power to expropriate private property, including for private use. The expropriation law not openly defines that urban land owned by an individual can be expropriated to transfer it to an individual. Therefore, this gap in the legal framework contributes to insecure tenure for all private landowners and paves the way for the transfer of most public land to indefinite private use. Furthermore, the data shown in the study areas demarcate most urban communities from rural to urban, and yet more

than 70% and 90% of the residents of Lega Tafo, Lega Dadhi, and Gelan were engaged in agriculture. In the town of Lega Tafo, for example, 274 households were engaged in agriculture and 2432 hectares of land are still used as rural areas for mass cultivation. In the town of Gelan, 1,278 households farm on 2,907 hectares of land. Interviews with Kebele administrators indicate that rural landowners whose land was demarcated from rural to urban government show they could not build the house unless it included areas in the zoning plan. Even after the development plan includes the areas, they were obliged to build the house according to the specified development standard. In addition to these demarcated communities, they did not benefit from electricity, water, and infrastructure like urban communities. The discussion with the FGD has shown that these communities are more disadvantaged by demarcations under urban areas. Therefore, due to land expropriation and development standards, the residents of landowners around the towns fridge and those who were remote in the town have little motive to invest in real estate on their land. These lead to governance problems and increased property insecurity among landowners.

Gelan L/Tafo/L/Dadi

Figure 4.3 : Agricultural Land In Gelan And L/Tafo /L/Dadi Towns (December 4, 2022)

In general, the implications of these survey results indicate that not all urban land tenure rights have been legally recognized and protected in practice, the transfer of most public lands to unspecified private uses, uncertain tenure of informal settlers, and increases in land lease values. Current practice contradicts the goals of Proclamation 721/2011 (FDRE 2011). The present study agrees with the study conducted by Legese (2014).In addition, this finding is supported by (Teklemariam et al., 2021) Farmers in peri-urban areas with differing land rights have expressed insecure vested interests due to urban growth into peripheral farms. Addressing the federal and state government's strategies was impossible due to the shortage of skilled workers in the study areas, although the political course and strategies currently set by the federal government, as well as the proposed cadastre and land register systems, may play a positive role in improving urban land management in the coming decades. The use of operating, material, and resource resources is a major challenge in the short and medium term.

Urban Land Transaction Rights

Review of Urban Land Proclamation No. 721/2011 to create an effective, efficient, fair, and well-functioning land and land market as a basis for institutional requirements. However, the towns' data show that before the ratification of the lease; Speculators distorted the urban land market, reaping additional benefits from its development rather than successfully using it for the function it was intended for. While relevant government law allows for collecting 95% of the capital gains of the land, Proclamation No. 721/2011, Article 24, (2-3) states that the seller was only entitled to 5% of the capital gains from the urban land, was including investment fees and bank interest. As shown in Figure 4.4, respondents were asked to give their opinion on whether the existing urban land law recognizes the right to conduct a transaction for an individual. Accordingly, 166 (42.5%) and 27 (6.9%) of the respondents answered "disagree" and "strongly disagree", while 101 (25.8%) and 41 (10.5%) of the Respondents answered "agree" and "strongly agree" and 56 (14.3%) answered "undecided". So from Figure 4.4. It can be noted that the majority of 166 (42.5%) respondents confirmed that the existing urban land law does not recognize the full right of an individual to conduct a transaction.

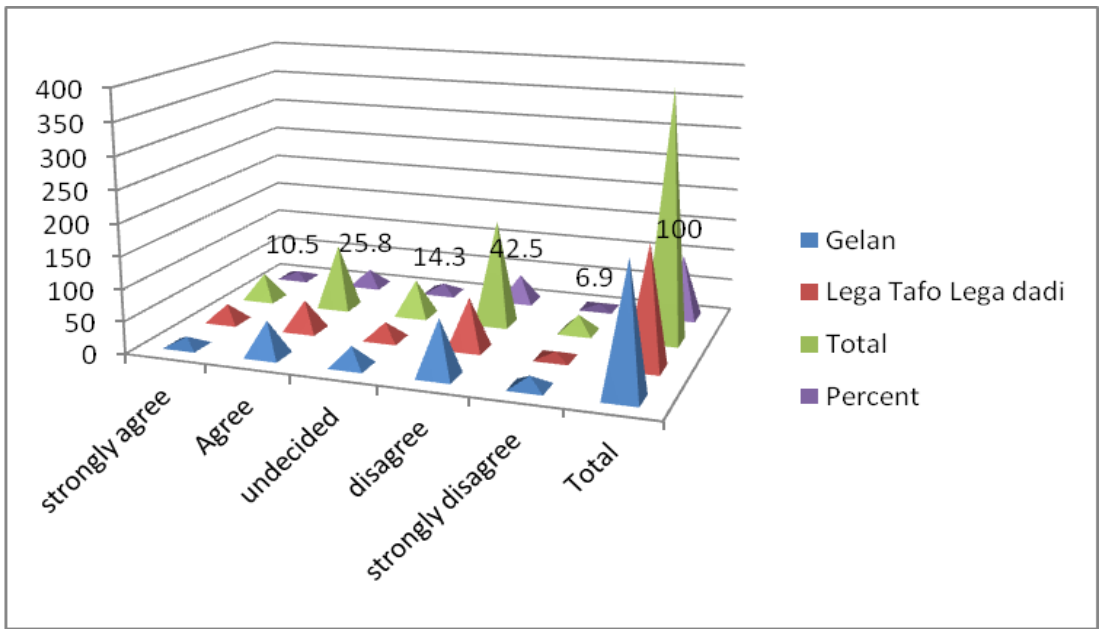


Figure 4.4: Existing Urban Land Law Recognizes the Right to Efficiently Use the Land for Individual (Source: Survey Result, 2020)

Interviews with surveyors, municipal, income, and customs offices also revealed that the sellers and buyers broke the law to secure the value of the land for the subsequent transfer of 50% of the completed works, leaving the government powerless to complete the transaction to stop unused land. In reality, however, land lease owners still transfer urban land without building 50% of it and forbid land for the rest by connecting with land sector officials and experts. Therefore, the implication of the survey result shows that urban land law recognizes the right of transactions for individuals or groups, with the limitation of transfer pricing enshrined in the law, which has not been practically implemented in study areas, since the transactions of the landowners, without building more than 50% of the land are considered illegal Proclamation 271/2011. Therefore, existing urban land law did not fully recognize transaction rights for individuals

Urban Land Rights to Efficient Uses

According to Land Lease Proclamation 271/2011, no laws recognize the right of individuals or groups occupying land illegally to use it effectively. According to an FGD and an interview with a key informant group, informal settlers in urban areas experience insecure tenure until there is a chance to obtain a lease through the regularization of their land use rights. Therefore, illegal settlers in the urban periphery cannot use their land effectively, whether through informal association or individual occupation, unless they are likely to receive land use rights. Accordingly, 159 (40.7%) and 51 (13%) of the respondents answered “disagree” and “strongly

disagree", while 98 (25.1%) and 47 (12%) of the respondents answered "agree agree" and "strongly agree" and 36 (9.2%) answered, "undecided". Thus, from Table 4.4 it can be stated that the majority of 159 (40.7%) respondents confirmed that the existing urban land law does not recognize the right to efficient land use for the individual.

Table 4.4: Response Rates on Recognition of Urban Land Law for Efficient Uses of Individual

The existing urban land law recognizes the right to efficiently use the land of individual	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	18	29	47	12.0
Agree	45	53	98	25.1
Undecided	25	11	36	9.2
Disagree	85	74	159	40.7
strongly disagree	29	22	51	13.0
Total	202	189	391	100
The existing urban land law recognizes the right to efficiently use the land for groups				
strongly agree	17	24	41	10.5
Agree	38	45	83	21.2
Undecided	26	25	51	13.0
Disagree	98	82	180	46.0
strongly disagree	23	13	36	9.2
Total	202	189	391	100

(Source: Survey result, 2020)

In addition to the information in Table 4.4, respondents were asked to give their opinion on whether the existing urban land law recognizes the group's right to efficient land use. Accordingly, 180 (46%) and 36 (9.2%) respondents answered: "disagree" and "strongly

disagree", while 83 (21.2%) and 41 (10.5%) respondents agreed "Agree" and "Strongly Agree" were the responses and 51 (13%) answered, "undecided". Thus, from Table 4.4 it can be seen that the majority of 180 (46%) respondents confirmed that the existing urban land law does not recognize the group's right to efficient use of land. The expert interviews also revealed that since the 1995 FDRE constitution, urban land has remained state property, meaning that when land is needed for infrastructure or other public purposes, the town administration can easily and freely expropriate private land holdings. The Municipality has extensive expropriation powers, so the scope and limitations for public use are undefined. Both the Urban Proclamation No 574/2008 and the Urban Land Lease Policy placed a strong emphasis on generating revenue from urban land and defining the public interest in land allocation and development priorities, which in itself is conducive to manipulation by politicians and government officials. In addition, there were no recognizable limits to the state's power to expropriate private property, including for private use. The present study conducted by (World Bank, 2016) agrees with the current study and contradicts the study by Habtemariam (2019) due to the researcher stated expropriation of urban land seen for infrastructure development

The expropriation law was not openly defining that land owned by an individual was expropriated to transfer it to an individual. Since the government wants the urban land for any development, was it a public development or an unknown purpose, the government can evict landowners from their land. These indefinite public-use lands cannot encourage landowners to use them efficiently on their land since most of the public lands to be transferred were for indefinite private use. Additionally, landowners in the urban Fridge area and demarcated lots within the town's limits have not been able to efficiently invest in property on their land due to land expropriation and zoning standards. Therefore, the existing urban land law did not fully recognize efficient land use rights for individuals and groups.

Urban Land Uses Rights as Collateral

According to proclamation No. 721/2011, Article 24(4), the market capitalization of the land value was not considered as a collateral purpose, while the building and its accessories erected on leasehold land and the right of use were subject to collateral. The Mortgage Restriction regulation was enforced. According to proclamation No. 721/2011 Article 24 (6), hereditary building rights and their accessories are subject to collateral if the right to use the urban land is pledged or transferred as collateral. But according to Proclamation No. 721/2011, Article 24,

Paragraph (4), the market-based incremental of land was not taken into account for collateral purposes. Therefore, recognition of the existing urban land rights implies recognition of the use of the rights as collateral for individuals, but the incremental of the land value was not taken into account for collateral purposes.

4.2.1.2 Mechanisms for Recognition of Rights

The survey result revealed that existing urban land rights are weak; using an irregular approach to rights registration increases the risk of urban land becoming concentrated in the hands of well-connected and powerful elites. The details of the mechanisms for the recognition of urban land rights are discussed as follows.

Regularization of Urban Land Use Rights

According to a review of the urban land legal framework revealed the holding right is the right of urban dwellers to use the land for development and in exchange to sell it and bequeath it (FDRE, 2005) (Article 5/1). Besides as indicated in figure 4.5 Respondents were asked to rate their opinion on whether the regularization of urban land ownership for the poor efficiently aligns with local norms. Accordingly, 178 (45.5%) and 49 (12.5%) respondents answered: “disagree” and “strongly disagree”, while 82 (21%) and 33 (18.4%) respondents agreed “Agree” and “Strongly agree” and 49 (12.5%) answered, “undecided”. Thus, from figure 4.5, it can be seen that the majority of 178 (45.5%) respondents confirmed that the regularization of land ownership for the poor was not enforced to efficiently adapt to local norms.

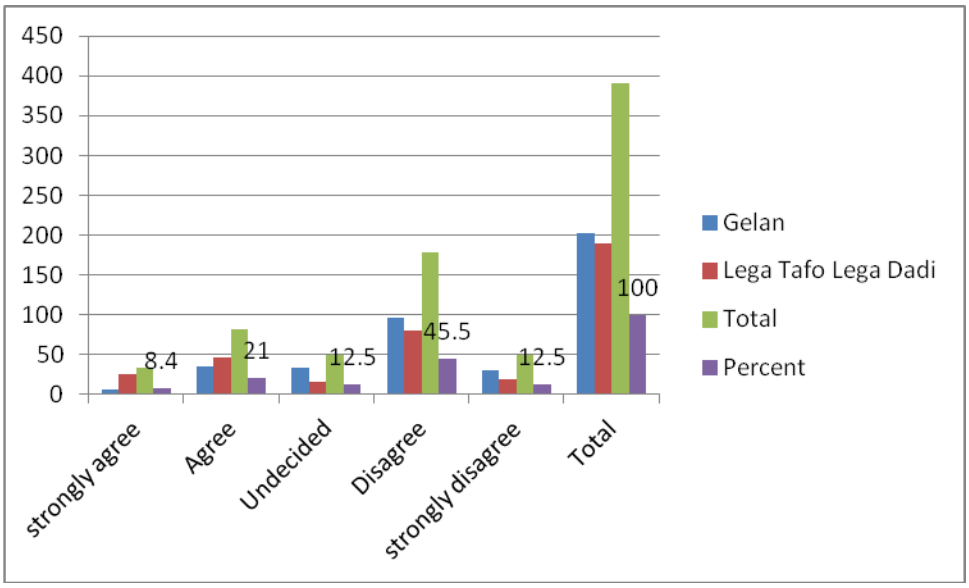


Figure 4.5: Response Rates on Regularization of Land Ownership for the Poor (Source: Survey Result,2020)

Also, the process of recognizing informal land rights in fields of study does not align with people's norms. As indicated in Table 4.5, respondents were asked to give their opinion on whether the legalization of land ownership by the poor was practiced transparently, following local norms. Accordingly, 162 (41.4%) and 49 (12.5%) of the respondents answered “disagree” and “strongly disagree”, while 81 (20.5%) and 42 (10.7%) of the Respondents answered “agree” and “strongly agree” and 63 (12.5%) answered, “undecided”. Thus, from Table 4. 5, it can be seen that the majority of 162 (41.4%) respondents confirmed that urban land tenure regularizations by the poor were not transparently enforced in line with local norms.

Table 4.5: Response Rates on Regularizations Of Land Ownership For The Poor in Line With Local Norms Transparently

The regularization of Land ownership by the poor has been practiced in line with local norms transparently	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	12	24	36	9.2

Agree	37	44	81	20.7
Undecided	38	25	63	16.1
Disagree	82	80	162	41.4
strongly disagree	33	16	49	12.5
Total	202	189	391	100.0

(Source: Survey result, 2020)

Furthermore, according to the interview with the Kebele administrators, the residents of the towns and the urban outskirts had their own traditional beliefs and the way they viewed the land before and after the towns were founded. After the drafting of the urban development plan, in the proposal and implementation, the historical site (heritage) in the master plan was not recognized and also the name of the place name related to the culture of the communities was changed to another name, causing inconvenience among the indigenous local communities. In addition to this zoning, the landowners who have two or more wives were considered one household during the formalization of land and compensation for displaced persons from their land. Those who took land replacements from the town's refrigerators also sold their land, and some of them migrated to other areas, while others became landless. Moreover, landowners whose land was demarcated from rural-urban boundaries could not build a home on their land unless urban zoning achieves and establishes zoning standards that were prohibitively expensive for the majority of urban communities. As also indicated in figure 4.6, respondents were asked to rate their opinion on whether the ownership of regulated land by the poor without discrimination aligns with local norms. Accordingly, 186 (47.6%) and 61 (15.6%) of respondents answered "disagree" and "strongly disagree", while 61 (15.6%) and 42 (10.7%) of the Respondents answered "agree" and "strongly agree" and 61 (15.6%) answered "undecided". From figure 4 .6 it can be seen that the majority of the 186 (47.6%) respondents confirmed that the ownership of regulated land by the poor is discriminatory.

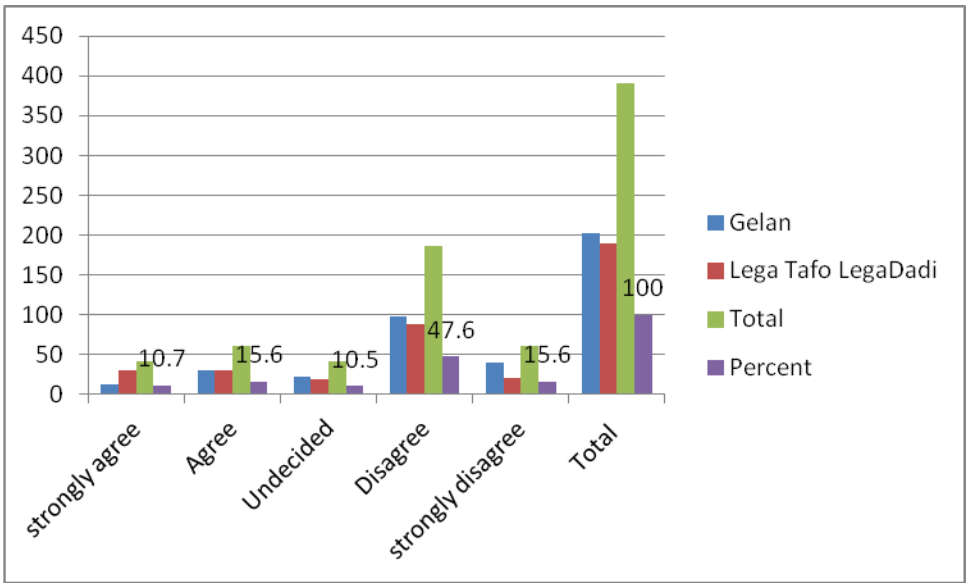


Figure 4.6: Response Rates on Regularized Land Ownership Line with Local Norms without Discrimination (Source: Survey Result, 2020)

There was an unclear practical procedure for formally recognizing property without endangering the culture and norms of poor people. On the other hand, the practice of the discriminatory procedure was also seen by the local communities during the regularization as the urban lands are regulated with non-documentary evidence with the indication of a maximum of 500 m2 and for others less than established principles. The implication of these survey results indicates that land tenure regularization has not been carried out efficiently and transparently without discrimination according to the local norm.

Non-Documentary Evidence Use as Urban Land Rights.

The survey result shows that landowners were the main sources of information to confirm informal rights on land in study areas. Additionally, public hearings were efficient tools that were expected to be equally important in the local community, particularly in defined urban areas, acknowledging undocumented evidence and the use of (elders) to align the informal rules with the formal legal system land also depends on the time all informal settlers were once embraced, which also did not count as documentary evidence in urban areas. Smallholders who demarcated their lands at the boundaries of the urban plan before being issued a lease book had no documentary evidence to show. The only evidence the landowners could provide was tax revenues in urban areas. Tax revenues were recognized as proof of the use of the property for the

respective taxation period. As indicated in Table 4.6, respondents were asked to rate their opinion on non-documentary evidence that is effectively used to assert rights equally. Accordingly, 183 (46.8%) and 48 (12.3%) of the respondents answered “disagree” and “strongly disagree”, while 69 (17.6%) and 40 (10.2%) of the Respondents answered “agree” and “strongly agree” and 51 (13%) answered, “Undecided”. Thus, from Table 4.6 it can be seen that the majority of the 186 (47.6%) respondents confirmed that non-documentary evidence was not used effectively to help establish rights alike.

Table 4.6: Response Rates of Respondents on Non-documentary evidence

Non-documentary evidence is effectively used to help establish rights equally	Town of respondent		Total	
	Gelan	Lega Tafo Lega Dadi		
strongly agree	10	30	40	10.2
Agree	29	40	69	17.6
Undecided	35	16	51	13.0
Disagree	102	81	183	46.8
strongly disagree	26	22	48	12.3
Total	202	189	391	100
long-term unchallenged tenure is formally recognized				
strongly agree	11	26	37	9.5
Agree	44	34	78	19.9
Undecided	28	22	50	12.8
Disagree	86	85	171	43.7
strongly disagree	33	22	55	14.1

Total	202	189	391	100.0

(Source: Survey result, 2020)

According to interviews with urban land officials, the participatory way of working accepted by the town administrations was a phased approach that included public hearings, assignment of rights, land surveying, registration, and issuance of title deeds. The process is used to convert non-documentary evidence into legal land titles. The evidence collected and approved through successive public hearings will be transformed into legal claims upon approval by the public communities. Participatory methods and the way public hearings can be conducted, especially in local areas, can be urbanized in the areas as the land or building does not abuse spatial planning. If the undocumented land could not conform to the proposed development plan, it is presumed not to be used as the right has been established and no compensation has been paid. Conversely, the study conducted by Nigussie (2016) in the city of Addis Ababa is inconsistent with the current studies because the system used by the city of Addis Ababa to regularize undocumented evidence differs from the study areas. Therefore, non-documentary evidence was partially admissible and recognition of property was accepted with some bias when other evidence is unavailable.

Long-Term Urban Land Tenure Rights

According to the review of the land legal framework, the review shows that the land tenure system in FDRE does not include land ownership rights. Recognition of permanent unchallenged ownership was not tied to ownership of urban land. Informal settlements were notorious in urban areas. The informal settlements in urban areas can be both legal and illegal in study areas. Longstanding illegal possessions owned by squatters in various communities have been destroyed in the past, sometimes violently. As indicated in Table 4.6, respondents were asked to give their opinion on the long-term unchallenged tenure being formally recognized. Accordingly, 171 (43.7%) and 55 (14.1%) of the respondents answered “disagree” and “strongly disagree”, while 78 (19.9%) and 37 (9.5%) of the Respondents answered “agree” and “strongly agree” and 50 (12.8%) answered, “undecided”. Thus, from Table 4.6 it can be seen that the majority of 171 (43.7%) respondents confirmed that long-term unchallenged tenure was not formally recognized. The FGD with advocacy groups revealed that the illegal settlers in urban areas could not claim compensation. The community used to issue notices and warnings before the task force was

tasked with removing them. If they don't remove their materials ashore, the task force will be deployed to clear the area. The elimination of illegal settlements is an ad hoc activity mainly related to the need for land for new development initiatives in the region. In the study areas, there were informal settlers who were not recognized as landowners by urban land sectors. Settlers move from rural to urban areas and from inner-city to suburban areas in most cases and some have bought land from farmers and others illegally occupied vacant land. Consequently, long-term ownership exists in study areas without proper legal documents. The illegally occupied properties were mostly state or municipal property that has been vacant during the period of occupation. Those legal settlers who cannot prove their title through the submission of legal site plans and parcel certificates, but who can provide documentary evidence such as tax receipts, and telephone and electricity connection charges, were mostly considered undocumented proof of title. These types of properties were considered land titles that lack proper proof of title. Traditional land ownership rights were expected to be converted into formal tenure rights after going through legal processes and inspections and therefore not subject to evictions. The implications of the survey revealed that there were laws that formally recognize long-term unchallenged ownership but are impractical, that they apply only to a specific type of land that has been accepted by the government of the town or conforms to legal procedures and has been accepted in the study areas**.**

4.2.1.3 Enforcement of Urban Land of Right

Accessible Opportunities for Tenure Individualization

The survey result shows that formalizing urban housing was not feasible and affordable as there were many problems identifying the undocumented evidence in urban areas that were highly vulnerable to pet corruption. Regulated housing regulations in the urban were unaffordable and many informal settlers were not happy with the regulations. The regulation and strategy of regularization in study areas, enriched with participatory tools introduced at each stage of the process by involving regular community meetings of the public in the process and community-centered mechanisms for grievance handling, were the missing important phases in the study areas. As indicated in figure 4.7, respondents were asked to rate their opinion on the urban-land legal framework as non-discriminatory. Accordingly, 185 (47.3%) and 79 (20.2%) of the respondents answered “disagree” and “strongly disagree”, while 65 (16.6%) and 27 (6.9%) of the

Respondents responded with “agree” and “strongly agree” and 35 (9%) answered, “undecided”. From Table figure 4.7it can thus be seen that the majority of 185 (47.3%) respondents confirmed that the legal framework for urban land is discriminatory.

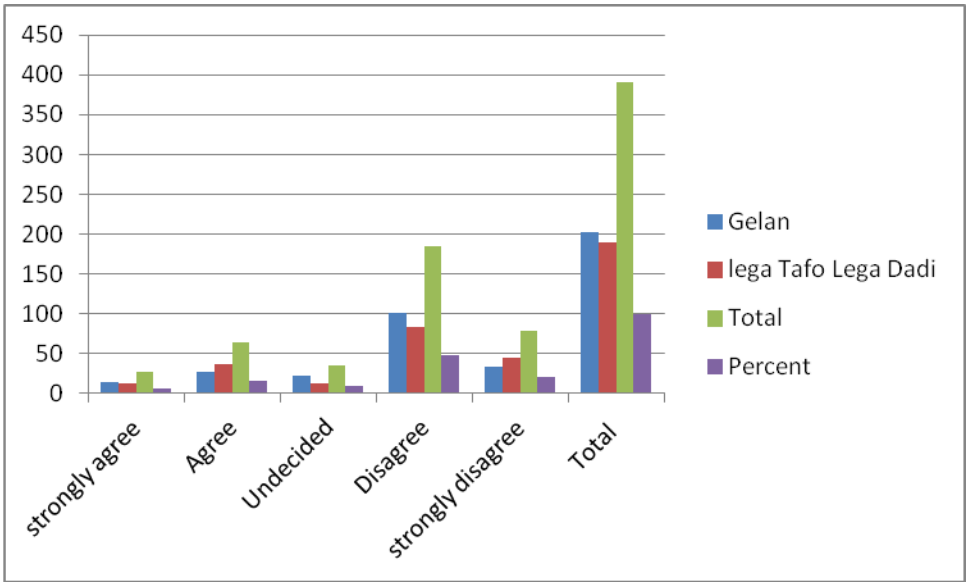


Figure 4.7: Response Rates on Legal Framework on Urban Land (Survey Result, 2020)

Moreover, illegal settlers have partially participated in key phases of the regularization process. Some awareness of the regularization process was provided for settlers through the specific regulation of the regularization process and the involvement of adjoining owners and land registry officials in the determination of rights, which lack a much larger publicity element that is highly corruption-prone in the study areas. This implies that the legal framework for urban land was discriminatory, since the requirements of urban planning formalization and parcel standards indicate inconsistent treatment, since the plots affected by urban planning and parcel standards were likely to demolish their plots without compensation, and only some people benefit from urban land substitutes with some restrictions. The present study is consistent with the study conducted by Legese (2014) in Ethiopia.

4.2.1.4. Urban Land Cadastre

According to five years of strategic plan reviews by the Oromia Land Bureau and the towns, the complex challenges faced by urban land administrations. The assessment underscored that the lack of a clear and coordinated land development and management system was a major bottleneck for the development of the land as general and study areas as specific urban centers.

The document further noted that the main feature of urban land management in the government of the town was manifested in the lack of secure, accurate, up-to-date, modern, and efficient land registry and information systems, which mainly concern land and property transactions, and a weak land tax system and further leads a distortion of the urban land and real estate market. There was a lack of up-to-date and complete maps to provide the necessary information about town boundaries, urban land use, and cadaster. This means that decisions about future urban developments are mostly based on incomplete information. Urban land and real estate transactions were costly and slow due to complicated and time-consuming procedures. In some cases, land ownership rights were often unclear, which can result in significant court costs. Due to poor planning and implementation strategies, little has been achieved to address the identified issues related to the establishment of a full urban cadastral and land registry system in general.

Furthermore, the result of the study revealed that in the study areas, the implementation of a cadastral project to record all landowners of land and plots could not yet be assessed and taxed. While rapid urban expansion has escalated in towns, demand for additional land for new development and supply lags far behind ever-increasing demand. This contributed to the growth of slums, informal settlements, and government land encroachments in the outskirts of Addis Ababa and Lega Tafo, Lega Dadi, and the Gelan. In response, the Regional Project Office for Land Cadastre, in cooperation with Gelan and Lega Tafo Lega Dadi towns, was trying to implement the cadastre recently, which has not yet been implemented. But such projects have proven so difficult to implement without reliable, consistent ownership and a system of record that defines who owns what, when, and where. Nonetheless, the regional state has identified the implementation of a cadastral survey and land registry project in all towns with more than 20,000 inhabitants in the coming years, including Gelan and Lega Tafo Lega Dadi Towns, which are not yet put into practice. Therefore these results imply all individual areas in urban areas were not recorded and mapped

The Illegal Urban Land Sale

According to urban land law reviews, the sale of land is prohibited by the FDRE constitutional law. However, according to the survey result of 391 surveyed areas, 43.7% of the surveyed households have acquired land through purchase. Although this figure is not significant compared to other land acquisition methods, it does indicate the existence of this practice in

urban areas. In contrast, the majority of farmers prefer to sell land illegally rather than be compensated by the government because the compensation provided by the community was less than the land sold through informal transactions. For example, data from the focus group discussion shows that municipalities that pay land compensation per square meter did not adequately transform the lives of displaced people, which was why landowners prefer to sell through informal transactions than through state compensation.

Table 4.7: The Compensation Given by State and Informal Land Transactions in Urban Areas.

Town	Compensation is given through state m^2(EthBirr)	Average of land transferred via auction m^2(EthBirr)	Average of land transaction via informal sale m^2 (EthBirr)
Gelan	111	5000-7000	500-1000
L/Tafo/l/dadi	110	6000-10,000	600-100

(Source: Survey result, 2020)

Accordingly, Table 4.7 shows that there was a difference between the compensation paid by towns and informal land markets, which is why the landowner prefers to sell his land informally. Consequently, these payment imbalances paved the way for the increase in squatters and illegal settlements in most towns in Ethiopia. The increase in illegal construction in urban has caused a socio-economic crisis among the illegal settlers and also the government from time to time, as many informal settler buildings have the option to be demolished unless there was an exception to regularization.

Table 4.8: Identified Illegal Building Houses and Demolished Building Houses (2016-2021).

No	Town	Identified illegal house			Demolished		
		House	Fence	Total	House	Fence	Total
1	L/TafoL/D	13612	351	13963	9424	429	9853
2	Gelan	736	106	842	344	114	458
Total		14348	457	14805	9768	543	10311

(Source: Lega Tafo Lega Dadi and Gelan Towns ,2020)

Table 4.8 shows that the practice of illegal land transactions is practiced in most towns near Addis Ababa and peri-urban areas. In addition, the Oromia Regional State Land administration Office's GTP II reports show that more than 63,155 illegal houses were demolished in 19 towns, including the study areas. In most cases, a factor in illegality arose from the imbalance between the demand and supply side of land for urban development and the city government's inability to manage the land. Since urban land and basic services are beyond the demand for low- and middle-income society through formal institutions, people started looking for the other way out.

Table 4.9 Demands of the Resident Apply for Cooperating Housing and Its Implementation in Gelan And L/Tafo L/Dadi Towns

Town	Apply people for cooperating housing		Land delivered for cooperative housing		Gap		Percent	
	No Cooperate house	Individual	No cooperating house	No of individual	Cooperate H	Individual	No coop. H.	No of indiv
Gelan	303	6366	224	3816	79	2550	73	60
L/TafoL/dadi	687	11,000	215	3569	474	7431	31	32
Total	*990.*	*17366.*	*439*	*7385*	*553*	*9981*	*44*	*43*

(Source:L/Tafo L/Dadi And Gelan Town, 2020)

Table 4.9 shows that out of 17366 residential lots requested; only 9981 (43%) land was delivered for the cooperative house in Gelan town and Lega Tafo Lega dadi. This shows that in both towns' administrations, there was a high level of interest in residential houses that cannot meet the needs of the population. In addition, the expansion of illegal land sales in Lega Tafo Lega Dadi is higher than in Gelan town. The FGD discussion and the interview discussion with key informants show that the reason for the expansion of illegal land transactions is the inability of the town governments to manage the land, the lack of resources, the lack of skilled labor, and the low compensation of the landowners. Furthermore, the proximity to Addis Ababa and the direction of the town for the housing economy for all people of Ethiopia puts it in the focus of entire countries, and the lack of effective land management in areas is seen as the reason for the spread of illegal settlers than the others. Besides, the existence of illegal settlers becomes an

obstacle to the implementation of land use planning and infrastructure development in the town, where the demolition of these illegal has provoked a socio-economic crisis among the people and political instability in the areas.

Lega Tafo Lega dadi towns

Figure4.8: Illegal Building Demolition for Road Expansion (Source L/T/L/Dadi, December 4, 2022)

Although the regional government of Oromia has tried to find a solution for the formalization of the illegal land based on the duration, which mainly focuses on the settlers before 10/24/2005 EC, the illegal land destruction in areas was increasing with time. The formalization of the illegal settlers based on the length of the occupation was also ambiguous and not free from bias among the illegal settlers and causes governance problems in the study areas. This shows that the extent of governance problems varies from town to town, depending on the management ability and commitment of the town's government.

The implications of these survey results suggest that the mechanisms put in place by the formal system to prevent illegal land sales seem to increase the distress of communities and actors involved in these transactions. The mechanisms employed were the application of the coercive approach, which refers to all forms of legal action leading to the violent annihilation of illegal

settlers, particularly in the town of Lega Tafo. In study areas, this approach often took the form of campaigning and the use of laws and courts to force illegal settlers to leave. The town's government has tried in the past to drive out the illegal settlers through laws and courts. These strategies were costly for both individuals and the responsible authorities. Therefore, the number of illegal real estate sales in the study areas was high, against the Lease of Urban Land 721/2011 objectives.

Illegal Urban Land Transaction.

According to reviews, the result shows that the land markets in urban centers are underdeveloped, and a significant amount of capital money transactions take place in the economy. Since the enactment of Lease Law 271/2011, it has become clear that determining the lease price through the bidding system improves the participation of the urban lease market in the study areas. As indicated in Table 4.10, respondents were asked to rate their opinion on the number of illegal lease transactions as low. Accordingly, 208 (53.2%) and 33 (8.4%) of the respondents answered "disagree" and "strongly disagree", while 56 (14.3%) and 29 (7.4%) of the Respondents answered "agree" and "strongly agree" and 65 (16.6%) answered "undecided". Table 4.10 shows that the majority of 208 (53.2%) respondents confirmed a high number of illegal lease transactions.

Table 4.10:Response Rates on Illegal Land Use Right Sales

The number of illegal land use rights sales is low	Town of respondent		Total	
	Gelan	Lega Tafo Lega Dadi		
strongly agree	6	16	22	5.6
Agree	31	35	66	16.9
Undecided	27	16	43	11.0
Disagree	114	92	206	52.7
strongly disagree	24	30	54	13.8
Total	202	189	391	100

(Source: Survey result, 2020)

According to the Urban Lease Index Report 2019/2020 published by the Oromia Regional States, the average initial price per square meter for mixed use in the towns of Gelan and Lega Tafo was 426 Ethiopian Birr. Conversely, the average of auctioned lots increased to 1900 per square meter in Gelan and 2800 ethb in L/Tafo legal/Dadi Town. These show that the actual benchmark lease set by the government has risen by more than 100 times, making it unaffordable for the majority of urban dwellers. In general, the majorities of urban dwellers were reluctant to take an active part in the properties on offer due to the sharp rise in prices per square meter due to a lack of financing capacity or were forced to seek illegal property deals. Therefore, the current land offers of the towns in the market and the price signals have to be examined in the context of understanding the feasibility of the trend in the land tenure system and its impact on the policy objectives. Therefore, this implies that the number of illegal land transactions was correspondingly high compared to the targets of Urban Land Lease 272/2011.

Women's Property Rights in Urban Lands

According to legal framework reviews, one of the Ethiopian government's public policy principles shows that all interventions must be gender-sensitive and able to ensure equitable development for all women and men. Following these public policy principles, Article 35 of the

Ethiopian Constitution (1995) affirms the principles of equal access to economic opportunities, including the right to equal employment and land rights. During the implementation phase of land rights, cadastral surveys, and registrations, women's land rights attracted a high level of attention and concern at the political level. In addition, all state and local land laws boldly recognize the land rights of women and men. In practice, however, there have been a limited number of women participating in urban land holdings and no positive action has been taken to their advantage. For example, in the town of Lega Tafo Lega Dadi, between 2016 and 2020, only 59 women received housing land through cooperative housing. This data shows that women did not benefit from the provision of urban land that conformed to the principles set out by the policy. As indicated in Table 4.11 respondents were asked to rate their opinion on women's property rights to land as accrued by relevant legislation. Accordingly, 187 (47.8%) and 42 (10.7%) of the respondents answered "disagree" and "strongly disagree", while 92 (23.5%) and 31 (7.9%) of the Respondents answered "agree" and "strongly agree" and 39 (10%) answered, "undecided". Thus, from Table 4.11, it can be seen that the majority of 187 (47.8%) respondents confirmed that women's property rights to land, as accrued by the relevant laws, were not enforced.

Table 4.11: Response Rates on Women's Property Rights

Women's property rights in lands as accrued by relevant laws are recorded	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	10	21	31	7.9
Agree	41	51	92	23.5
Undecided	21	18	39	10.0
Disagree	101	86	187	47.8
strongly disagree	29	13	42	10.7
Total	202	189	391	100

(Source: survey result, 2020)

Moreover, attention must be paid to protecting the interests of wives living in a polygamous marriage, since they are considered one household in the regulation and delivery of urban land. Therefore, the implications of this finding show that women's property rights were equal by law to men's, conversely there were significant limitations to the exercise of these rights in practice, and women's property rights to land as created by relevant legislation, have not been implemented correctly.

4.2.1.5 Restrictions on Urban Land Rights

According to survey result urban land restrictions are unattainable for large sections of rights holders and have not accorded to principles of good land governance. The details of urban land rights restrictions are discussed as follows

Restrictions on Urban Land Transferability

According to reviews result and interviews with the key informant, groups show that regulatory restrictions on the ownership and sale of land by right-of-use owners have brought several benefits to urban development and redevelopment, facilitating infrastructure installation and securing land for social and physical infrastructure through the state power of a significant domain. However, the restrictions have imposed legal uncertainties on the part of the owners due to uncertainties, which in turn affect private investments and the development of the financial market, which are essential for economic development. As indicated in Table 4.12, respondents were asked to give their opinion on the restrictions on urban land eligibility that are effectively for a public purpose and enforced. Accordingly, 186 (47.6%) and 49 (12.5%) respondents answered: “disagree” and “strongly disagree”, while 82 (21%) and 28 (7.2%) respondents agreed that “Agree” and “Strongly agree” were the responses and 46 (11.8%) answered, “undecided”. Thus, from Table 4.12, it can be seen that the majority of 186 (47.6%) respondents confirmed that urban land transferability restrictions effectively serve public purposes, but were not enforced.

Table 4.12: Response Rates On Restrictions Regarding Urban Land Transferability

Restrictions regarding urban land transferability effectively serve a public purpose are enforced	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		

strongly agree	7	21	28	7.2
Agree	42	40	82	21.0
Undecided	24	22	46	11.8
Disagree	103	83	186	47.6
strongly disagree	26	23	49	12.5
Total	202	189	391	100

(Source: Survey result, 2020)

An interview conducted with land experts revealed that the state plays in part the role of sole protector of the land as farmers and squatters encroach on state lands. These actions by the state prompted landowners to transact land on the informal land market without state intervention, in violation of Article 40(3). In addition, the government issued a proclamation limiting the transfer price of unused land (by charging 95% of the land increment) to discourage speculators. Nonetheless, the government has failed to stop the speculation as the transaction is conducted through smart and authoritative deals brokered by brokers and the deal usually takes the form of in-house deals provided the lessee has the right to completion of 50% has factory transfers, which implies speculation in an indirect and complicated form. Also, the urban taking the lion's share of the land value appreciation in addition to collecting the rental price on behalf of the public purpose poses governance problems in the city community. Therefore, this implies that restrictions on urban land eligibility intended to serve public purposes have not been effectively enforced against Proclamation 721/2011. In addition, this finding consists of survey results conducted by Legesse Tigabu, 2015, who in this paper claims that Ethiopia's current urban land acquisition system has led to social injustice by preventing the poor from accessing urban land and fostering animosity Climate in the implementation of the new leasing system

Restrictions of Urban Land Ownership

According to reviews of Urban Land Registration Proclamation No.818/2014, Article 4(1) recognizes land-holding rights as follows;

"… *Urban land registry aims to: Ensure uniform protection of land tenure rights of individuals,*

co-owners, associations, governmental and non-governmental institutions by allowing urban centers to know the land available to them through inventory and an integrated national system to create a land tenure system that is compatible with land stewardship and supports the building of an economic community; and accelerating the economic, social and environmental development of urban centers by providing landowners with the security of land ownership and recognition of ownership of the immovable property through certification of the right through registration. Article 4(1-2). All rights, limitations, and obligations described in previous leases and leases entered into with the relevant governmental authority in the course of creating leasehold rights are to be recorded in Article 30 (1)..''

This shows that the Urban Land Registration recognizes the unified protection of the property rights of private, co-owners, associations, and governmental and non-governmental institutions and the registration of all rights, restrictions, and responsibilities for old tenure and leasehold, which are concluded with the competent state authority in the course of the establishment of property rights. The ordinance did not recognize the registration of informal settlements unless they are administered by the leasehold administration. Also, the register did not recognize recently established squatters who were in the break of the lease Agreement and Regulations. Therefore, property types did not comprehensively include the registration of informal settlements and recently established squatters unless managed under the leasehold system. In addition, according to Proclamation No. 721/2011, Article 6, (2), when dividing building plots according to the approved national standard and town plan in the process of converting the old property into a long-term leasehold according to Sub-Article 1 of this Article, leads to a reduction or Enlargement of the plot. Under Proclamation No. 721/2011, Article-6, Paragraph 4, on the regularization of properties held without the authorization of the Competent Authority, the properties that were found acceptable according to the town's plan and subdivision standards. Under the above proclamation and statute, incorporated towns and the region have developed regulations that limit the minimum and maximum lot sizes according to standards in their context, which in practice were not uniform within towns in the same regional states. Therefore, the minimum and maximum lot size limits for replacement lots for expropriated urban land vary from town to town. For Gelan (105-500 m2) and Lega Tafo lea Dadi (160-500 m2), in case of land expropriation for public use, there is a restriction on the size of the plot provided as replacement land for resettles due to new developments. The ordinance enforces a restriction on

the parcel size, and the severity of the restriction is high for informal settlements that violate planning regulations and for owners who have moved elsewhere due to urban expansion. The ordinances limiting the size of lots are practically not fully enforced, according to urban ordinances. The survey result shows that; some owners' lot sizes may be larger than the maximum size limit. For example, in the case of Lega Tafo Lega Dadi, some residents, despite being informal settlers, acquire land in the name of undocumented evidence of about 500 m2, while the maximum plot size according to the regulations based on the duration of the informal occupation settlers is 200 m2.

Finally, the implications of these results show that restricting the ownership and sale of land by private owners have benefited from the expropriation of land for social and economic infrastructure. On the contrary, the confinement has created legal uncertainties for the provision of resources by the owner, with fears of insecure property, forced evictions, loosening of social ties, and increasing affordability costs for the poor when relocated to the periphery

Restrictions of Urban Land Use (Disaster Risk)

The result of the investigation shows that solidified settlements can be seen in restricted urban zones (risk areas) and that squatter settlements are increasing in urban areas from time to time. For example, both the towns of Gelan and L/ Tafo L/ Dadi did not offer a certificate for risk areas settled according to the regularization set as a constraint in the master plan. In both towns, people are settling in areas that have not been evicted or demolished. Exclusion zones in land use planning are intended to restrict officially designated high-risk areas, but in practice buildings/informal settlements were seen in open spaces, buffer zones, green spaces, and others. Informal settlements and squatters can be seen in urban green and open spaces. Habtamu's (2011) study is consistent with the current study.

Fig.4.2.4 pic. Shows The informal occupiers on restrict the around risk prone in L/Tafo/L/Dadi,2022

Figure4.9: The Informal Occupiers on Restrict Risk Prone(L/Tafo L/Dadi, December,2022)

In addition, the interview with experts from Urban Land Management shows that both town administrations have no detailed awareness of the risk areas or intentionally misuse risk areas when implementing the development plan. According to my observations and interviews with key whistleblower groups, both town governments had no plan to relocate the informal squatters and restrict the plan to protect informal settlements in urban areas according to the legal zoning plan. Thus, urban land-use restrictions did not effectively serve public policy goals.

4.2.1.6, Civic participation in the urban land in the Decision-Making Process

The survey result revealed that there was weak community involvement and ways to measure progress toward meeting urban land policy goals, and the clarity of the mandate for monitoring and reporting progress toward those goals and understanding for stakeholders. The details of civic engagement concerning the policy framework are discussed as follows

Land Policies and Regulations Development

As indicated in Figure 4.10, respondents were asked to rate their opinion that land policies and regulations are developed in a participatory manner involving all relevant stakeholders. Accordingly, 199 (50.9%) and 40 (10.2%) of the respondents answered “disagree” and “strongly disagree”, while 84 (21.5%) and 23 (5.9%) of the Respondents answered “agree” and “strongly agree” and 45 (11.5%) answered, “undecided”. Thus, from figure 4.10 it can be seen that the majority of the 199 (50.9%) respondents confirmed that land policies and regulations were not developed in a participatory way involving all relevant stakeholders.

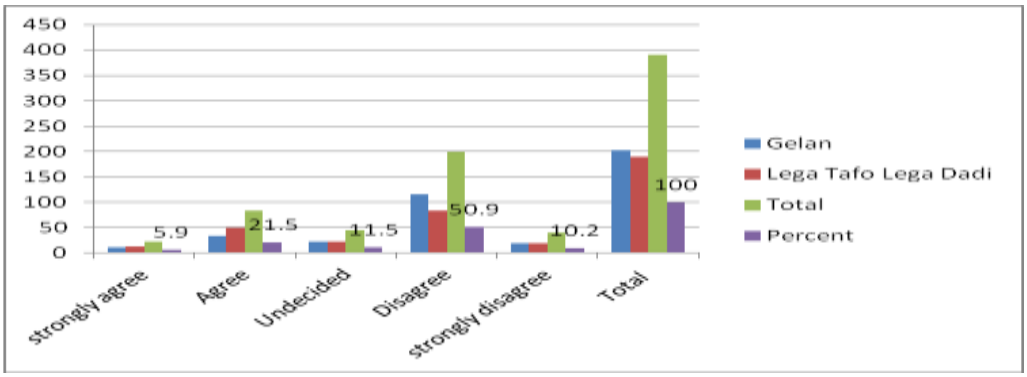


Figure 4.10: Response Rates on Land Policies and Regulations Development (Source: Survey Result, 2020)

Moreover, according to an interview with a key group of whistleblowers, the enactment and approval of federal laws and policies generally did not involve broader public participation, with media announcements being made in part to collect comments from towns and the country at large. The experience of policy-making in Ethiopia at the federal and regional levels is usually initiated by executive branch institutions. Federal and state legislators lack detailed information unless they go and discuss it with their constituencies, which is not happening yet. Therefore, the urban community lacks rationality and an empowerment process, and the majority of stakeholders are unable to participate in a policy design that is supported by policymakers. This explains in principle the participation of people in the making of laws through their representatives and sometimes direct participation is waived and decisions affecting parts of the community are made without prior consultation. Besides, the decision-making process of the stakeholders of the study areas in the town-level land-use planning also has its limitations while the land-use planning prepares until its implementation based on the approval of the land sector technocrat. Majority of urban land for town dwellers through cooperative housing, land offers, and public land transfer to the investor delivered without consulting the urban communities. In general, the implications of these result shows that the community was not allowed to participate in decision-making and they were forced to accept benefits set by the government at various levels against documents prepared for community participation during plan implementation. Hence, land policies and regulations have not been developed in a participatory way involving

all relevant stakeholders. These studies are inconsistent with the assessment conducted by the Oromia land bureau (2021) on stakeholder participation in the implementation of land use plan

Urban Land Rights and Use Information

According to the interview with kebele administrators and urban land sector experts, the implementation of land laws is not regularly monitored by legislators and competent bodies. As indicated in Table 4.13, respondents were asked to rate their views on land rights and usage information shared by public bodies where regular reports are publicly available. Accordingly, 159 (40.7%) and 52 (13.3%) of the respondents answered "disagree" and "strongly disagree", while 102 (26.1%) and 33 (8.4%) of the Respondents responded with "agree" and "strongly agree" and 45 (11.5%) answered, "undecided". Thus, from Table 4.13 it can be stated that the majority of 159 (40.7%) respondents confirmed that land rights and useful information were not regularly reported by public bodies and not made publicly available. Therefore, this affects the efficient work of urban land management.

Table 4.13: Response Rates on Urban Land Right and Use Information

Urban Land right and use information is shared by public bodies are regular reports are publicly accessible	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	15	18	33	8.4
Agree	42	60	102	26.1
Undecided	29	16	45	11.5
Disagree	89	70	159	40.7
strongly disagree	27	25	52	13.3
Total	202	189	391	100

(Survey result, 2020)

Furthermore, there were no competent authorities to assess the implementation of the land policy according to established principles and to take responsibility for failures at the town's level. Also, due to the inefficiencies and lack of synergies between stakeholders, the implementation of the laws was not assessed at different institutional levels for detailed institutional performance analysis. A document on public participation indicates that the process of preparing and implementing zoning plans exists at regional and municipal levels. But urban expansion and infrastructure development have not been publicly available, with sufficient anticipation and a systematic process to address stakeholders' land rights in ways that were not fully consistent with existing land sector standards documents. According to the document, the community or a stakeholder affected by certain projects must be consulted and there was said to be an unenforced community and public partnership. However, the understanding of community and urban stakeholders to whom the questionnaires were distributed was not widely accepted. This survey result implies land rights and use information, was not regularly reported by authorities and was not publicly available.

4.2.2. Urban Land Use Planning, and Management,

The survey result revealed that; Communities affected by the expansion of development have not been able to participate in the various levels of decision-making. At the same time, changing urban land use and management was not transparent and offered significant benefits to society rather than powerful groups. Therefore, listed below are the indicators used in these studies to examine the extent of good governance practices in urban land management, land use, planning, management, and taxation in cities, which are discussed as follows

4.2.2.1. Transparency of Urban Land Use Restrictions

Urban expansion process Development and existing urban land rights.

As indicated in Table 4.14, respondents were asked to rate their opinion on whether the process of urban expansion respects existing rights. Accordingly, 191 (48.8%) and 97 (24.8%) respondents answered that they disagreed and strongly disagreed, while 57 (14.6%) and 14 (3.6%) respondents answered that they agreed and strongly agreed, and 44 (11.3%) of the respondents answered undecided. Thus, from Table 4.14, it can be stated that the majority of 191

(48.8%) respondents confirmed that the process of urban expansion development process was not respecting existing rights.

Table 4.14: Response Rates on The Process of Urban Expansion Development

The process of urban expansion development process respected existing rights	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	1	13	14	3.6
Agree	27	30	57	14.6
Undecided	23	9	32	8.2
Disagree	111	80	191	48.8
strongly disagree	40	57	97	24.8
Total	202	189	391	100.0
Process of the urban expansion development process is transparent				
strongly agree	4	9	13	3.3
Agree	22	15	37	9.5
Undecided	15	9	24	6.1
Disagree	119	107	226	57.8
Strongly disagree	42	49	91	23.3
Total	202	189	391	100.0

(Source: Survey result, 2020*)*

When the researchers compared the respect for existing rights of the two towns, the data showed that the problems of the process of towns expansion and the development process of respect for existing rights were larger in Gelan than in Lega Tafo Lega Dadi town. In addition to these interviews with town planners, the urban infrastructure process depends on government approval and not on community-based. The expansion process sometimes destroys existing land rights by simply replacing land without compensating the landowners. During the fieldwork I have seen a

person who lived about 60 years old, he expressed his views regarding the existing land rights as follows*;*

''...I lived some years before the founding of cities, in our daily life we peacefully practiced our socio-economic life. However, after the founding of the towns, we lost many things like our land, our culture, and our social ties that existed before and during the city's expansion onto our land, driving us away from our land and our relationships with the environment.''

Therefore, the implication of these results shows that the process of urban expansion development process was not respected existing rights, and the present finding is inconsistent with the study conducted by Gizachew (2016) due to the researcher focused on the economic value of the land than the relation between the land and social ties

The Transparency of the Urban Expansion Process

As indicated in table 4.14 the respondents were asked to rate their view on the whether Process of urban expansion/infrastructure development process is transparent. Accordingly, 226(57.8%) and 91 (23.3%) respondents replied disagree and strongly disagree, while 37(9.5%) and 13(3.3%) respondents replied agree and strongly agree and 24(6.1%) respondents replied undecided. Thus, from table 4.14 it can be stated that the majority of 226(57.8%) respondents confirmed that the process of urban expansion/infrastructure development process was not transparent. Community participation in the planning and expropriation of urban land for the development process was very low. FGD with planners and land experts shows that all processes depend on the approval of technocrats and officials. In addition, interviews with key whistleblower groups revealed that the community was not allowed to be involved in decision-making and was forced to accept towns' government decisions. Thus, the overall process was not community-centric and participatory, but technocratic, and people lacked the power to negotiate on an equal balance. Furthermore, the little participation of the community in the compensation decision-making and benefits process, implies the government, is the sole decision-maker in compensation and benefits package computation. For example, interviews with key whistleblower groups and urban land experts show that, except for a few experts and a few prominent people involved in municipal compensation and urban planning decisions, not all affected landowners are allowed to participate. Conversely to these findings the Ethiopian constitution article 40,(8), indicates the right compensation as follows;

"… *"…Without prejudice to the right to private property, the town may expropriate land for public uses, provided that compensation commensurate with the amount of the property is paid in more."."*

This demonstrates the right to compensation for the expropriated private property, while there is no clear legal and clear direction to oblige community and stakeholder participation, especially in the calculation of compensation and benefits. In general, information on planned urban expansions and infrastructure developments for public engagement with urban land rights by stakeholders did not fully meet the standards set out in the Urban Land document. The communities affected by the project have strongly condemned the low compensation practice for the improvements under the appraised cost approach, as the transactions from the sale are much higher than the compensation granted by the government, which does not reflect the reality of land values.

Table 4.15: Compensation Process In Study Areas

Town	Compensation is given through town administrations m^2(EthBirr)	Average of urban land transferred via auction m^2(EthBirr)	Average of urban land transaction via informal sale m^2 (EthBirr)
Gelan	111	5000-7000	500-1000
L/Tafo/l/dadi	110	6000-10,000	600-100

(Source: Gelan and L/TafoL/Dadi Towns, 2020)

The implications of this data show that fairness in property in compensation jurisprudence could not be adequately served in a situation where public comment on the compensation law fails to bring about meaningful changes that delight affected communities and stakeholders. As such, the process of urban expansion development was not transparent and did not conform to the standards set out in the Urban Land Document. The present results did not agree with the conceptual definition of Zakout (2006) as the implementation varied from place to place.

Urban land use change permit applications

According to survey results, there was no organized audit, inspection, and monitoring practice to inventory urban land use change to achieve the intended goal. So far, the increasing land-use change by the prevailing formal urban land delivery system has witnessed the scale of immediate land-use change for intended use, especially in study areas. In Oromia, regional state towns surround Addis Ababa and mainly in the towns of Gelan and Lega Tafo Lega Dadi is one of the most rapidly urbanized areas of the regional state towns of Oromia due to its proximity to Addis Ababa and where the urbanization trends were at ground level and due to insufficient resources, to fund the infrastructure, the formal urban land release program was futile to meet the urban intensification and investment needs. As a result, the change of use to intend use is so slow, which in turn results in the existing statutory urban plan being overrun by the rise of squatter settlements and informal land markets. As indicated in table 4.16 the respondents were asked to rate their view on whether approval requests for change in urban land use are promptly followed by development on these parcels of land. Accordingly, 200(51.2%) and 120 (30.7%) respondents replied to disagree and strongly disagree, while 30(7.7%) and 9(2.3%) respondents replied to agree and strongly agree and 32(8.2%) respondents replied undecided. Thus, from table 4.16 it can be stated that the majority of 169(43.3%) respondents confirmed that approval requests for change in urban land use were not promptly followed by the development of parcels of land.

Table 4.16 Response Rates on Approval Requests for Change in Urban Land Use

Approval requests for change in urban land use are swiftly followed by development on these parcels of land	town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	5	4	9	2.3
Agree	19	11	30	7.7
Undecided	23	9	32	8.2
Disagree	102	98	200	51.2

strongly disagree	53	67	120	30.7
Total	202	189	391	100.0

(Source, survey result, 2020)

In practice, the urban land bank procedure for registering undeveloped land after eviction and right-of-way procedures was no better because vacant state land is not properly demarcated. In addition, the resources, human skills, and technological capacity were weak in the registration of vacant land after the eviction through compensation and rights of way, as well as the poor practice of banking that has encroached on state-owned land. In addition, the illegal settlement areas were not regularly monitored and registered, making the undeveloped area conducive to speculation and the growth of squatter settlements. As a result, informal settlement homes are currently being demolished by the campaign, particularly in the town of Lega Tafo Lega Dadi, the law enforcement committee set up for squatters and informal settlements. Hence; currently being demolished by the campaign, particularly in the town of Lega Tafo Lega Dadi, the law enforcement committee set up for squatters and informal settlements. Besides, the capacity to provide serviced urban land was weak which implies large undeveloped land is vulnerable to squatting in situations where the change in use to intended use land delivery system is weak. Although currently an urban land lease, which has in practice 721/2011 strictly contributed to the reduction of urban land underuse, in line with the Directive, requires the leaseholder to construct at least 50% of the buildings for the transaction of real estate, otherwise, 95 % of incremental land value is taken by the government in case of idle leased land transaction, nevertheless, urban land underuse was the most common scenario as investors did not use the land for investment but mainly for speculative gains from the incremental of the land and hence the Towns Delivered Administration confiscated a fair amount of urban land from investors and became governance issues. This data indicates that permit applications for urban land use change were not immediately followed by the development, due to mismanagement and little capacity to manage the towns' rapid expansion.

4.2.2.2 Transparency of valuations

Valuation rolls

The survey result shows that the compensation and expropriation procedure proceeds through bureaucratic procedures from the initial stage to the payment of the compensation. From the reviews of the expropriation documents, it is clear that after the town's government decides to expropriate the urban land for a public purpose, in principle, awareness events on the project preparation and implementation must be organized in the area affected by the project, to explain the expected benefits of the project for the residents. However, the result of the study area survey showed that there were legal gaps and implementation problems, which are primarily responsible for the assessment and compensation procedure. The assessment process, where compensation is legally determined, was usually not easy, time-consuming, and a challenging part of the expropriation process. In the area of the study area, the compensation procedure does not recognize damages and disturbances that affect the value of the expropriated property. Additionally, the cost replacement method does not take into account any assets that arise after the determination of compensation, however, the purchase price will be affected by replacement properties in the area. This means that the replacement costs were not reached. Therefore, the level of cash or substitution urban land compensation based on pre-project rates is insufficient to allow recipients to either purchase or build equivalent properties in a fairer and more reasonable situation. As indicated in table Figure 4.11 the respondents were asked to rate their views on the publicly accessible valuation rolls. Accordingly, 271(69.3%) and 89 (22.8%) respondents replied to disagree and strongly disagree, while 18(4.6%) and 3 (0.8%) respondents replied to agree and strongly agree and 10(2.6%) respondents replied undecided. Thus, from table Figure 4.11 it can be stated that the majority of 271(69.3%) respondents confirmed that Valuation rolls were not publicly accessible. Furthermore, if we compare the survey results of the two towns, the data shows that the problems of rating transparency are slightly larger in Gelan than in Lega Tafo Lega Dadi towns.

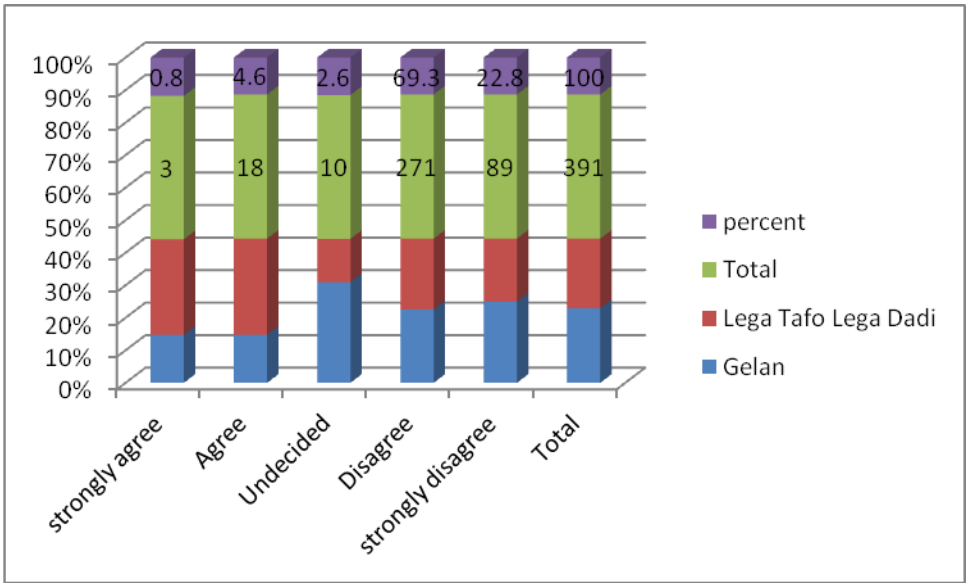


Figure 4.11: Response Rates on the Indicator of Valuation Transparency (Source; Survey Result, 2020)

Besides, practically Asset approval occurs after the determination of compensation on the one hand, and compensation payment delays, on the other hand, fail to reach replacement costs. According to the law, the valuation does not take these aspects into account, but the purchase price is still influenced by replacement land and associated land in the area. The expropriation of urban land has taken place without sufficient discussion and consensus with the people involved. Town government data shows that the majority of dispossessed residents receive a land replacement without considering the value of the land and compensation. This urban land exchange is based on the standard of resident urban land to the urban communities. According to data from Lega Tafo Lega Dadi town (2020), out of 6735 expropriated landowners, only 660 receive compensation and only 20 households receive a loan from the government for resettlement. The expropriation and compensation laws empower the state to implement the expropriation plan and take possession of the urban land, even if disputes over compensation and resettlement are pending. As far as tax assessment is concerned, there were no rules, regulations, or guidelines dealing with tax assessment. Therefore, the valuation for tax purposes in the study area is determined arbitrarily and administratively. This implies that there was generally no clear process of property valuation for compensation or tax purposes, and was not determined based on market value. The present result agreed with the study conducted by World Bank (2016).

Valuation of urban land and market prices.

The lack of public participation and the confidentiality involved in the determination of property values for compensation and other related purposes are two common problems experienced in urban areas, according to the discussions made with experts of urban land, municipal office, and officials of the town administration. Property owners, in particular those who reside in town boundaries that are being condemned, are frequently vulnerable, have insufficient informational resources, and lack access to organizations that provide fair valuations. In most circumstances, the local government determines property values to establish a defined value and to determine the value of the structure for its intended use. On the one hand, the property values were unprofessional, on the other hand, appraisals, and values were kept secret from the owners and there was evidence of corruption in the pit. This contradicts the property owner's right to be informed of the methods used to determine the values and the applicable rates. It is not recommended for affected landowners to self-organize and elect their representatives. Representatives of the influential group were allowed to participate and make decisions on important issues such as compensation, physical resettlement step, resettlement, rehabilitation support, and other issues, alongside other stakeholders such as developers. Experience has shown that the majority of those affected are not involved in urban decision-making processes. Most of the stakeholders were not consulted before the compensation schemes and amounts were determined. Regarding the valuation for tax purposes, firstly, there were no valuation lists for land in the study areas as no Local Development Plan (LDP) was implemented. The land assessment started after the LDP implementation. Since LDP is only implemented on behalf of the regional plan institute authority, it cannot cover the entire regional town. As a result of 112 proposed LDPs, only 4 LDPs or areas have started as a pilot, which was practically not implemented in the town of Lega Tafo Lega Dadi, and the same applies to the town of Gelan. This means that no policy requires the valuation lists to be publicly available and there was no space for property owners to learn how the tax base is determined and what the tax to be charged

4.2.2.3. Public participation

The Involvement of stakeholders in urban land-use change

As per towns Plan Proclamation No. 574/2008 reviews, indicate that the process of approving the City Plan has to be initiated by public participation in a well-located place and that such process

and participation must be transparent and involve large crowds. But in practice, the survey result shows that in real practice, most of the planning was not derived from the initiation of the community rather it is government or privately driven or sometimes it depends on only the consent of officials or absolute technocrats. As indicated in table 4.17 the respondents were asked to rate their view on whether a change of land use was approved by public consultation with different stakeholders. Accordingly, 222(56.8%) and 83 (21.2%) respondents replied to disagree and strongly disagree, while 35(9%) and 19(4.9%) respondents replied to agree and strongly agree and 32(8.2%) respondents replied undecided. Thus, from table 4.17 it can be stated that the majority of 222(56.8%) respondents confirmed that changes in urban land use were not approved by public consultation with different stakeholders.

Table 4.17: Response Rates on Approval of Land-Use Change and Public Participation

Change of land use approved by public consultation with different stakeholders	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	9	10	19	4.9
Agree	23	12	35	9.0
Undecided	22	10	32	8.2
Disagree	110	112	222	56.8
strongly disagree	38	45	83	21.2
Total	202	189	391	100.0
Changes in urban land-use plans are based on the clear public process				
strongly agree	7	13	20	5.1
Agree	18	16	34	8.7
Undecided	24	11	35	9

Disagree	122	103	225	57.5
strongly disagree	31	46	77	19.7
Total	202	189	391	100

(Source: Survey Result, 2020)

Land use change often creates a public forum for stakeholders and community consultation, while consultation has disadvantages to capture and reflect the real needs of the grassroots level. Survey results indicate that some communities are involved in vision setting, town planning, and approval, while others are waived from the vision setting. Finally, the public proposition is required in the creation and modification of town zoning plans, but public comments remain largely invisible in cities as zoning plans are finalized. Accurate regulation should be designed for all zoning changes to primarily incorporate the interests of the majority of affected communities, rather than to support the process council's technocratic analysis. These results imply that the urban plan produced was not socially inclusive, as community interests and concerns are marginalized in the planning and implementation of extension areas, and changes in urban land use have not been approved through public consultations with various stakeholders. The present studies contradict the existing Citys Plan Preparation Document (2003) and the conceptual definition of FAO (2017) as a result of governance issues and agree with the study conducted by Alem, G. (2021) in the case of Planning without a Sufficient institutional, regulatory and governance frameworks lead to inequality and the marginalization of vulnerable people.

The changes in urban land-use plans

As indicated in table 4.17 the respondents were asked to rate their view on whether Changes in urban land-use plans are based on a clear public process. Accordingly, 225(57.5) and 77 (19.7%) respondents replied disagree and strongly disagree, while 34(8.7%) and 20 (5.1%) respondents replied to agree and strongly agree and 35(9%) respondents replied undecided. Thus, from table 4.17 it can be stated that the majority of, 225(57.5) respondents confirmed that changes in urban land-use plans were not based on a clear public process. Therefore Changes in urban land-use plans were not based on a clear public process.

4.2.2.4. Urban Land Use Planning Efficiency

The Delivery of Low-Cost House

According to data shows, policy for low-cost houses was not practiced in study areas. But the demand for inexpensive houses in areas was very high in the towns. Due to the proximity to the capitals of the countries, the majority of town dwellers live in a rented houses. Moreover, the lack of efficient delivery of developed land to residential areas is one of the problems that urban areas face. The town government's ability to provide adequate land to town dwellers was poor due to financial constraints and complaints from landowners about the need for adequate compensation. Therefore, policies for affordable housing and services exist, but implementation has major gaps, leading to an increase in the number of people with inadequate housing. But to overcome the housing problem, the town government was unable to provide developed land for residential use. Then people start looking for other opportunities, which become factors for increased informal settlements and squatters in the towns. As indicated in figure 4.12 the respondents were asked to rate their view on whether a Policy to ensure the delivery of low-cost housing and services exists and is progressively implemented. Accordingly, 247 (63.2%) and 93 (23.8%) respondents replied to disagree and strongly disagree, while 19(4.9%) and 8(2%) respondents replied to agree and strongly agree and 24(6.1%) respondents replied undecided. Thus, from figure 4.12 it can be stated that the majority of 247(63.2%) respondents confirmed that the Policy to ensure delivery of low-cost housing and services not existed and was not progressively implemented.

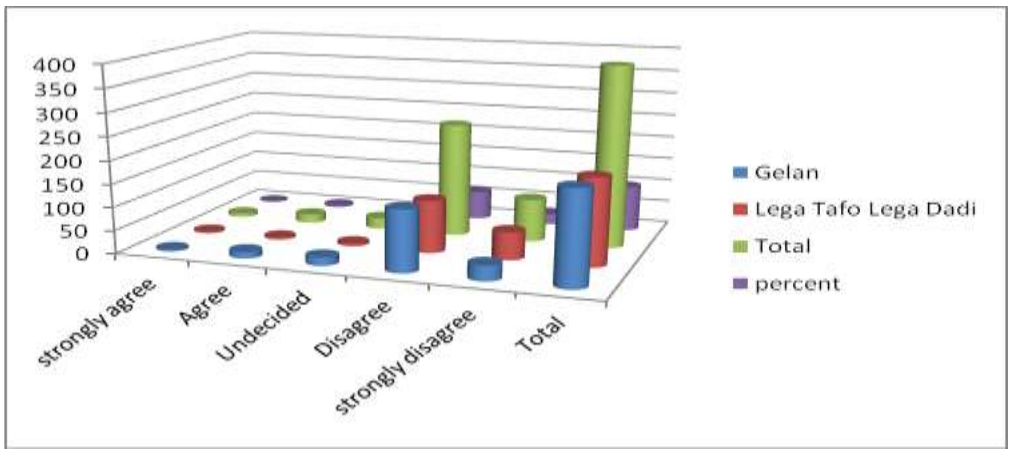


Figure 4.12 Response rates on Policy to Ensure Delivery of Low-Cost Housing (Source: Survey Result, 2020)

Urban Land Use Planning and Urban Spatial Expansion

The document review shows that town administrations have made an effort to integrate inner slums into mainstream urban development through regularization, and guided land development through the provision of serviced land. However, in practice towns administration could not control the development of squatters on the outskirts. This applied at the local level to the towns of Gelan and Lega Tafo Lega Dadi. Town officials now claim to be controlling, or at least curtailing, the surge in squatting in the outskirts by coercing a law enforcement committee campaign, but the continuity and fairness of this approach were still in question. As indicated in table 4.18 the respondents were asked to rate their view on whether Land use planning effectively guides urban spatial expansion in the town. Accordingly, 255 (65.2%) and 84 (21.5%) respondents replied to disagree and strongly disagree, while 32(8.2%) and 7(1.8%) respondents replied agree and strongly agree and 13(3.3%) respondents replied undecided. Thus, from table 4.18 it can be stated that the majority of 255(65.2%) respondents confirmed that, land use planning was not effectively guiding urban spatial expansion in the town.

Table 4.18: Response Rates on Efficiency in The Urban Land Use Planning and Land Use Plans and Regulations

Land use planning effectively guides urban spatial expansion in the town	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	3	4	7	1.8
Agree	18	14	32	8.2
Undecided	10	3	13	3.3
Disagree	144	111	255	65.2
strongly disagree	27	57	84	21.5
Total	202	189	391	100
Land use plans and regulations are current, and implemented, and do not drive people into informalities				

strongly agree	0	6	6	1.5
Agree	12	15	27	6.9
Undecided	13	1	14	3.6
Disagree	142	122	264	67.5
strongly disagree	35	45	80	20.5
Total	202	189	391	100
Land use planning effectively guides urban spatial expansion in the town				
strongly agree	3	4	7	2.0
Agree	18	14	32	4.9
Undecided	10	3	13	6.1
Disagree	144	111	255	63.2
strongly disagree	27	57	84	23.8
Total	202	189	391	100

(Source,survey result,2020)

In general the implications of these data revealed that although hierarchies of statutory town plans are established by law, urban land use planning has not effectively guided and prevented urban morphology changes arising from interest in urban land for different uses, and they are often the statutory town plans created by Zone changed. While in the towns in general a hierarchy of detailed urban zoning plans is enacted by the law, in practice urban spatial expansion occurs informally, with infrastructure provided sometime after urbanization. The legally binding development plan is ineffective when checking the speed; Direction and intensity of urban. Accordingly, the development of urban expansion on the periphery was not adequately monitored and controlled with timely preparation and implementation of the plan for the town.

Hence, land use planning was not an effectively controlled urban space expansion in the towns and the present studies agree with the study conducted by World Bank (2016).

4.2.2.5 Urban Land Use Plan and Regulations, and Informalities.

The expansion of investment before the establishment of the towns, particularly in Gelan and Lega Tafo Lega Dadi, brought about inefficiencies in land-use planning, according to data from municipalities. The town map was not updated regularly to reflect the frequent zoning changes made to the approved city plan, resulting in a visible discrepancy for the current town map revision, particularly an outdated and approved plan created 10 years ago. The suitability, competence gap, political intervention, lack of central control and monitoring and evaluation, institutional structure gap, challenges in the implementation of the land lease proclamation 721/2011 and its rule and double contractual design (b/n land office and investment office) is the greatest challenge for those affected Land use planning to effectively control the urban spatial expansion in the study areas. As indicated in table 4.18 the respondents were asked to rate their view on whether Land use plans and regulations are current, implemented; do not drive people into informalities. Accordingly, 264 (67.5%) and 80 (20.5%) respondents replied to disagree and strongly disagree, while 27(6.9%) and 6(1.5%) respondents replied agree and strongly agree and 14(3.6%) respondents replied undecided. Thus, from table 4.18 it can be stated that the majority of 264(67.5%) respondents confirmed Land use plans and regulations were not current or implemented, which drives people into informalities. Therefore the implications of these results were urban Land use plans and regulations were not properly implemented, which drives people into informalities.

Planning Processes and Urban Growth.

Survey results revealed that**,** currently, the town administration is unable to deliver serviced land for different development activities by lease either through the modality of allotment or tender. The serviced land is allotted by lease mainly for residential development of real estate targeting middle and low income while the lease by tender modality is allotted for private construction housing cooperatives, mainly in Lega Tafo Lega Dadi town. As indicated in table 4.18 the respondents were asked to rate their view on whether Land use planning effectively guides urban spatial expansion in the town. Accordingly, 277 (70.8%) and 81 (20.7%) respondents replied to disagree and strongly disagree, while 19(4.9%) and 1(.3%) respondents replied to agree and

strongly agree and 13(3.3%) respondents replied undecided. Thus, from table 4.18 it can be stated that the majority of 277(70.8%) respondents confirmed that Planning processes were unable to cope with urban growth**.** Moreover, this approach also excludes the poorest sectors, whose members do not have the savings to pay the initial lease payment and are unable to obtain housing credit due to income from formal sources and high-interest rates. As mentioned above, there remains a huge unmet demand for housing. Thus, the land allocation for large housing and cooperative housing developments and the past efforts of housing cooperatives did not reflect the town's planning's ability to cope with urban growth and did not help to effectively reduce the housing backlog. Although the low supply of land to meet the large unmet demand for housing arrears; however, the capacity of the government's formal land supply system has not improved. In current trends, the government's increasing capacity for formal land supply through the allocation of housing cooperatives for private developer is also evidenced by the increasing land supply for housing and other development activities.

Table 4.19: Demands of the People Apply for Residential Land and Towns Response

Town	Apply people to the residential house via cooperative		The land is delivered for people who apply via cooperative house		Gap		Percent	
	No of Cooperate	No individual	No of cooperate	No of individual	Cooperate	Individual	No coop.	No of individual
Gelan	303	6366	224	3816	79	2550	73	60
L/Dadi L/Tafo	687	11,000	215	3569	474	7431	31	32
Total	*990*	*17366.*	*439.*	*7385*	*553*	*9981*	*44*	*43*

(Source: Lega Tafo lega Dadhi and Gelan Towns, 2020)

The above table shows that about 17366 applied for residential land through the cooperating

house only 9981(43%) acquired the land through the cooperating house in Gelan and Lega Tafo Lega town administration. Apart from 11,000 people who applied for the cooperative house, in 2019 and 2020 in the town of Lega Tafo Lega Dadi, only 7,431 (32%) of land was handed over to an individual, and out of 6,366 people of the cooperative, only 3,816 (60 %) people acquired the land in the town of Gelan . This implies there is a high interest in cooperating houses in both town administrations which are unable to cope with the demand of the people to deliver developed land. Nevertheless, the situation of the formal land delivery system is generally weak in urban centers. FGD, with the town's planners and land officials, blamed the weak formal land supply on the inefficiency of human resource capacity, lengthy land delivery procedures, and an ineffective land delivery system. Neither a town's map nor a land-use planning system alone can guide urban growth and create a slum-free urban spatial structure.

The implications of these results show that the factors contributing to the formation of slums were the failure of the formal land delivery system and the rise in land prices that forced individuals to transact land and property rights regardless of their legal status. However, the formal land supply trends did not cover the enormous housing overhang in the study areas; Municipalities have struggled to some extent to accommodate urban growth, but there was still a large gap between people's demands and government responses to make developed land available to the community. The present study disagrees with that of Takele, et al. (2014) as this study was conducted before the cooperating house started and the lease system was properly implemented in the areas.

The planning process and protection of cultural buildings, cultural heritage, and vulnerable

Survey results revealed that; local heritage has not been fully protected during urban expansion and regeneration. Some of the cultural buildings have already been demolished. For example, communities living in Gelan and the surrounding town of Gelan have their own traditional beliefs and the way they carry out their traditional administrative structure (Gada system) which is very well-known among Oromo communities. The areas (Arda Jila) known to host this event every 8 years are Oda Nabe, Chafe Tuma, and Dongora Tuma are locations in the town's land use plan and occupied by informal settlers. As a result, after the town was founded, the areas were not placed under heritage protection in the development plan but were used as residential

areas. The founding of the town thus divides four of the sacred ritual sites into two administrative systems, two of which are still under the Akaki-Woredas surrounding the town of Gelan, which were still protected from all activity other than the other. In addition, as a result of town expansion, historical and well-known place names are being destroyed and converted into others. For instance, in the town of Gelan, Dalot areas, which were well known to local people, were changed to Meto Arba (140), causing inconvenience and being viewed as a government matter by local communities. However, according to City Plan Proclamation No. 574/2008, Article 5, (7), all processes of city plan creation and initiation must protect the community and the environment, as well as preserve and restore historical and cultural heritage. Settlements in the study areas range from the proliferation of new squatters to consolidated settlements. They were seen in risk areas and environmental protection areas, and flood risks claim the lives of people and their property.

Informal settlements exist in the urban centers and squatters are still growing in high-risk and environmental protection areas, while the measures taken so far to solve the problem were either resettlement of informal settlers included in the regularization plan or stopping of new informal settlers. However, the resettlement procedure for the regulated settlements located in the risk zone did not exist. Efforts made to develop coping strategies to reduce risks and protect the environment were not yet visible. Although the critical impacts on environmental assets are reduced in urban areas, the government has developed 30, 30, and 40 strategies (i.e. 30% roads, 30% urban green space, and 40% buildings) to increase the sustainability of urban areas and protect the environment assets. But in practice, such strategies were not to be seen either in urban structures or in study areas.

The implications of this result show that the spatial planning regulations to protect residents and the environment were not implemented flexibly, since most old settlements were still in risk areas and the settlement density in risk areas is high in both study areas. Therefore, neither the statutory city plan nor the zoning regulations were directionless, protective, and controlling for squatters and informal settlers. The planning process did not protect cultural buildings with historical buildings and protected areas and was fraught with risks.

4.2.2.6. Speed and Predictability of Enforcement of Restricted Urban Land Use

Provisions for housing permits.

According to legal document reviews, it was found that the National Building Code, the provisions of Building Proclamation No. 624/2009, and Regulation No. 243/2011 are legally binding and enforced by local government to guide standards, planning, design and requirements and to regulate for building in general. As indicated in figure 4.13 the respondents were asked to rate their view on whether Provisions for residential building permits are appropriate. Accordingly, 268 (68.5%) and 81 (20.7%) respondents replied to disagree and strongly disagree, while 25(6.4%) and 4(1.0%) respondents replied agree and strongly agree and 13(3.3%) respondents replied undecided. Thus, from figure 4.13 it can be stated that the majority of 268 (68.5%) respondents confirmed that Provisions for residential building permits were not appropriate.

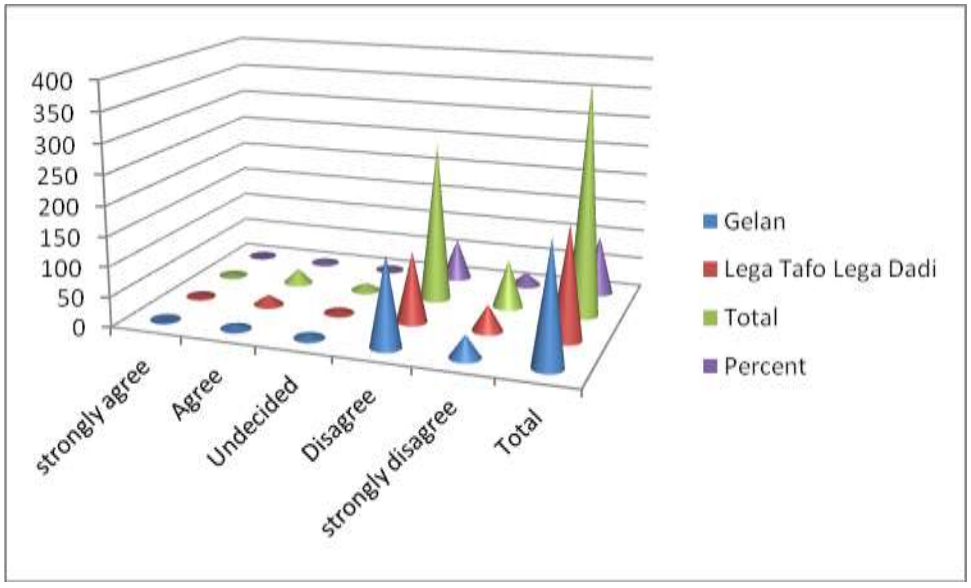


Figure 4.13: Response Rate on Provisions for Residential Building Permits

In addition to these discussions with the municipality office, it is noted that the building permit regulation is subject to optional enforcement, particularly where there is a breach of the building height regulation, although this is the mandatory requirement for the allocation of cement for the building project. In the study area, the most common building material for low-income housing

is adobe (Chika) for walls, with rafters of round three lengths covered with ribbed iron sheets, and compacted earth. The urban planning codes and building standards were not affordable for the majority of the urban poor, which is replicated and modified based on the Central Business District (CBD) standard. The construction standard for G+0 and G+1 in both towns caused construction costs of more than 3 million, which are only affordable for households with a high monthly income. The building, which violates the building permit regulation and material standard, is rejected for new construction despite the standard being unaffordable for the majority of the population in the area, especially people who are country-to-city demarcated.

Moreover, an interview with Kebele administrators shows that landowners cannot build a house on their land except in the areas designated in the zoning plan and in the areas where design standards are set. They are obliged to build the house and other investments by meeting building standards that are prohibitive for the town's residents. These cause good governance problems among the townspeople. The implications of this finding show that the building permit standard for new housing, particularly for large urban areas, has been prohibitive for those looking to build affordable housing, mainly for the majority of urban dwellers looking forward to slum housing and the outskirts.

The procedure for obtaining a building permit.

Depending on the setting of standards and economic efficiency, a building permit is issued within 3-4 months if all the requirements are met, which corresponds to the practical standard of three months. However, due to the identified deficiencies in the qualification of prerequisites, planning, and design review for complex buildings, the period for processing a building permit is sometimes extended to up to one year. On the other hand, there is some evidence of pet corruption by extending the length of building permits. According to an interview conducted with FGD, the building permit period has been extended beyond the standard rate because the experts, while needing some corruption from the landowner, are getting bureaucratic and delaying the deadlines. In line with these, the survey result indicated in figure 4.14 the respondents were asked to rate their view on whether the process for obtaining building permits for a residential dwelling is short. Accordingly, 276(70.6%) and 86 (22%) respondents replied to disagree and strongly disagree, while 18(4.6%) and 3(.8%) respondents replied agree and strongly agree and 8(2.0%) respondents replied undecided. Thus, from figure 4.14 it can be

stated that the majority of 276(70.6%) respondents were confirmed that the process for obtaining a building permit for a residential was taken a long time.

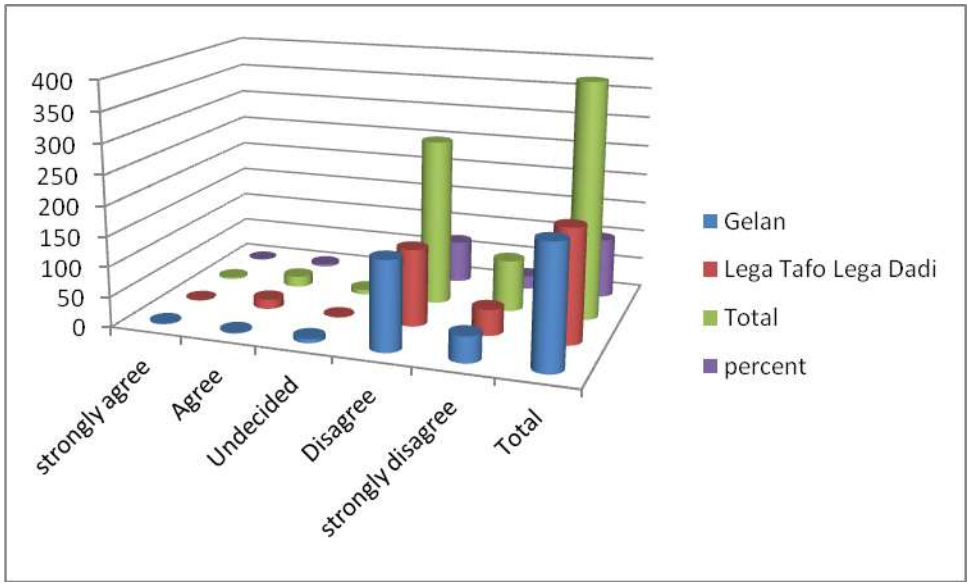


Figure 4.14: Response Rates on the Process of Obtaining a Building Permit (Source: Survey result,2020)

Although the normal period for executing building permits is three months, most building permits are suspended or denied for violating town planning or design codes while the process is carried out and approved, sometimes with corrupt means Advantage leaving the room after room complete Enforcement of Building Permit Rules and Fraud Practices: Another factor hampering the efficient processing of building permits is neighbor disagreements over building permits, zoning standards, and poor monitoring of construction progress. The change of building use for underground parking to other activities is allowed. The implications of this result, therefore, indicate that the process of obtaining a building permit for an apartment building took a long time.

4.2.2.7. Tax Collection efficiency from urban land

Property Tax Exemption Transparencies

As data shows that for the past three years (2017/2018, 2018/19, and 2019/2020) the town of Gelan has received an average of 350 million birrs from the tax each year. On average, about 55-75% of the town's total revenue is collected from urban land taxes. Although approximately 60% to 70% of assessed property taxes were collected, there were still uncollected assessed property

taxes. One of the reasons for non-collection was therefore the large number of exceptions whose criteria are not based on reasons of equity or efficiency and were not applied transparently and consistently

Table 4.20: The Budget for Land and the Money Collected From the Land

Town	Description	2015/2016.	2016/2017	2017/2018.	2018/2019	2019/2020.	Total.
Gelan	D. budget allocated for the land sector	2,737,819	2,848,425	2,694,810	3,369,604	1,300,000	
	A. tax collected from land	76,199,326	68,119,390	84,983,542	82,828,228	47,197,677	359,328,163
	B. total tax collected from the town	187,590,252	212,008359	209,743310	339,785205	252,284017	1,201,411,143
	C. share = A/B*101	40.62	32.13	40.52	24.38	18.71	29.91
	D. Budget for the land sector	48189566	24964802	17637859	34134683	5813858	130,740,768.0 0

(Source; Gelan income and customs office, 2020)

Besides, several resources are needed to carry out urban land management, but the figures above show that there is a lack of resource budgets for the urban land sector to carry out its activities as needed. Since the financial resources of the sector are limited, urban land management cannot do its job adequately. As indicated in Table 4.21, respondents were asked to give their opinion on whether exemptions from property taxes paid are justified and transparent. Accordingly, 268 (68.5%) and 92 (23.5%) respondents answered “disagree” and “strongly disagree”, while 21 (5.4%) and 3 (.8%) respondents respectively responded with “agree” and “agree” and 7 (1.8%)

answered undecided. Thus, from Table 4.21 it can be stated that the majority of 2268 (68.5%) respondents confirmed that exemptions from real estate tax payments are not justified and transparent

Table 4.21: Response Rates on Exemptions from Property Taxes

Exemptions from property taxes paid are justified and transparent	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	0	3	3	.8
Agree	8	13	21	5.4
Undecided	4	3	7	1.8
Disagree	143	125	268	68.5
strongly disagree	47	45	92	23.5
Total	202	189	391	100
Assessed property taxes are collected				
strongly agree	2	6	8	2.0
Agree	7	8	15	3.8
Undecided	11	8	19	4.9
Disagree	145	130	275	70.3
strongly disagree	37	37	74	18.9
Total	202	189	391	100

(Source, own result, 2020)

The above data has shown that urban areas, particularly in the towns Gelan and Lega Tafo Lega Dadi, are exempt from property tax for certain investment sectors or certain land uses. Religious

institutions and buildings for other purposes are exempt from laws and government agencies under temporary exemptions pending the issuance of certificates of ownership. There are significant urban differences, particularly in urban incentives. Exemptions from religious institutions, schools, health institutions, burial grounds, premises for recreational purposes, and any other premises by the decision of local officials with the consent of the municipal tax authorities. The implications of this finding show that exemptions from paying property taxes were not based on fairness or efficiency reasons and were not applied transparently and consistently. This study was consistent with the World Bank (2013) study conducted in Ethiopia.

Assessed Property Taxes are collected

The document claims that a review reveals that the importance of municipal property taxes to the economy has not been sufficiently examined. In the town of Lega Tafo Lega Dadi, property taxes account for between 55 and 75 percent of overall revenue, according to the Inland Revenue and Customs Bureau. Due in large part to the town's recent adoption of rent and rent taxes as well as the implementation of tax reform measures, its contribution has greatly increased recently (Lega Tafo Lega Dadi Town, 2020). Due to significant tax reform initiatives and enhanced tax administration in the towns of Gelan and Lega Tafo Lega Dadi, domestic income collection has improved recently. But as indicated in Table 4.21, respondents were asked to give their opinion on whether assessed property taxes were collected. Accordingly, 275 (70.3%) and 74 (18.9%) of the respondents answered “disagree” and “strongly disagree”, while 15 (3.8%) and 8 (2.0%) of the Respondents answered “agree” and “strongly agree” and 19 (4.9%) answered, “undecided”. Table 4.21 shows that the majority of 275 (7.3%) respondents confirmed that assessed property taxes were not collected. In both the towns of Gela and Lega Tafo, there is an intermediate level of collection that is reportedly between 70% and 80% of assessed property taxes. This is due to several factors, such as transferring land leasing payments from tax collectors to tax offices, including the property tax into the town's land distribution system, and unofficial tax payment incentives. In other words, the common belief that tax revenues demonstrate rights suggests that even informal landowners who were not obligated by law to pay taxes were willing to do so, leading to a high rate of tax collection.

4.2.2.8. Tenure Regularization Schemes in Urban Areas

The Formalization of Urban land

According to survey results, it was neither practical nor inexpensive to formalize urban land since it was difficult to find unofficial or undocumented proof in towns that are extremely vulnerable to corruption. Many applicants from informal settlements encounter a lot of red tape while attempting to legalize their dwellings, even though the standards for formalizing housing in urban areas were either straightforward or affordable. As shown in Figure 4.15, respondents were asked to give their opinion on whether the formalization of urban housing is feasible and affordable. Accordingly, 243 (62.1%) and 87 (22.3%) of the respondents answered "disagree" and "strongly disagree", while 28 (7.2%) and 8 (2.0%) of the Respondents answered "agree" and "strongly agree" and 25 (6.4%) answered, "undecided". Thus, from Figure 4.15, it can be stated that the majority of 243 (62.1%) respondents confirmed that the formalization of urban housing is not feasible and affordable

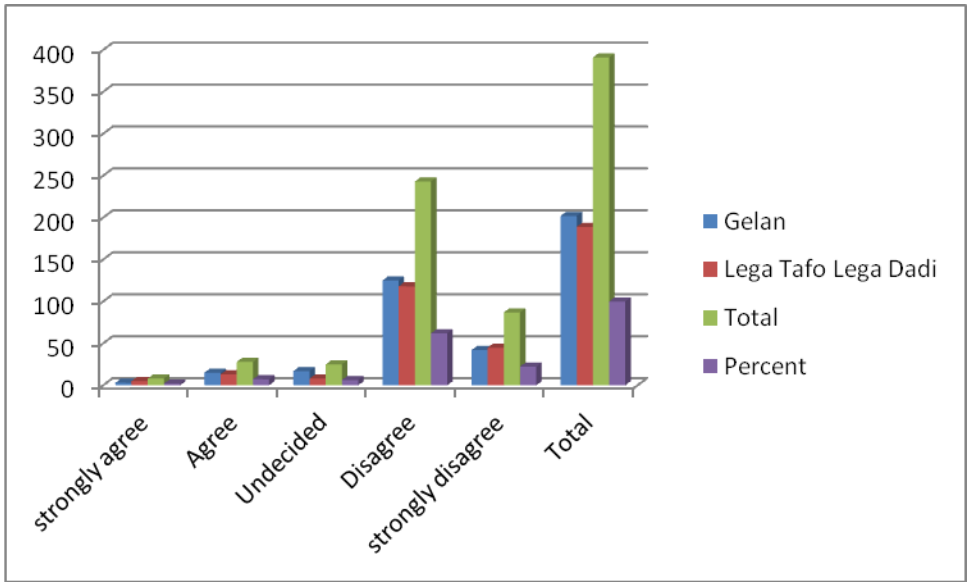


Figure 4.15: Response rates on Formalization of Urban Residential Housing(Source; Survey Result, 2020)

The implications of this result showed that the regularization requirements for the urban planning and parcel legal standard represent a clear unequal treatment since the properties significantly affected by the urban planning and parcel specific standard are legally obliged to demolish their

parcels without compensation and the only privilege they have received is the replacement land with conditional requirements. In addition, the requirement for building permit restrictions impacts the security of tenure of regulated estate settlements, particularly in high land value zones and in the central area, due to fears of eviction if a building permit is implemented. Therefore, contrary to the proclamation of 721/2011, the formalization of urban housing was not feasible and affordable

Informal tenure and viable strategy

The survey result revealed that rare regularization is the normatively dominant experience in urban centers, and a randomized systematic regularization was initiated to implement the above land leases and regulatory framework. Accordingly, 254 (65%) and 98 (25.1%) respondents answered “disagree” and “strongly disagree”, while 17 (4.3%) and 8 (2.0%) respondents agreed “Agree” and “Strongly agree” were the responses and 14 (3.6%) answered “undecided”. From Figure 4.16 it can thus be seen that the majority of 254 (65%) respondents confirmed that there is no viable strategy for securing property, infrastructure, and housing in cities with informal tenure.

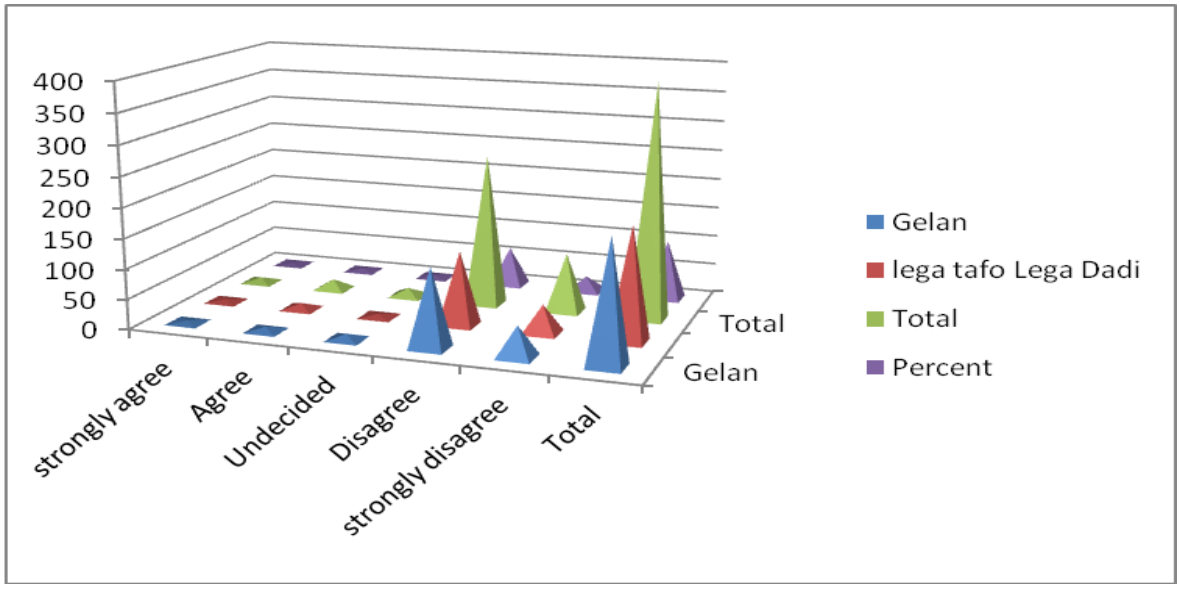


Figure 4.16: Response rates on Informal Tenure regulation (Source: Survey result;2020)

According to the administration of the town, in Lega Tafo Lega Dadi town, after regularization, 9853 houses were demolished in 5 years, while in Gelan town, 458 houses were demolished, but the demolished buildings were soon replaced with new ones. However, the proliferation of

illegal construction and government actions is causing an economic and political crisis in the areas.

Table 4.22: Demolished Illegal House

No	Town	2016-2020					
		Identified illegal house			Demolished		
		House	Fence	Total	House	Fence	Total
1	L/TafoL/D	13612	351	13963	9424	429	9853
2	Gelan	736	106	842	344	114	458
Total		14348	457	14805	9768	543	10311

(Source; Lega Tafo Lega Dadi and Gelan town ,2020)

This data showed that most illegal buildings were demolished in towns. In addition to these GTP II data, Oromia Land Management bureau data showed that more than 63,155 illegal houses from 19 towns including the study areas were at risk of demolition in countries. Inadequate compensation for farmers also contributes to exacerbating the informal situation in the suburbs, as informal trade in farmland has allowed farmers to obtain attractive prices compared to the compensatory prices granted to them by city governments. For example, in the town of Lega Tafo, the compensation paid to farmers averaged 111 Birr per m2, while farmers sell for an average of 500-100 Birr per m2 through informal transactions. On the other hand, the rental price for housing in Lega Tafo Lega Dadi towns ranges from 500 to 7000 Birr per m2, which is exorbitantly high for the poor and even middle-income people. In the interview, officials say land prices have increased tenfold after the country was regulated. Sometimes low-income residents got residential land through allotment and cooperative houses from the town government in areas where they could not afford to build homes as a result of the planning standard requires. Hence after acquiring the land, they sell the land and look for land on the informal market at lower prices and construction costs. These regularization results brought with them other problems of squatter proliferation in the periphery.

Currently, the trend for new squatters was coercion, and the law enforcement committee was organized at the town level. In both towns, for example, the Law Enforcement Committee has organized to legalize informal settlements. The Law Enforcement Committee and organized public body approved the legal agreement and under the agreement the law enforcement agency legally adhered to the public body to notify any rapidly increasing squatters and the consequences of non-compliance. In addition, the one-time confusion of coercive measures with link officers leads to the perpetuation of squatter settlements. The implications of the result show there was no viable strategy for securing property, infrastructure, and housing in towns with informal ownership.

4.2.3 Urban Public Land Management

4.2.3.1 Identification of Urban Public Land and Clear Management:

Urban Public Land Ownership

According to the review of legal documents, the revised Urban Land Lease Deeds No. 272/2002 and No. 271/2011 indicate the legal basis for urban land lease and their management responsibility lies with the Minister of Urban Infrastructure and Construction and his line offices and departments at all levels. However, within the framework of land ownership, most urban public areas for private allocation are the responsibility of the city/municipality in consultation with regional authorities. As such, urban kebeles have severely limited decision-making powers regarding urban public lands within their jurisdiction. According to the results of the reviews, there are three types of property in Ethiopia: state land, public land, and private land. State land includes public land, which includes land used for public purposes, such as Land reserved for schools, health stations, churches, mosques, rivers, lakes, green areas, open spaces, buffer zones, etc. Proclamation of the Registration of Urban Land Holdings No. 818/2014 and Article 14 *sub-Article 14 state the following;*

''…Unless proven otherwise, any land that does not accrue a right of use shall be deemed government property and. be registered upon request in the name of the entity in charge of management or development of the property.''

This shows that, unless proven to the contrary, any urban land for which no right of use is recognized must belong to the urban public land and be registered upon request in the name of

the body in charge of managing or developing the land. Besides, urban public land in urban areas includes land used by educational and health institutions, places of worship of religious organizations, public recreation areas, and parks, all urban roads, highways, sewerage systems, tenements, market areas, and similar premises. This implies the most important to distinguish between state and public land is the intended use of the land.

Urban land was reportedly handled by the separate town governments and urban kebeles, according to interviews with key informant groups. The municipality is responsible for making decisions on the allocation of urban public land for private allocations and leases, as per Ethiopia's lease policy for urban land. For instance, in the study areas of the previous year (2014–15), auctions were held to lease urban public land into private rights following the leasing proclamation of 721/2011. Therefore, in principle, kebeles should manage all urban land tenure types under their sphere, but in practice, their decision-making authority was either severely constrained or their capacity was insufficient as a result of land use planning, which the town government did find to be solely in its jurisdiction. As a result, the Kebeles' ability to influence decisions during the transfer of urban land for private or other public purposes was severely constrained. As indicated in Figure 4.17. Respondents were asked to give their opinion on whether the criteria for urban public land ownership are clearly defined and assigned to the correct level of government. Accordingly, 236 (60.4%) and 98 (25.1%) of the respondents answered “disagree” and “strongly disagree”, while 39 (10%) and 4 (1%) of the respondents answered “agree agree” and “totally agree” and 14 (3.6%) answered “undecided”.. Thus, from Figure 4.17, it can be seen that the majority of 236 (60.4%) respondents confirmed that the criteria for urban public land ownership were not clearly defined and assigned to the correct level of government.

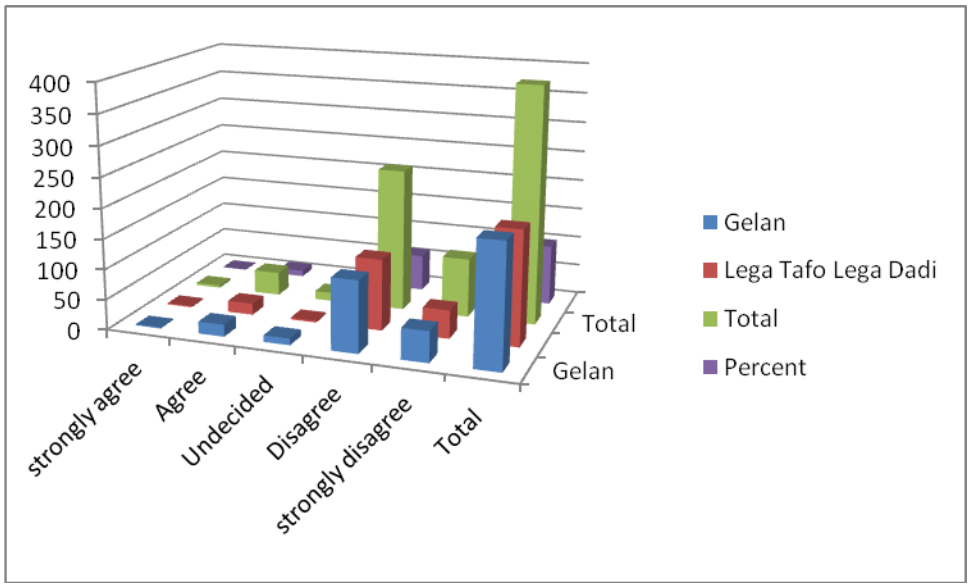


Figure 4.17: Response rates on Criteria for Urban Public Land Ownership (Source: Survey result, 2020)

Likewise, interviews with the Kebele administration in both towns revealed that, unless the Kebele administration was only asked to provide information about urban land and to implement the decision made by the town administration, the Kebele administration lacks the power to make decisions on urban public land. The implications of these results show that urban public land management is hampered by the lack of clear policies, strong institutions of governance, transparency, and public participation, and some urban public lands are transferred to the private or controlled by informal settlers, leaving urban public land unknown and uncontrolled. As such, the criteria for public land ownership were not clearly defined and assigned to the correct level of government. The available studies contradicted the World Bank study (2016) as their assessment mainly focused on the national levels.

Urban Public Land Ownership Information

Survey results from the research areas showed that the importance and general knowledge of urban public land ownership were unjustified. Public/state ownership of urban land has more defects, particularly under FDRE, when grassroots institutions are weak, the staff is less motivated and unskilled, and there was less transparency and accountability. The ability of various administrative entities to manage all forms of land holdings in their administrative districts was generally constrained. The proposed urban public land in the town's zoning plan is not even capable of being registered or protected by the local administration. As a result,

information about urban public land ownership was not appropriately made available to the public and might not have defined managerial responsibilities. As indicated in Table 4.23, respondents were asked to give their opinion on whether city information on public land holdings is publicly available. Accordingly, 222 (56.8%) and 98 (25.1%) respondents answered: "disagree" and "strongly disagree", while 35 (9%) and 10 (2.6%) respondents agreed "Agree" and "Strongly agree" were the responses and 26 (6.6%) answered, "undecided". Thus, from Table 4.23, it can be seen that the majority of 266 (56.8%) respondents confirmed that urban public land ownership information was not publicly available.

Table 4.23: Response Rates on Public Land Ownership Information and Management Responsibilities

Public land ownership information is publicly accessible	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	4	6	10	2.6
Agree	15	20	35	9.0
Undecided	18	8	26	6.6
Disagree	116	106	222	56.8
strongly disagree	49	49	98	25.1
Total	202	189	391	100.0
The public land property is inventoried under clear administrative responsibilities				
strongly agree	8	15	23	5.9
Agree	21	37	58	14.8
Undecided	16	18	34	8.7

Disagree	113	93	206	52.7
strongly disagree	44	26	70	17.9
Total	202	189	391	100.0

(Source: Survey result, 2020)

Moreover, urban public land ownership is justified by the provision of public goods at the most appropriate level of government, but the administration was very weak and not so strong, and no well-organized data showed urban public land. Therefore, the skills of the staff at the base were not qualified through the training of practitioners. The government has also not committed to developing an efficient urban land management system to overcome weak governance in urban land management.

Table 4.24: Urban Public Land Registration Information

t.no		Urban public registered registration			Data integration with Excel and GIS			Mapped and recorded		
		Zoning	Block	Parcel	Zone	Block	Parcel	zone	Block	Parcel
1	Gelan,	115	865.	18981.	115	865	18981	69	865	10387
2	Lega Tafo Lega Dadi	213	1799.	25725	213	1799	25725.	130	1205	8852

(Source: Survey result, 2020)

The data from Table 4.24 shows that the management of urban public lands is hampered by a lack of efficient and strong institutions and a shortage of skilled workers who face problems of good governance. Urban public lands, including vacant lots, were poorly managed, unmapped, and even unknown to the town's experts and officials. The certification excludes the registration of public and community lands, and systematic information on urban public lands in urban areas was absent from the study areas. In particular, a critical issue is when rural land ownership was transferred and integrated into urban uses. Rural land ownership is often transferred to urban land ownership to expand the towns, particularly due to real estate development and industrial expansion (mainly in L/Tafo L/Dadi.The implications of these surveys show that the information about the town's public land holdings was not publicly available and has not had clear

managerial responsibilities because the administration was very weak and not so strong, and no well-organized data was showing urban public land. The present result agreed with the study conducted (Sisay,2012)in Ethiopia

Urban Public Land Ownership and Clear Management Responsibilities,

Data from the study areas showed that urban land registration and systematic registration in modern and scientific forms have not yet started. Although urban public land was not widely known in the urban land registry and does not have a defined administration, and registered in towns. As indicated in Table 4.23, respondents were asked to give their opinion on whether the public land property is inventoried under clear administrative responsibilities. Accordingly, 206 (52.7%) and 70 (17.9%) of the respondents answered "disagree" and "strongly disagree", while 58 (14.8%) and 23 (5.9%) rrespondents "agree" and "strongly agree" and 34 (8.7%) answered undecided. Thus, from Table 4.23, it can be seen that the majority of 206 (52.7%) of the respondents confirmed that ownership of urban public land was not inventoried, under clear administrative responsibilities. When the researcher compare the views of respondents from two towns on the inventory of urban public land, their rates were almost relative to clear managerial responsibilities. In general, the unclear roles and responsibilities of stakeholders at the towns and Kebele levels go hand in hand with the fragmented and ineffective institutional systems. According to an interview with participants in the study areas, the lack of transparency in the land sector and the urban land management process has led to the emergence of a group of wealthy land owners and collectors who take advantage of urban public land resources to finance human resources. Underfunded, unmotivated staff operating in an environment of complicated procedures can directly impact corrupt activities. The revenue generated from the land through the lease system was not used for land infrastructure and management. Besides, capacity constraints have been seen as the main obstacle for the urban land management sector to exercise urban public land rights. While computerization has been implemented at some level, it has been challenged by the lack of other infrastructure such as telecommunications services. There were also problems with moving and losing files. These survey results imply that town public spaces were improperly managed and not locally known, contrary to Proclamation 721/2011

Urban Public Land Allocations and Public Involvement

The FGD result showed that essential information about the allocation of urban public land to private interests was not publicly available. With large investments in vital urban land, the

information was not available to the public except to urban land officials. Key information for urban public land allocations was only partially recorded but not publicly available. The interview conducted with key whistleblower groups shows that urban land management challenges the stakeholders involved in all proposed allocations in the affected area, provides clear guidelines for the implementation of the land law, and defines the roles and responsibilities of different institutions. In addition to implementing systems for urban land registers and records management in urban areas and producing a complete mapping of urban land types, as well as extensive public awareness campaigns, including systems for collecting public feedback and empowering urban land sector workers to behave ethically, was a major challenge in improving good governance in urban land management

Management responsibility for different types of urban public land

According to interviews with key whistleblower groups, uncertainty in the attribution of administrative responsibilities or powers has been identified in the management of peri-urban sites designated under the town's jurisdiction for urban expansion. There was evidence that several suburban kebeles classified as urban expansion zones, such as those near the urban fringe of the towns of Lega Tafo, Lega Dadi, and Gelan, have yet to receive an urban land certificate. The farmers in these locations were not sure which administration (rural or urban) to submit their applications. As indicated in Table 4.25, respondents were asked to give their opinion on whether managerial responsibility for different types of urban public levels is assigned. Accordingly, 182 (46.5%) and 55 (14.1%) respondents answered: "disagree" and "strongly disagree", while 86 (22%) and 28 (7.2%) respondents agreed "Agree" and "Strongly agree" were the responses and 40 (10.2%) answered "undecided". Thus, from Table 4.25, it can be ascertained that the majority of 182 (46.5%) respondents confirmed that management responsibility for different types of urban public levels was not assigned.

Table 4.25: Response Rate of Respondents on the Management Responsibility

The management responsibility for different types of public land is unambiguously assigned	town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	10	18	28	7.2
Agree	36	50	86	22.0
Undecided	23	17	40	10.2
Disagree	101	81	182	46.5
strongly disagree	32	23	55	14.1
Total	202	189	391	100.0

(Source; survey result, 2020)

The implications of these results show that in practice there are often significant gaps in the realization of equality and efficiency and ambiguities in the allocation of management tasks or skills for different types of urban public lands. Contradictory regulations on public land management, such as urban and rural development, had to be resolved. There was currently no land management regulation for peri-urban areas as their concerns differ from those of urban and rural areas. Again the tasks of the urban investment office and the urban land management were overlap. The land management office prepares land for investment and signs with the investor only the land use, but the investment office again signs with the investor the type of investment and investment service. Hence this study is inconsistent with the conceptual definition developed by Zakout. (2006).

4.2.3.2. Transfer of Urban Public Land to Private Use

Urban Public Land Transactions

As shown in Figure 4.18, respondents were asked to give their opinion on whether transactions involving urban public land are conducted openly and transparently. Accordingly, 161 (41.2%) and 47 (12%) respondents answered “disagree” and “strongly disagree”, while 110 (28.1%) and

36 (9.2%) respondents agreed “Agree” and “Strongly Agree” responses and 35 (9%) answered, “undecided”. Thus, from Figure 4.18, it can be seen that the majority of the 161 (41.2%) respondents confirmed that transactions with urban public land were not conducted openly and transparently.

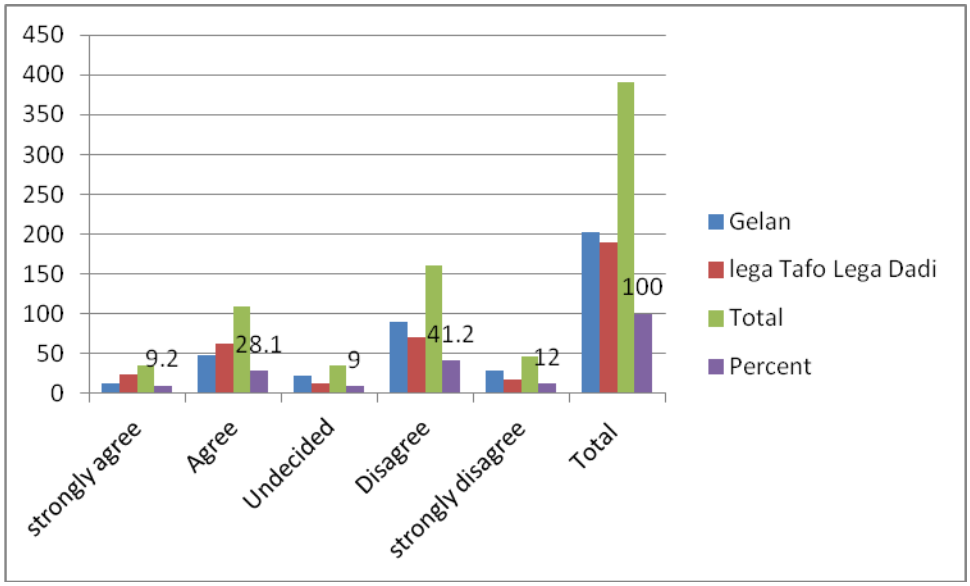


Figure 4.18: Response Rates on Urban Public Land Transactions (Source; Survey result, 2020).

The above data implies that transactions with urban public land to the private developer through lease or allotted were not conducted openly and transparently hence it brought complaints among the community residents in the study areas.

4.2.3.3 Justification and Time-Efficiency of Expropriation Processes

The Transfer of Acquired Urban Land to Private

The results of the review show that there were generally no apparent limitations on the state's power to expropriate private property, even for private purposes. The Expropriation Act does not indicate that urban land can be privately owned and passed on to an individual. The results of the interviews showed that currently one of the characteristics of a public purpose is regulation that has an economic benefit. This suggests that the state's only primary method of acquiring urban land for all uses is through expropriation. According to this rule, all land outside and near the city center is subject to expropriation. The extent of the state's power to protect property rights and land is unclear. It is common for people in towns to give up their land to build hotels and for

farms to do the same to build other farms with no criteria. As indicated in Table 4.26, respondents were asked to express their opinion that there is minimal transfer of acquired land to private interests. Accordingly, 170 (43.3%) and 37 (9.5%) respondents answered that they disagreed and disagreed, while 96 (24.6%) and 38 (9.7%) respondents answered that they agreed and strongly agreed, and 50 (12.8%) answered undecidedly. Thus, from Table 4.26 it can be seen that the majority of 170 (43.3%) respondents confirmed that there was no minimum assignment of acquired land to private interests.

Table 4.26: Response Rate on Transfer of Acquired Land

There is minimal transfer of acquired land to private interests	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	12	26	38	9.7
Agree	45	51	96	24.6
Undecided	23	27	50	12.8
Disagree	103	67	170	43.5
strongly disagree	19	18	37	9.5
Total	202	189	391	100.0
Acquired urban land transferred to destined use promptly				
strongly agree	16	26	42	10.7
Agree	44	53	97	24.8
Undecided	23	14	37	9.5
Disagree	108	68	176	45.0
strongly disagree	11	28	39	10.0
Total	202	189	391	100.0

The threat of land acquisition does not lead to preventive action by private parties				
strongly agree	13	20	33	8.4
Agree	40	54	94	24.0
Undecided	31	21	52	13.3
Disagree	106	76	182	46.5
strongly disagree	12	18	30	7.7
Total	202	189	391	8.4

(Source: Survey result, 2020)

Interviews with key whistleblower groups revealed that there were several cases in towns where expropriation not only served a public purpose, but also served the needs of corrupt authorities, and the interests of influential people. Data from the towns of Gelan and Lega Tafo Lega Dadi show that each year they accumulate significant amounts of urban land in their land bank and transfer more than half of it for private use. The findings of the investigation and their significance show that the government has unlimited powers of expropriation, making it impossible to determine the extent and limits of public purpose. This creates insecure tenure for all urban landowners and paves the way for the transfer of most urban public land to private use. This study is inconsistent with a study conducted by Takele, et al, (2014) due to considering the expropriation of land by the state as positive for only means for urban expansion and an easy way for the land delivery system.

Acquired urban land and its intended use on schedule

According to the results of the reviews, since the current urban land policy prohibits the sale of land, the government and private investors had no choice but to use the expropriation system to acquire urban land. Expropriation was used as a method to provide urban land needed for all economic operations. Both public and private uses were covered by the intended purpose. Numerous practices did not show that the expropriated urban land in the two towns of Lega Tafo, Lega Dadi, and Gelan from 2016 to 2020 was mostly transferred for a specific use. After

urban land was awarded to developers in urban areas, there were several delays. As indicated in Table 4.26, respondents were asked to rate their opinion of the urban land purchased that was transferred on time for its intended use. Accordingly, 176 (45%) and 39 (10%) of the respondents answered “disagree” and “strongly disagree”, while 97 (24.8%) and 42 (10.7%) of the respondents answered “agree agree” and “totally agree” and 37 (9.5%) answered, “undecided”. Thus, from Table 4.26 it can be seen that the majority of 176 (45%) respondents confirmed that purchased urban land was not immediately put to a particular use. Under the leasehold system, the land is leased to individuals and organizations with a commitment that the land will be developed within 18 months according to the intended use (proc.271/2011). However, in the towns of Gelan and Lega Tafo Lega Dadi, there were numerous instances where allocated urban land remains unused for long periods. For example, in the town of Lega Tafo Lega Dadi, 11 projects have not been commissioned as agreed since 2014, and the land is still idle fallow due to a lack of infrastructure, lack of capital and financial support, and land speculation on behalf of the developers. This implies the urban land purchased that was not transferred on time for its intended use.

The Threat of Land Acquisition and Preventative Action by the landholder

According to document reviews, municipals pay individuals after expropriation not for land but for improvements made on urban land through their labor, skills, and capital. In the areas close to the town, active landholders plant vegetation on their farmland and build houses on their lots near the town's limits to increase the value of their land. Many farmers living in suburban areas informally sell their land to speculators rather than expecting little government compensation. As indicated in Table 4.26, respondents were asked to give their opinion on the risk that land acquisition does not lead to preventive action by private parties. Accordingly, 182 (46.5%) and 30 (7.7%) respondents answered: “disagree” and “strongly disagree”, while 94 (24%) and 33 (8.4%) respondents agreed that “Agree” and “Strongly agree” were the responses and 52 (13.3%) answered, “undecided”. Table 4.26 shows that the majority of 182 (46.5%) respondents confirmed that the threat of land acquisition leads to preventive measures by private individuals. Furthermore, the low and unfair compensation practices, especially for the town’s expansions, were well understood by many government officials; however, it was not translated into action. The implications of these results revealed that governments' powers of expropriation in the municipal sector were not limited by law; injustice was currently leading to insecure ownership

and its multiple consequences. Hence, the threat of urban land acquisition leads to preventive private measures and these studies agreed with the study conducted by FAO (2007) in selected African countries

4.2.3.4. Transparency and Fairness of Acquisition Procedures: Compensation Provided and the Acquisition of all Rights

The survey results showed that the practice of paying compensation was challenged by the following problems. The biggest compensation challenges arise from the unwillingness of the municipal office to provide compensation. An interview with urban land officials revealed that the municipality refused to pay compensation for the lack of funding. On the other hand, compensation payments were extended and delayed in most cases. In particular, farmers complained that the compensation was paid a year after their urban land was vacated. And the municipality did not take into account that inflation caused them many losses due to late payments. Also, there was no compensation for unregistered rights to their urban lands. In peri-urban areas, many farmers illegally sell their land to urban speculators, and the buyers also had no legal rights to the urban land they bought from landowners. If a town's administration expropriates such areas for the town's expansion, no compensation is paid. The government may consider the length of occupancy and other issues to legalize such lands. Unless such farmer land has been approved by community and neighbors, it was not legible for compensation. As indicated in figure 20, respondents were asked to give their opinion on whether remuneration is provided for the acquisition of all rights regardless of their recording status. Accordingly, 164 (41.9%) and 36 (9.2%) of the respondents answered "disagree" and "strongly disagree", while 105 (26.9%) and 48 (12.3%) of the Respondents answered "agree" and "strongly agree" and 38 (9.7%) answered, "undecided". Figure 20 shows that the majority of 164 (41.9%) respondents confirmed that no remuneration was granted for the acquisition of all rights, regardless of their recording status.

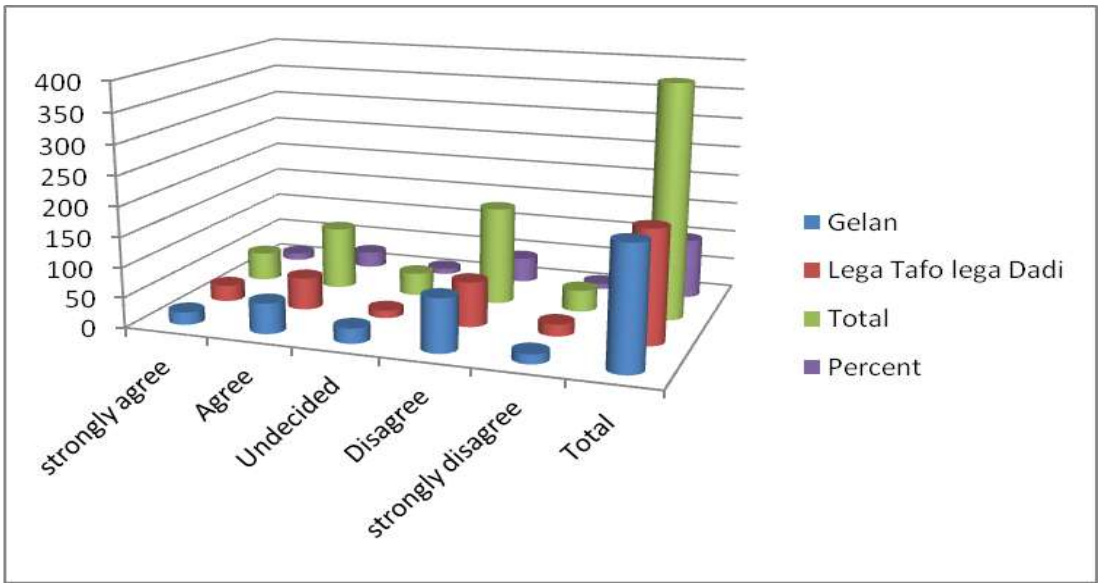


Figure 4.20: Response Rates on Compensation provided for the Acquisition (Source: Survey result, 2020)

Moreover, compensation for expropriated urban land in study areas was irregular and there was no legal framework for compensating urban land. Furthermore, there was no legal framework on how to provide resettlement assistance to displaced private urban land users. The only exception is the administrative guideline for resettlement assistance for displaced farmers in peri-urban areas. The bulk of compensation, which is in the form of in-kind, cash, or land replacement, is paid for some unregistered rights, but those with other unregistered rights were usually unpaid.

Table 4.27: Compensation given by the state and informal land transactions in urban areas.

Town	Compensation given state per square meter(EthB)	An average of land transferred to land users via bid per square meter (EthB)	An average of landholders sell informal per square meter (EthB)
Gelan	111	5000-7000	500-1000
L/ TafoL/Dadi	110	6000-10,000	600-100

(Source: Survey result, 2020)

Table 4.27 shows that there was a large difference between the compensation paid by governmental and informal land markets, landowners prefer to sell their land informally. Consequently, this type of payment imbalance paved the way for the increase in illegal settlements in most towns in Ethiopia. This leads to an increase in illegal buildings in towns from time to time, leading to socio-economic crises among the government and informal settlers, as many informal settler buildings were easily demolished. The appraisal technique does not bother to fill the gap between the market value and the expropriation value of the urban property. In most cases, the difference was more than tenfold and it was always the state that rakes in the full profit. Farmers in the suburbs in anticipation of expropriation tend to subdivide their farmland and sell it informally; recognizing that the sale price represents greater compensation than what the town government pays during the expropriation. Those who buy urban land do not pay for informally built houses in the countryside. These created inefficiencies in urban land management and delays in obtaining vacant land. The above-stated result implies that no compensation was granted for the acquisition of all rights, regardless of their recording status. This survey result consists of a survey conducted by Mintewab (2022) that landowners rarely receive adequate compensation when used for public services and that compensation is often too low or disproportionate.

Procedure for Changing Urban Land Use and Compensation

According to document reviews shows that compensable interests refer to those property rights that were affected by the expropriation and therefore entitled to compensation. The most important legal provisions in this discussion are Art. 7 & 8 of the Expropriation Declaration 455/2005 and a large part of the Compensation Decree No. 135/2007. According to this proclamation and the ordinance, if a urban landowner loses his property through expropriation, expropriated individuals shall receive at least the construction costs (materials + labor), the compensation for the improvement of the property, the compensation for plants, replacement land, house rent for one year and relocation compensation. But as shown in Figure 4.21, respondents were asked to give their opinion on whether land use changes that result in selective loss of rights are compensated. Accordingly, 170 (43.5%) and 43 (11%) of the respondents answered: “disagree” and “strongly disagree”, while 89 (22.8%) and 41 (10.5%) of the respondents agreed “Agree” and “Strongly agree” were the responses and 48 (12.3%) answered, “undecided”. Figure 4.21 shows that the majority of 170 (43.5%) respondents confirmed that

land use changes led to selective rights losses and were not compensated for there

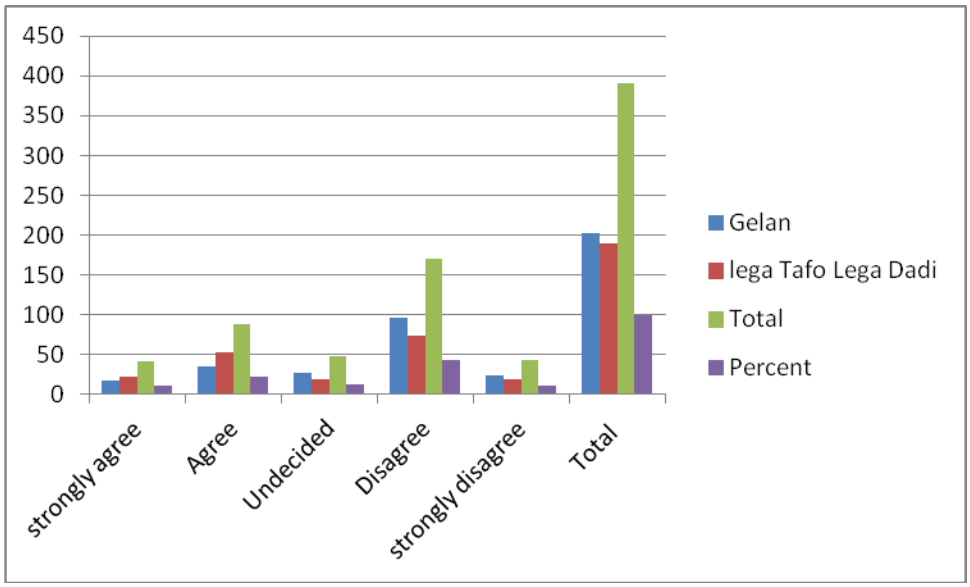


Figure 4.21: Response rates on Land-use Change (Source; survey result, 2020)

The implications of these results show that no compensation is paid for the loss of rights as a result of a change in urban use outside of the acquisition process that affects small businesses and service industries.

Acquired Owners and Compensation Time

As indicated in Figure 4.22, respondents were asked to rate their opinion on whether compensation was paid for expropriated land on time. Accordingly, 180 (46%) and 56 (14.3%) respondents responded that they disagreed and strongly disagreed with this statement. agree, 84 (21.5%) and 38 (9.7%) respondents agreed and strongly agree and 33 (8.4%) respondents were undecided, so Figure 4.22 shows that the majority of the 180 (46%) respondents confirmed that real estate purchased were not compensated on time.

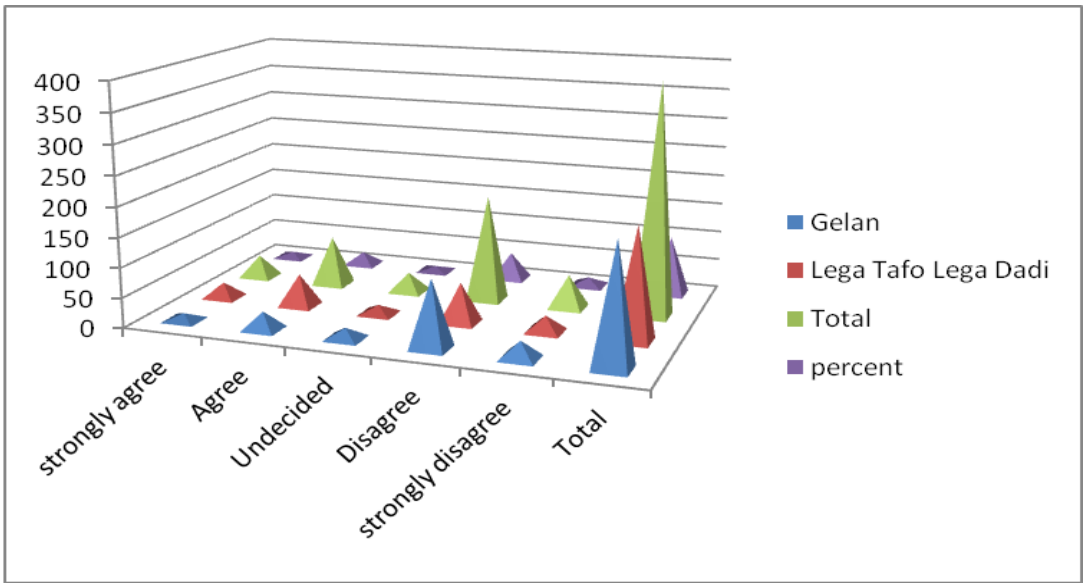


Figure 4.22: Response Rates on Acquired Owners are Compensated promptly (Source:survey result, 2020)

One noted difference is that the requirement to pay compensation in advance was not properly complied with, e.g. Compensation was paid a year after removal from their urban land. On the other hand, interviews with key whistleblower groups, delays in compensation payments have often not been resolved because bureaucratic practices mean that farmers and townspeople have to wait a year to receive compensation after they have already been evicted from their land, and after that year the money was depreciated due to inflation. Therefore, late payment of compensation results in a reduction of the compensation amount. This makes the compensations unfair, which was particularly evident in areas of study. These imply that real estate acquired through expropriation was not compensated promptly.

Independent and Accessible Avenues for Appeal and the Acquisition Process

As indicated in Table 4.28, respondents were asked to give their opinion on whether there are independent and accessible means of objecting to the acquisition. Accordingly, 196 (50.1%) and 56 (14.3%) of the respondents answered “disagree” and “strongly disagree”, while 72 (18.4%) and 33 (8.4%) of the Respondents answered “agree” and “strongly agree” and 34 (8.7%) answered, “undecided”. Thus, from Table 4.28, it can be stated that the majority of 196 (50.1%) respondents confirmed that there are no independent and accessible ways to challenge the

takeover.

Table 4.28:Response Rates on Independent and Accessible Avenues for Appeal

Independent and accessible avenues for appeal against the acquisition	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	9	24	33	8.4
Agree	27	45	72	18.4
Undecided	11	23	34	8.7
Disagree	125	71	196	50.1
strongly disagree	30	26	56	14.3
Total	202	189	391	100.0
Complaints about the acquisition will be decided promptly				
strongly agree	8	17	25	6.4
Agree	43	31	74	18.9
Undecided	28	16	44	11.3
Disagree	95	95	190	48.6
strongly disagree	28	30	58	14.8
Total	202	189	391	100.0
The state expropriates land only for the overall public interest is done efficiently				
strongly agree	9	18	27	6.9
Agree	34	38	72	18.4
Undecided	25	14	39	10.0

Disagree	111	80	191	48.8
strongly disagree	23	39	62	15.9
Total	202	189	391	100.0
There is a mechanism by which the town administration followed the sustainability of displaced community landholders after they received fair compensation				
strongly agree	13	25	38	9.7
Agree	26	28	54	13.8
Undecided	29	19	48	12.3
Disagree	103	78	181	46.3
strongly disagree	31	39	70	17.9
Total	202	189	391	100.0

(Source: Survey result, 2020)

In addition, there is no remedy against FDRE government decisions of public interest; an appeal was only possible concerning the amount of the compensation. If the landowner has a complaint about the amount of compensation, he/she can file a complaint with the Administrative Complaints Hearing Commission established in the towns. The Compensation Complaints Hearing Committee, after reviewing the cases, can either confirm the amount or order a revaluation of the assets. If the person does not agree with the decision of the Complaints Committee, they can appeal to the regular court. Therefore the implication of these results shows that since there was no right of appeal in the FDRE constitution for government decisions of public interest, there were no independent and accessible means of appeal against the acquisition. The present study agrees with the study conducted by Habtamu (2011).

Complaints about acquisition and decisions on time

As indicated in Table 4.28, respondents were asked to rate their opinion on whether takeover complaints are dealt with on time. Accordingly, 190 (48.6%) and 58 (14.8%) of the respondents

answered “disagree” and “strongly disagree”, while 74 (18.9%) and 25 (6.4%) of the Respondents answered “agree” and “strongly agree” and 44 (11.3%) answered “undecided”. Thus, from Table 4.28, it can be seen that the majority of 190 (48.6%) respondents confirmed that timely decisions were not taken on takeover complaints. Furthermore, the requirement for a deadline was not covered by the FDRE laws. They were merely seeking to include auxiliary laws that are inconsistent. Unfortunately, no appeal against a government decision of public interest was recognized by Ethiopian law. Therefore, this implies that there was no legal avenue for contesting government decisions to expropriate urban land, which has resulted in insecure land tenure in towns.

The State Expropriates Urban Land and Public Interest

As indicated in Table 4.28, respondents were asked to give their opinion on whether the state's expropriation of land for general public purposes only is efficient. Accordingly, 191 (48.8%) and 62 (15.9%) of the respondents answered “disagree” and “strongly disagree”, while 72 (18.4%) and 27 (6.9%) of the Respondents answered “agree” and “strongly agree” and 39 (10%) answered, “undecided”. Thus, from Table 4.28, it can be seen that the majority of 191 (48.8%) respondents confirmed that state expropriation of land only for general public use is inefficient. The transfer of public land to a private interest through expropriation is sometimes not in the public interest and, there is no appellate law for government decisions of public interest and unlimited power for the state to expropriate land for the indefinite public interest.

Mechanism of Re-habilitation Displaced Community

As indicated in Table 4.28, respondents were asked to give their opinion on whether there is a mechanism for the urban government to monitor the viability of displaced community members after they have received adequate compensation. Accordingly, 181 (46.3%) and 70 (17.9%) of the respondents answered “disagree” and “strongly disagree”, while 54 (13.8%) and 38 (9.7%) of the Respondents answered “agree” and “strongly agree” and 48 (12.3%) answered, “undecided”. Thus, from Table 4.28, it can be seen that the majority of 181 (46.3%) respondents confirmed that there is no mechanism by which the urban government monitors the viability of displaced community members after they have received compensation. The above result implies that after the expropriation of the land in name of public purpose the displaced landholder the government support was very limited and the majority of them were vulnerable to socio-economic crisis.

4.2.4. Public Provision of Urban Land Information.

This section focused on examining good governance practices in the Public provision of urban land information from governance dimensions. Therefore, based on the survey result, the following detail of the public provision of urban land information is discussed as follows

4.2.4.1 Completeness of the Urban Land Registry

Total Cost of Recording a Property Transfer

According to survey findings, urban land cadastre has not yet begun in the towns of Lega Tafo, Lega Dadi, and Gelan, therefore the cost of urban land cadastre per household has also not been calculated. The capital was predicted to have the highest costs, but it also has the highest estimated value of the property. Due to this, there were still few fees compared to the value of the property. For instance, 2% of study areas' service costs were associated with property transactions. Informal payment had a significant cost that was challenging to calculate. Urban land transactions and transfers such as inheritance and lending were also legal, and the costs were associated with the activities conducted in the areas. According to key informal groups, there was an informal payment on behalf of the buyer to the urban land sector to reduce transaction costs and hide the real cost of the purchase. As indicated in Table 4.29, respondents were asked to give their opinion on whether the total cost of recording a transfer of ownership is reasonable. Accordingly, 185 (47.3%) and 41 (10.5%) respondents answered that they disagreed and disagreed, while 60 (15.3%) and 34 (8.7%) respondents answered that they agreed and strongly agreed, and 71 (18.2%) answered undecidedly. Thus, from Table 4.29 it can be seen that the majority of 185 (47.3%) respondents confirmed that the total cost of registering a transfer of ownership is not affordable as it is an informal payment. The implications of these results indicate that information stored in records has not been linked to town maps, and as cadastral mapping was a very recent phenomenon in the whole place, it is too early to discuss the issues related to updating. Hence the present result is consistent with the study conducted by (Berhanu, et al, 2015), in Ethiopia

Table 4.29: Response Rates on The Cost of Property Transfer

The total cost of recording a property transfer is low	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	8	26	34	8.7
Agree	35	25	60	15.3
Undecided	45	26	71	18.2
Disagree	97	88	185	47.3
strongly disagree	17	24	41	10.5
Total	202	189	391	100.0
All relevant private encumbrances are recorded				
strongly agree	9	9	18	4.6
Agree	35	51	86	22.0
Undecided	32	21	53	13.6
Disagree	97	84	181	46.3
strongly disagree	29	24	53	13.6
Total	202	189	391	100.0
All significant public restrictions are recorded				
strongly agree	13	12	25	6.4
Agree	26	43	69	17.6
Undecided	32		47	12.0

Disagree	107	96	203	51.9
strongly disagree	24	23	47	12.0
Total	202	189	391	100.0

(Source; Survey result, 2020)

Relevant private urban land encumbrances.

The results of the documentary assessment indicated that land tenure obligations in towns were more significant than land tenure right in other areas that were not widely known. The FDRE constitution prohibited the sale of land, which was the clearly defined burden of ownership. Following local urban land regulations, landowners who require other means of access to public infrastructure, such as roads, were missing, use the property of other landowners. Passing the water drain when the line and drain outline prompts maintainers to do so was another example of using another urban land. The encumbrances were locally recognized obligations that were described in ordinances, although typically they were not recorded in the land registry. No practice in land law gave an owner any rights over those who used his land. The only option left to the property owner is to lease it. There was no codified tenant protection regulation in the legal framework at the time. Obligations in particular and responsibilities in general, whether registered or not, can be enforced where zoning plans are in place. Moreover, urban land management practices were hardly used in the studied areas' spatial planning techniques. According to the Federal land regulation the entire development has to adhere to approved development plans. Aside from some basic planning, however, urban land management offices still need to prepare and approve full zoning plans that were legally binding. As indicated in table 4.29 the respondents were asked to rate their view on whether All relevant private encumbrances are recorded**.** Accordingly, 181(46.3%) and 53(13.6%) respondents were replied disagree and strongly disagree, while 86(22%) and 18(4.6%) respondents were replied agree and strongly agree and 53(13.6%) respondents replied undecided. Thus, from table 4.29 it can be stated that the majority of 181(46.3%) respondents confirmed that all relevant private encumbrances were not recorded and were unknown among urban land management officials.

Hence these survey results imply that all relevant private encumbrances were not recorded and

were even unknown among urban land management offices

Relevant Public Restrictions /Charges of Urban Land

According to survey results, public bans were not regularly observed in the study areas. Aside from leases and mortgage documents for rented urban properties with investors, there were no known restrictions. The increased participation of landowners in the land lease market was a result of the introduction of the urban land management system. In some peri-urban regions, such as the town of Gelan, the leased areas were typically used for urban gardening. Residential houses and plantations are being built on rented building plots near the towns. As indicated in Table 4.29, respondents were asked to give their opinion on whether all relevant public restrictions or charges are covered. Accordingly, 203 (51.9%) and 47 (12%) of the respondents answered "disagree" and "strongly disagree", while 69 (17.6%) and 25 (6.4%) answered "agree agree" and "totally agree" and 47 (12%) answered, "undecided". Thus, from Table 4.29 it can be seen that the majority of 203 (51.9%) respondents confirmed that not all relevant public restrictions or levies were recorded. The implications of these results show that all relevant public restrictions or levies were not recorded and this study agreed with the study conducted by Rajack (2009).

Timely response to requests for access to registration records

According to the survey results, the registrations were maintained manually and the access restrictions concern simple searches for paper records. The storage options were often below average and could even lead to the loss of important documents. As indicated in table figure 4.23 the respondents were asked to rate their view on whether they Timely respond to requests for accessing registry records**.** Accordingly, 198(50.6%) and 49(12.5%) respondents were replied disagree and strongly disagree, while 67(17.1%) and 25(6.4%) respondents were replied agree and strongly agree and 52(13.3%) respondents replied undecided. Thus, from figure 4.23 it can be stated that the majority of 198(50.6%) respondents confirmed that untimely response to requests for accessing registry records.

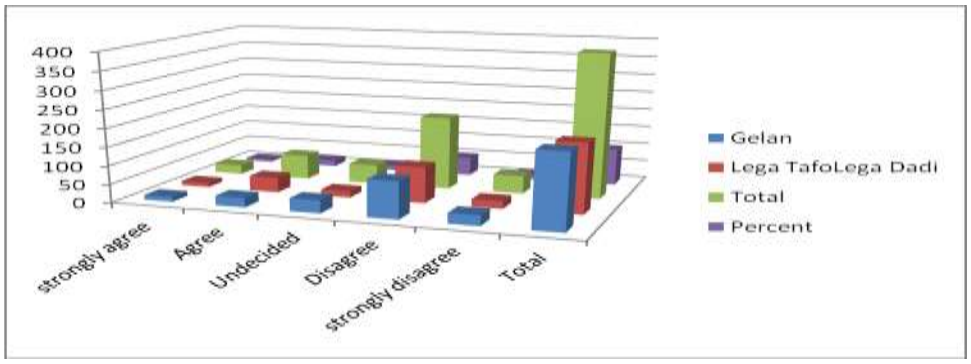


Figure 4.23 Response Rates On-Time Response for Accessing Registry Records (Source:Survey result, 2020)

Furthermore, the filing system in the urban land sector was very poor and requires a long time to search for relevant documents since there was no systematic registration. The other challenges for getting copies or extracts of documents were the location in which they were stored. Still, there were gaps to change manual recording systems to the computer systems in both towns.

The interviews with the land experts' views on the registration of land rights and the files adjustments are as follows;

"…. After requesting a copy or an excerpt of the intellectual property documents, the search of the paper files can sometimes take more than a month. Some of the files cannot be found..

Figure 4.24: Urban Land And Land-Related File Adjustment (Source: Lega Tafo Lega Dadi, 2022)

In study areas, the registry was typically primarily manual. Naturally, the manual system was not suitable for searching. But by coming up with an appropriate design, finding documents in the registry can be made easier. It was possible to identify the existence of a systematic parcel identification as a tool to enable searching of the data in manual registers, which was not implemented in the study areas. The implications of these results suggest that the names of the landowners and those of the neighboring landowners can also be used to search the manual system. Both the name of the right holder and the parcel's unique number can be used to search the manual system's records.

Fig.4.25 :People waiting for their file,(Source: Lega Tafo Lega Dadi, December ,2022)

Urban Land Information Records and Its Accessibility.

Interviews conducted with key informant groups show that there was little capacity to disseminate information to the public about the various urban land management reform programs, their aim, and how they will affect local resource use. Insufficient efforts have been made by both towns and regional authorities to inform the public about the ongoing land management reforms. As indicated in figure 4.26, respondents were asked to rate their view that urban country information records are easily accessible. Accordingly, 221 (56.5%) and 45 (11.5%) of the respondents answered “disagree” and “strongly disagree”, while 62 (15.9%) and 21 (5.4%) of the Respondents answered “agree” and “strongly agree” and 42 (10.7%) answered, “undecided”. Thus, from figure 4.26, it can be seen that the majority of 221 (56.5%) respondents confirmed that urban land information records are not easily accessible

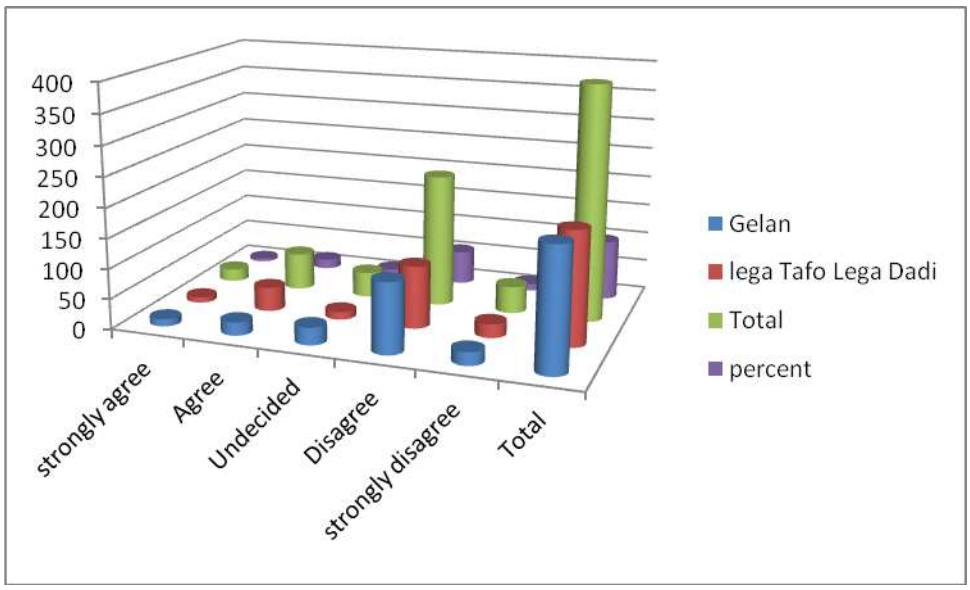


Figure 4.26: Response Rates on Land Registry Accessibility (Source:Survey, 2020)

Similarly, public awareness campaigns can provide information on urban land management. To check the urban land registers, it was necessary to express interest in the documents and to obtain the approval of the registrar and how to get copies of the urban land registers. However, there was no law dictating who was responsible for paying for and obtaining copies of land management documentation. There have been instances where documents have been deliberately withheld to solicit unofficial fees. Hence this implies urban land information records are not easily accessible against proclamation 721/2011 public right to access the land information.

4.2.4.2 Cost-Effectiveness and Sustainability

Urban Land Fees and Their Schedule

As indicated in Table 4.30, respondents were asked to give their opinion on the fees. The fees have a clear justification, their list is public. Accordingly, 192 (49.1%) and 52 (13.3%) of the respondents answered “disagree” and “strongly disagree”, while 71 (18.2%) and 21 (5.4%) of the Respondents answered “agree” and “strongly agree” and 55 (14.1%) answered, “undecided”. As shown in Table 4.30, the majority of the 192 respondents (49.1%) confirmed that the charges had no reason and their schedule was not public.

Table 4.30: Response Rate of Respondents on Urban Land Fee

Fees have a clear rationale, their schedule is public	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	5	16	21	5.4
Agree	31	40	71	18.2
Undecided	30	25	55	14.1
Disagree	101	91	192	49.1
strongly disagree	35	17	52	13.3
Total	202	189	391	100.0
Urban land Informal payments are discouraged				
strongly agree	9	18	27	6.9
Agree	28	45	73	18.7
Undecided	35	20	55	14.1
Disagree	103	90	193	49.4
strongly disagree	27	16	43	11
Total	202	189	391	100
Urban land Service standards are regularly monitored				
strongly agree	7	15	22	5.6
Agree	24	37	61	15.6
Undecided	33	32	65	16.6
Disagree	113	85	198	50.6

strongly disagree	25	20	45	11.5
Total	202	189	391	100.0

(Source; survey result, 2020)

Urban Land Informal Payments.

The study areas of public sector practice and urban land management services, particularly in urban communities, have been identified as corruption-prone sectors, particularly in Lega Tafo Lega Dadi towns, according to a focus group discussion. However, measures have been implemented locally to combat rent-seekers in the urban land sector. Raising significant constitutional land issues was the first step in reducing corruption. Interviews with major whistleblower organizations have shown that the measure has helped to influence authorities and the administrative system to change land regulations in their favour. It was not easy for officials to disfigure land affairs since they have been widely known to the public as they were part of administrative affairs. Participatory working methods or procedures that require public approval before legalization was not implemented in the other instrument to increase decision transparency. The title deed, distributed for each landowner, contains the main rights, duties, and obligations of the landowner, in addition to the most important information about the urban land and the landowner. In general, the mechanism for protection against illegal behavior of employees in the field of land management was very poor. As indicated in Table 4.30, respondents were asked to reject their opinion on informal payments. Accordingly, 193 (49.4%) and 43 (11%) respondents answered that they disagreed and strongly disagreed, while 73 (18.7%) and 27 (6.9%) respondents answered that they agreed and strongly agreed, and 55 (14.1%) respondents replied that they had not made a decision. Thus, from Table 4.30 it can be seen that the majority of the 193 (49.4%) respondents confirmed that informal payments would not be discouraged. These studies imply that the mechanism for protecting against illegal behavior of employees in the field of land management and discouraging informal payment was very poor and the maladministration of the towns was inadequate in these areas. This study agreed with the study conducted in different Ethiopian cities Berhanu, (2015), Melesse (2014) and Nigussie, (2016)

Urban Land Sector and Its Service Standards

According to document reviews result service standards were based on institutional mandates. The division of competencies between the federal and state governments based on land management needs to be clarified by law. In the FDRE, regional states were given responsibility for managing and maintaining control over urban land and natural resources. Most regional governments have established similar regional and zonal organizations to manage urban land. In contrast, the Oromia regional states have recently combined both rural and urban land into one sector at the regional and zonal levels. In urban areas, however, municipalities acted as the main implementers. The urban land management seemed unconcerned about monitoring and evaluating the results of their reform initiatives. There was no indication of a system to track how registration affected domestic investment, urban land-use shifts, or the number of property disputes. There was no evidence that efforts were made to conduct socio-economic surveys to determine whether the manual registrations increased the security of possession. As indicated in Table 4.30, respondents were asked to rate their opinion on the regularly monitored standards for urban land services. Accordingly, 198 (50.6%) and 45 (11.5%) of the respondents answered "disagree" and "strongly disagree", while 61 (15.6%) and 22 (5.6%) of the Respondents answered "agree" and "strongly agree" and 65 (16.6%) answered "undecided". Thus, from Table 4.30, it can be stated that the majority of the 198 (50.6%) respondents confirmed that the standards of the municipal ground services were not regularly monitored. Hence the implications of these results revealed that Service standards were not clear and customers could not easily be accessed and claim their rights.

4.2.4. 3. Urban Land Information Reliability:

Urban Land Information and Integrity of Rights and Transaction Costs.

According to the survey results, it was more feasible than in the towns of Lega Tafo, Lega Dadi, and Gelan to ensure the synchronization of public records at unified land management offices organized for both the land registry and cadastre. The unique lot and building identifiers, which can also be the basis for other public services, were one way that urban property information organizations can contribute. However, the urban land register entries in the study area were not yet computerized. There were almost no online public services and public registers in the towns

that are synchronized. Some efforts by urban land registries to informally exchange land register data for tax and tax purposes were reported. This collaboration was also limited to some jurisdictions and on an ad-hoc basis. As indicated in figure 4.30 Respondents were asked to rate their opinion of urban land. Information in public registers is synchronized to ensure the integrity of rights to reduce transaction costs. Accordingly, 188 (48.1%) and 43 (11.0%) of the respondents answered “disagree” and “strongly disagree”, while 73 (18.7%) and 26 (6.6%) of the Respondents answered “agree” and “strongly agree” and 61 (15.6%) answered, “undecided”. Thus, from figure 4.30, it can be noted that the majority of 188 (48.1%) respondents confirmed that information on urban land in public registers was not synchronized to ensure the integrity of rights to reduce transaction costs.

The implications of these results indicate that the urban land registers and cadastral information were not yet computerized and synchronized to ensure the integrity of rights to reduce transaction costs against the conceptual framework of FAO(2010) due to poor governance and commitment of towns to overcome the problems.

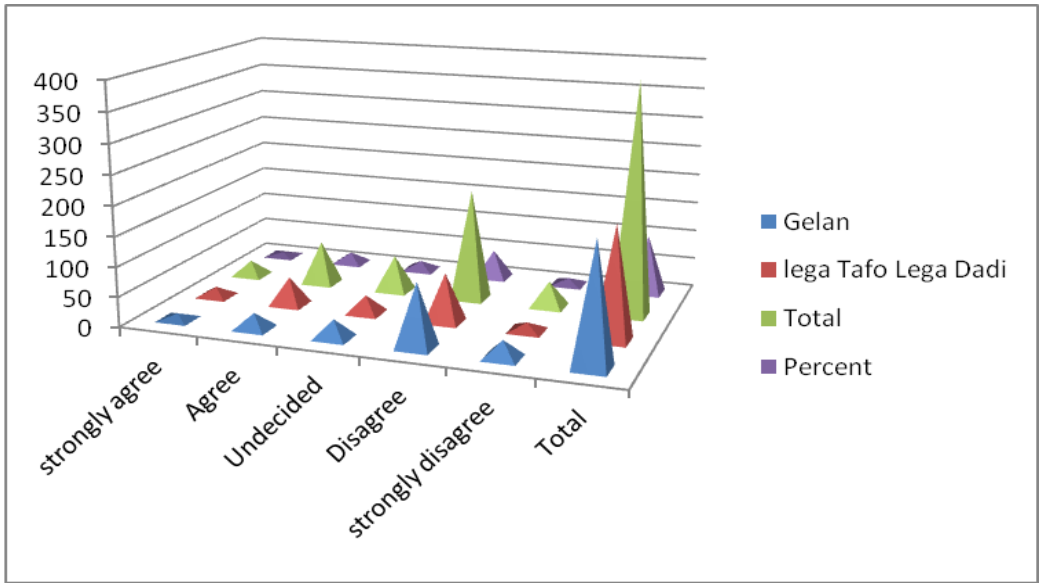


Figure 4.27: Response Rates on Urban Land Information (Source: Survey result, 2020)

Registry Information and Ground Reality.

According to survey results, data shows that updating the records in the study areas was not practiced. The study found that the lack of clear procedures, deficiencies in the various registry

formats used to record transactions, and the lack of awareness among land users pose challenges in urban land management. Hence this implies that the registered property data and the actual reality on-site do not match in many places in both towns. The benefits of updating records should be clear to users and the cost of on-demand activities needs to be lower.

4.2.4.4 Provision of Urban Land Information and Civic Engagement

Urban Land Fees are Determined and their Collection

As indicated in figure 4.28 the respondents were asked to take action their views on urban land fees are determined and collected transparently. Accordingly, 179(45.8%) and 66(16.9%) respondents were replied disagree and strongly disagree, while 72(18.4%) and 28(7.2%) respondents were replied agree and strongly agree and 46(11.8%) respondents replied undecided. Thus, from figure 4.28 it can be stated that the majority of 179(45.8%) respondents have confirmed urban land Fees were not determined and collected transparently.

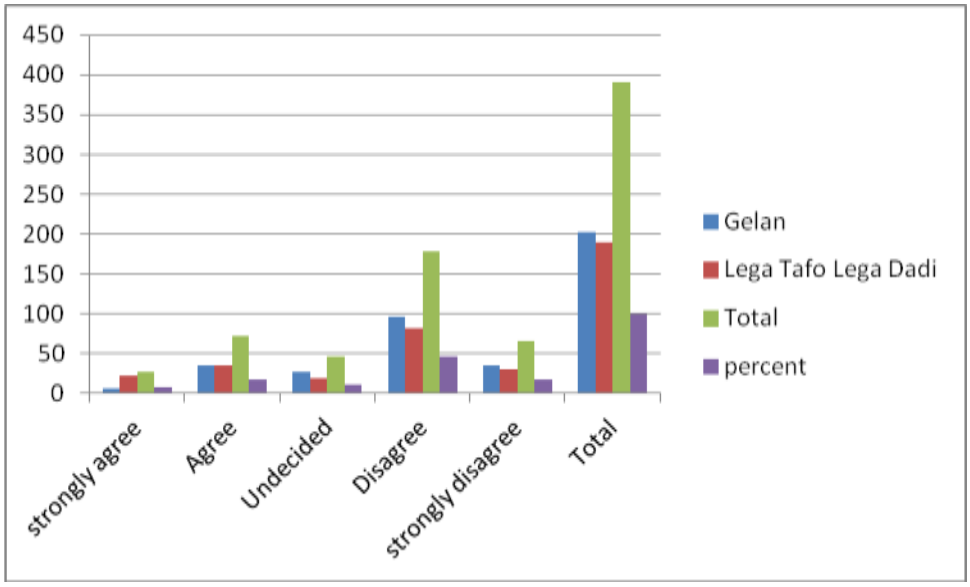


Figure 4.28: Response Rates on Urban Land Fee Collection and Civic Engagement (Source: Survey result, 2020)

The implication of these results shows that the decision given to landholders to pay the fee is based on the consent of experts without consultation with the landholder. No affected communities were participating in the decision-making process in determining the urban land fee. Hence and urban land Fees were not determined and collected transparently.

The Provision of Urban Land Information Service

As indicated in table 4.31 the respondents were asked to rate their views on the information service provided in the urban land management system. Accordingly, 206(52.7%) and 57(14.6%) respondents were replied disagree and strongly disagree, while 67(17.1%) and 19(4.9%) respondents were replied agree and strongly agree and 42(10.7%) respondents replied undecided. Thus, from table 4.31 it can be indicated that the majority of 206(52.7%) respondents agreed that, there was no information service provided in the urban land management system. This implies there was no information provided to the public regarding land yet and public participation in land decision-making, as well as the accessibility of the community inland information, is very limited

Table 4.31: Response Rates on the Availability of Information Service

The information service/desk provided at the urban land administration system	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	6	13	19	4.9
Agree	26	41	67	17.1
Undecided	29	13	42	10.7
Disagree	110	96	206	52.7
strongly disagree	31	26	57	14.6
Total	202	189	391	100.0
All community members in the towns have equal access to land information				
strongly agree	6	17	23	5.9
Agree	33	47	80	20.5
Undecided	27	13	40	10.2

Disagree	107	84	191	48.8
strongly disagree	29	28	57	14.6
Total	202	189	391	100.0
The town's administration report to the residents about the land activities carried out				
strongly agree	4	12	16	4.1
Agree	31	40	71	18.2
Undecided	33	14	47	12.0
Disagree	107	98	205	52.4
strongly disagree	27	25	52	13.3
Total	202	189	391	100.0

(Source, own survey, 2020)

Urban Land Information and Community Accessibility

As indicated in table 4.31 the respondents were asked to rate their views on all community members in the town having equal access to urban land information. Accordingly, 191(48.8%) and 57(14.6%) respondents were replied disagree and strongly disagree, while 80(20.5%) and 23(5.9%) respondents were replied agree and strongly agree and 40(10.2%) respondents replied undecided. Thus, from table 4.31 it can be stated that the majority of 191(48.8%) respondents have confirmed all community members in the towns have no equal access to land information. Furthermore As indicated in table 4.31 the respondents were asked to rate their views on the Mechanism that the town administration reported to the residents about the land activities carried out. Accordingly, 205(52.4%) and 52(13.3%) respondents were replied disagree and strongly disagree, while 71(18.2%) and 16(4.1%) respondents were replied agree and strongly agree and 47(12.8%) respondents replied undecided. Thus, from table 4.31 it can be stated that the majority of 205(52.4%) respondents confirmed that the Mechanism that the town administration reported to the residents about the land activities was not carried out. The implication of these surveys

indicates that all community members in the towns have no equal access to urban land information and mechanism that the town administration's regular discussions on the land issues were not carried out.

4.2.5. Urban Land Dispute and Resolutions

This section focused on examining the extent of good governance practices in urban land disputes and resolutions in towns from governance dimensions by focusing on Sources of dispute, assignment of responsibility, and level of pending conflict are discussed as follows.

4.2.5.1 Sources of Dispute

Urban land disputes predominate, accounting for around 64% of civil cases in the states of the Oromia region, document studies show (Oromia Justice Bureau, 2021). Findings from a survey conducted in the towns of Lega Tafo, Lega Dadi, and Gelan further supported this argument. For instance, urban land disputes account for 60% of cases in Lega Tafo Lega Dadi towns and 55% in Gelan town, according to the urban justice Office. The most typical problems are related to land title issues. According to the urban Justice office, there were numerous reasons why disputes over urban lands arise. These disagreements arose mainly from disagreements about the distribution of urban land and the regularization procedures implemented in the towns. Occasionally, the number of cases related to the issue of conflicting claims to an urban land also increases. In urban areas, the most common causes of land disputes were relocations, boundary disputes, shady land deals, overlapping zoning, and post-marital divorces. Urban land disputes were also frequently involved, as evidenced by the illegal sale of urban land, land exchanges, real estate loans, tenure grants, expropriation of property rights using flawed evidence, and boundary disputes, according to the key informant group interview and focus group discussion. There are also cases of expropriation and compensation in some cases. Moreover, conflicts over urban and land related were believed to ultimately lead to the commission of many violent crimes, including premeditated property destruction and other similar crimes. Family cases involving land ownership and land-related issues have increased dramatically. Such conflicts result in loss of life and threaten to destroy cherished values among close relatives and loved ones, in addition to imposing significant social and economic costs and jeopardizing poverty alleviation efforts. Some of these dissensions, particularly in Lega Tafo Lega Dadi communities,

have the potential to escalate into widespread violence as they show indicators of ethnic conflict pointing to negative political outcomes.

As mentioned above, the problems related to the institutional structure and staffing of the urban land management institutions were also reasons for the land dispute, although the main cause was the unfair allocation and regularization process of urban land. Because the urban land management institution at the Kebele level was not strong and areas near the towns were not demarcated by a city map, local land registration was not securely maintained, and consequently, property rights were easily violated. The implications of this study suggest that the urban dispute settlement system, unlike the rural land dispute settlement system, is too weak to protect the rights of vulnerable groups and common urban community property, and is therefore a cause for further disputes. The present study is consistent with the survey conducted in Ethiopia by Agegnehu, S. (2021) as land tenure disputes are more common in peri-urban areas than in rural areas. Cross-border disputes, land tenure disputes, land lease disputes, divorce-related land disputes, probate disputes, parcel exchange disputes, and land use disputes are the types of land tenure issues found in the surveyed locations.

4.2.5.2 The capacity of arbitrators of local institutions

The discussion by the key informant groups revealed that there were few ways to resolve urban land disputes, particularly for land for which there was no supporting evidence. It was very likely that cases may deal with simultaneously by two parallel organizations such as the Municipal quasi judiciary committee and the Kebele level. Kebele-level urban land management agencies lack substantive legal understanding and their decisions, largely based on local community comment, adversely affect women and the poor, who lack bargaining power and are unfavorable to regular rules. They sometimes accept payments from disputing parties because the informal Kebele-level, regularization arbitration committees, has no incentives and has not been recognized by law. In addition, since committee members or residents were unpaid; it was difficult to find them in time during regularization, especially in areas to per urban areas. Even in the urban, there was no adequate support for Kebele-level urban land office officials in terms of legal manuals, training, and jobs that could help them make fair judgments, especially on no-evidence documents. These types of practices, used only for urban land, are unregulated and are found in suburban areas.

In contrast, through interviews with the town justice of office, it was found that there was evidence of judges' inability to interpret and apply land law, which was not a subject included in the Ethiopian legal curriculum. Urban courts have first-instance jurisdiction over property disputes as these disputes were not usually expressed in monetary terms, either due to the nature of the claim or because Ethiopian urban land has a low market value. The consequences of these results, therefore, showed that the arbitrators of local institutions had very few opportunities to settle property disputes. Towns-level judges were less qualified and more experienced than higher court judges, ultimately affecting the accuracy of their decisions.

4.2.5.3 Assignment of Responsibility

Actual Assignment of Responsibility for Conflict Management

There were various ways of resolving land disputes, and there have been overlapping powers in land-related disputes, depending on practice, federal and state constitutions, and court formation laws. Even without special legal powers, courts, administrative authorities, and urban land administrations take care of all property-related problems. Similar cases could be handled by two different authorities at the same time and there was no system in place for those authorities to interact with each other. The courts were not accepting the arbitration procedures for urban land disputes as the first evidence of the results of the plan's lack of legal expertise and concerns about abuse. Compulsory urban land dispute settlement was illegal and not applied in towns. The impoverished were affected by the neglect of the community because they did not have access to the justice system. On the other hand, local-level institutions such as kebeles and urban land representatives were unfamiliar with arbitration due to their ignorance of land laws, which affects how fairly local-level disputes were resolved. On the other hand, in the kebeles of urban communities, unlike in rural areas, there were no recognized dispute settlement committees.

There were also legally recognized religious courts alongside regular courts, practiced in a place where predominantly Muslim adherents lived. Article 78 paragraph 5 of the Ethiopian Federal Constitution recognizes the possibility of establishing religious and customary courts in addition to the ordinary courts. As a result, Sharia courts were established at the federal level (Proc. 188/1999) and the regional level. But these types of procedures were not observable in study areas. Moreover, recently, the Customary Court or the Culture Court was also officially established by Oromia Regional State Proclamation 240/2013, which was not yet in effect. As

indicated in figure 4.29, respondents were asked to rate their opinion that responsibility for conflict management is assigned at different levels according to actual practice. Accordingly, 179 (45.8%) and 63 (16.1%) of the respondents answered “disagree” and “strongly disagree”, while 80 (20.5%) and 18 (4.6%) of the Respondents answered “agree” and “strongly agree” and 51 (13%) answered, “undecided”. Thus, figure 4.29 shows that the majority of 179 (45.8%) respondents confirmed that responsibility for conflict management at different levels were not assigned practically.

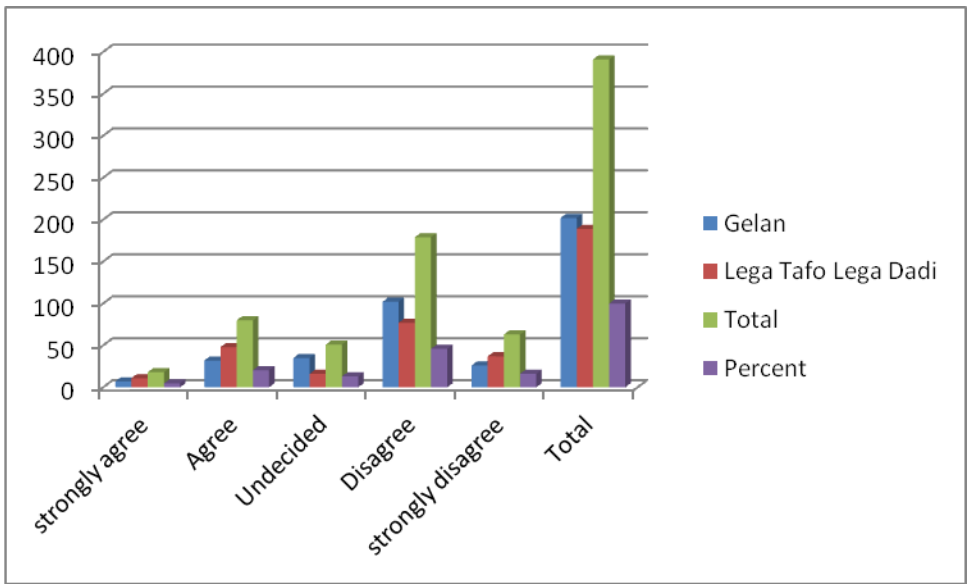


Figure 4.29: Response Rates on the Assignment of Responsibility (Source: Survey result, 2020)

Furthermore, there were several other hearing committees for land-related disputes in urban areas: Hearing Committees on Compensation and Evictions. The municipal committees were the ones who negotiate compensation claims in the expropriation of land when the town government becomes a party. Local government and some court decisions will be dealt with by the municipal Clearing and Compensation Hearing Committees, which will hear the matter. Except for matters of indemnification, its judgments were final and not subject to appeal. Courts and lawyers have criticized that disputes over urban land, whether leased or expropriated, cannot be challenged in ordinary courts. On the one hand, it deprives the courts of their authority; on the other hand, it calls into question the fairness of these institutions. Even though it appears that each committee was created by law and has its function, it was still a challenge for the public to recognize and appear before them. The judges appointed to the town's Land Clearance and Compensation

Committees were not sworn judges by law, but individuals who work with urban Land management and influence its competence. These committees were administrative bodies with quasi-judicial powers. Therefore, the implications of these indicate the responsibility for conflict management at different levels was not assigned according to the actual practice in the towns. These surveys result in an inconsistent study conducted by World Bank (2016) in Ethiopia due to it assessed only focusing on rural land at the national level

The Applicability of Legal Matters and Decisions of Appealed

As indicated in figure 4.30 Respondents were asked to rate their views on the relevant authorities that have jurisdiction over applicable legal matters and where decisions can be appealed. Accordingly, 182 (46.6%) and 57 (14.6%) of the respondents answered "disagree" and "strongly disagree", while 84 (21.5%) and 19 (4.9%) of the Respondents answered "agree" and "strongly agree" and 49 (12.5%) answered, "undecided". Thus, from figure 4.30, it can be stated that the majority of 182 (46.5%) respondents confirmed that the competent bodies do not have jurisdiction in applicable legal matters and that decisions cannot be appealed. Many land cases have been delayed due to the non-applicability of land-related legal matters and abuse decisions. This implies the competent bodies did not have jurisdiction in applicable legal matters and decisions can be appealed.

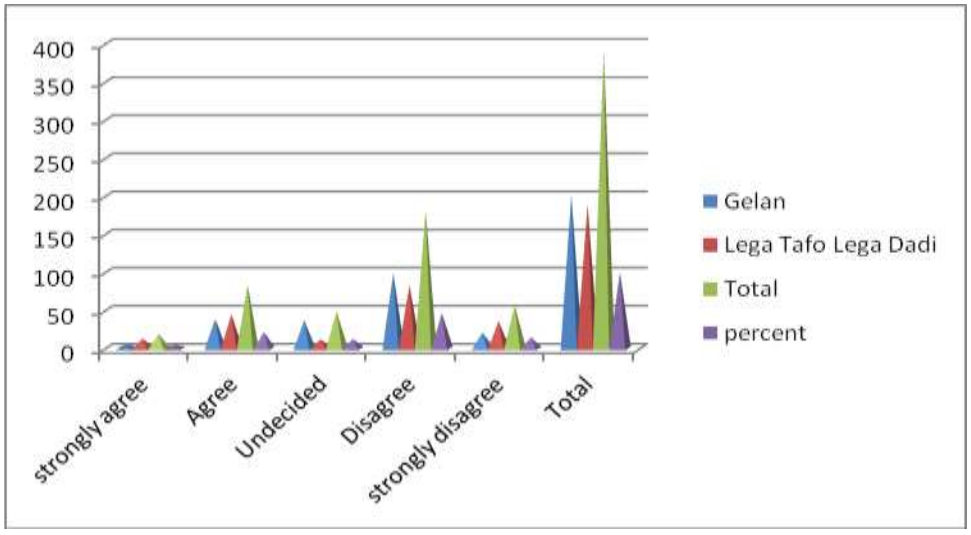


Figure 4.30: Response Rates on Relevant Bodies are Competent in Applicable Legal Matters (Source:Survey result, 2020)

Conflict Resolution Mechanisms and Its Accessibility

As interviews with experts from the justice authorities revealed that the cost of initial dispute resolution is reasonably affordable for the majority of urban disputers, the cost of appeal court disputes was higher, especially for poor people who were forced to travel repeatedly to other Addis Ababa. There were first instance regular courts for land disputes. Of course, the cost may not be as low as that of traditional dispute resolution as the parties to the dispute have to pay the court fee and sometimes the fee for formal and informal counsel. And if the case proceeds through an appeal to a high court, and thus to the Supreme Court, people might incur more expense and time. As indicated in Table 4.32, respondents were asked to give their opinion on whether there are affordable and unbiased mechanisms for resolving land disputes. Accordingly, 210 (53.7%) and 64 (16.4%) of the respondents answered "disagree" and "strongly disagree", while 52 (13.3%) and 19 (4.9%) of the Respondents answered "agree" and "strongly agree" and 46 (11.8%) answered, "Undecided". Thus, from Table 4.32, it can be seen that the majority of 210 (53.7%) respondents confirmed that there are no affordable and unbiased mechanisms to resolve land disputes.

Table 4.32: Response Rates on the Resolution of Land Disputes

There are affordable and unbiased mechanisms for the resolution of land disputes	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	6	13	19	4.9
Agree	23	29	52	13.3
Undecided	28	18	46	11.8
Disagree	116	94	210	53.7
strongly disagree	29	35	64	16.4
Total	202	189	391	100.0

Existing mechanisms function effectively in practice				
strongly agree	7	7	14	3.6
Agree	35	41	76	19.4
Undecided	40	24	64	16.4
Disagree	97	80	177	45.3
strongly disagree	23	37	60	15.3
Total	202	189	391	100.0
There are the appeal mechanisms for conflict resolution of land compensation				
strongly agree	9	8	17	4.3
Agree	33	47	80	20.5
Undecided	40	17	57	14.6
Disagree	100	83	183	46.8
strongly disagree	20	34	54	13.8
Total	202	189	391	100.0
There are clearly defined and transparent mechanisms for the resolution of land disputes				
strongly agree	8	12	20	5.1
Agree	35	39	74	18.9
Undecided	33	16	49	12.5
Disagree	108	85	193	49.4
strongly disagree	18	37	55	14.1

Total	202	189	391	100.0

(Source; survey result, 2020)

Furthermore, in both towns, the FGD showed that first-instance conflict resolution institutions were not accessible at the local level in most communities. The dispute resolution mechanisms were recently established in 2018 by the town government to open to the public, especially in towns that fall under large town areas. Although the towns were classified into the regional state structure level as a unified zone level, they have not had a town court for many years, except that they have been using the first instance court from the surrounding woredas since 2018. So the arbiter in the conflict resolution asks the bribes why they sometimes favor the decision of the rich. Therefore, most urban land disputes were brought before the courts of the town due to the bias of the local arbitration committees or representatives of the urban land kebeles. However, the role of the municipal land council was to encourage the disputing parties to resolve their issues through arbitration and negotiation. For urban land disputes, the required court fee is 28 Eth Birr (< $1). For this reason, the required solutions are usually not quantified in monetary terms. But for the land, the numbered and estimated court fees have been expanded to 12,000 eth Birr for land-related property estimated at 1 million.

The above survey discussion implies the court fee was very low unless the case involves the sale or payment of rent where the application seeks a monetary remedy. As a result, conflict resolution mechanisms have been unaffordable and biased public access for formal and informal settlement of land disputes.

The functionality of Existing Mechanisms

As indicated in Table 4.32 respondents were asked to rate their view of whether the existing mechanisms work effectively in practice. Accordingly, 177 (45.3%) and 60 (15.3%) respondents answered that they disagreed and disagreed, while 76 (19.4%) and 14 (3.6%) respondents answered that they agreed and strongly agreed, and 64 (16.4%) respondents replied that they had not made up their minds. Thus, from Table 4.32 it can be stated that the majority of the 177 (45.3%) respondents confirmed that existing mechanisms did not work effectively in practice

These survey result and the interview result implies, the existing urban land conflict resolution was not working at different urban levels, and partiality was seen even when deciding in favor of

a group. On the other hand, local-level institutions and urban land disputes were not formally established, unlike rural and kebele-level land sector representatives or woredas courts, which had no competence to arbitrate as the judges have no legal knowledge and this affects fairness dispute resolution at the local level.

Appeal Mechanisms for Conflict Resolution

According to key informant interviews, filing an appeal was possible, but costs more money, effort, and legal expertise. Parties to a conflict had the opportunity to appeal to bring their case to higher courts. However, this was not affordable, especially for women and the poor, due to the longer time and higher expenses. The matter was more difficult for the disputing parties to handle without legal representation as the higher court was more complicated. As indicated in Table 4.32, respondents were asked to give their opinion on whether there are grievance mechanisms for land compensation dispute resolution. Accordingly, 183 (46.8%) and 54 (13.8%) of the respondents answered "disagree" and "strongly disagree", while 80 (20.5%) and 17 (4.3%) of the Respondents answered "agree" and "strongly agree" and 57 (14.6%) answered, "undecided". Thus, from Table 4.32, it can be seen that the majority of 183 (46.8%) respondents confirmed that there were no dispute resolution mechanisms for land compensation. However, accord clearly define in Ethiopian constitutions and urban land lease proclamations there was no appeal mechanism for conflict mechanism for the expropriation of landholders except for the compensation complaints. This result implies all urban dispute settlement systems, a right of appeal is recognized except, of course, in case of expropriation where the appeal is allowed only about compensation grievances.

The Transparency of the Resolution of Land Disputes Mechanisms

As indicated in Table 4.32, respondents were asked to give their opinion on whether there are clearly defined and transparent mechanisms for resolving land disputes. Accordingly, 193 (49.4%) and 55 (14.1%) respondents answered that they disagreed and disagreed, while 74 (18.9%) and 55 (14.1%) respondents answered that they agreed and strongly agreed, and 49 (125%) respondents answered undecided. Thus, from Table 4.32, it can be noted that the majority of 193 (49.4%) respondents confirmed that there are no clearly defined and transparent mechanisms for settling urban land disputes. Furthermore, federal and regional land statutes and court formation laws indicate that there were different avenues for resolving land disputes and

that there were overlapping jurisdictions over property-related disputes. All land-related disputes, even without special legal powers, were conducted by the urban land offices, administrations, and courts. There was a possibility that similar cases could be handled by two different authorities at the same time and there was no mechanism for these authorities to communicate with each other. Therefore, the implications of this survey suggest that local-level institutions and city district courts, particularly district courts, did not register to have transparency in arbitration as they were not paid by anyone they favor by claiming pet corruption. Town-level judges were also unfamiliar with state laws that affect the fairness of dispute resolution at the local level. Therefore, this study was consistent with the study conducted in Ethiopia by Sisay (2016).

4.2.5.4 Level of Pending Conflict

Mutually Accepted Agreements Reached Through Informal Dispute Resolution Systems

The survey results suggest that while there was a local, informal dispute resolution system that successfully and fairly resolves a significant proportion of disputes, it may not be recognized in the formal judicial or administrative dispute resolution system. Discussions with significant interviews revealed under normal circumstances, agreements reached through negotiation, compromise, or arbitration were encouraged unless they violate the legal system and legal framework, but they were hardly ever implemented because so many cases before local and judicial committees were ruled that they can harm and occasionally destroy local and town institutions. Some disputes were resolved by a local informal institution (such as elders) before reaching the formal judicial system, but these institutions were not officially recognized in towns unlike in rural areas due to the statutory plan. As indicated in figure 4.31, respondents were asked to rate their opinion on the mutually accepted agreements reached through informal dispute resolution systems. Accordingly, 192 (49.1%) and 43 (11.0%) of the respondents answered “disagree” and “strongly disagree”, while 79 (20.2%) and 19 (4.9%) of the Respondents answered “agree” and “strongly agree” and 58 (14.8%) answered, “undecided”. Thus, from figure 4.31 it can be stated that the majority of 192(49.1%) respondents confirmed that mutually accepted agreements reached through informal dispute resolution systems were not encouraged in urban land disputes because of land use plan abuses

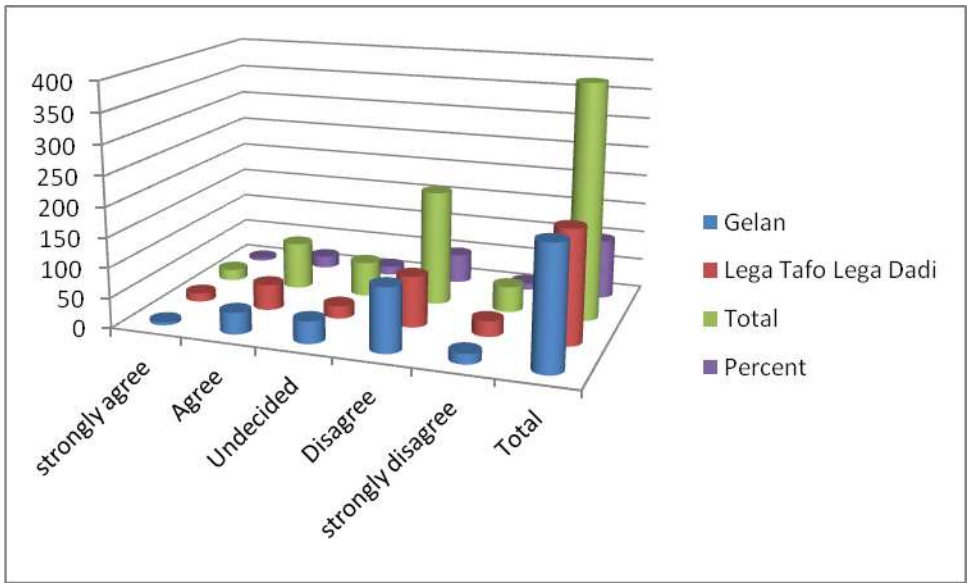


Figure 4.31: Response Rates on Mutually Accepted Agreements (Source: Survey result, 2020)

However, apart from cases terminated at the local level, there was no uniform recognition of these agreements by a court. In addition, the courts fear that final arbitration agreements could leave the disputing parties without appeal rights. In other words, a party that might be forced to give up a particular interest due to cultural influences would ultimately be a victim of the agreement and therefore warrants a fair investigation by the courts. This study implies, there was a local, informal dispute settlement system that makes decisions that were not always fair, but this system always does not recognize in the administrative dispute settlement system due to the land-use plan.

Formal Conflicts Resolution

According to an interview conducted with the key informant groups arbitration decisions were treated as informal dispute resolution outside of the formal judiciary and indirectly support the courts. This means that any decision made by such courts may not be legally recognized by courts. This means that the parties have the right to bring new lawsuits before the regular courts. And the formal grievance system starts with the initial. As indicated in figure 4.32, respondents were asked to rate their opinion on the conflicts in the formal systems that are promptly resolved. Accordingly, 208 (53.2%) and 62 (15.9%) of the respondents answered “disagree” and “strongly disagree”, while 63 (16.1%) and 13 (3.3%) of the Respondents answered “agree” and “strongly agree” and 44 (11.3%) answered “undecided”. Figure 4.32 shows that the majority of 208

(53.2%) respondents confirmed that conflicts in the formal system were not resolved promptly. There is a costly process for appealing landfall verdicts, and the process takes a long time

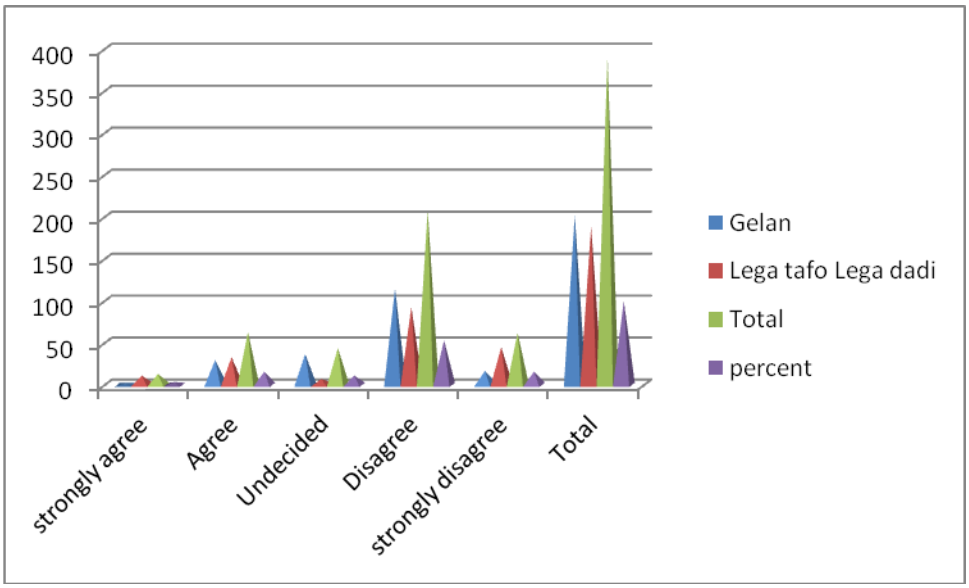


Figure 4.32 Response rate of respondents on Conflicts in the formal system are resolved on time (Source; Survey result, 2020)

Furthermore, a right of appeal was recognized in all urban land dispute settlement systems, except, of course, in the case of expropriations, where the appeal was allowed only for compensation claims. Any first-instance decision may be appealed in state or federal court. If the court decides in favor of the complainant, the injured party has a further right of appeal to the regional or federal court of justice. And if the decision of one of the highest courts was wrong in law, the cases can finally be brought before the Federal Court of Cassation. Because interviews with Justice Office experts found that the cost of an initial dispute resolution was reasonable for the majority of urban disputers, the cost of litigation in appellate courts was particularly high for poor people, who are forced to repeatedly ramp up courts. There are regular courts of first instance to deal with urban land disputes. Of course, the cost may not be as cheap as traditional dispute resolution as the parties to the dispute have to pay the court fee and sometimes the attorney's fee. And if the case goes through an appeal to a high court and thus to the Supreme Court, people will incur more expense and time. Disputes in the town's lower courts were usually resolved within an average of 3-5 months when there were more cases. According to an interview with an expert from the urban land sector and the town's judicial authority, the court

reform introduced in the General region requires judges to deal with cases entrusted to them within a certain time limit, unless the cases have been found complicated and involve corruption. The town's Justice Office said a case has been decided in as little as three months when all the evidence is available. In reality, however, due to bureaucracy issues and corruption in the sector, there were many ups and downs until all the evidence was complete. Towns courts typically seek evidence from the town/Kebele Land Management Offices, and due to poor data collection and retention, the office in turn seeks evidence from local towns officials from residents. The Kebele/state representative calls a public meeting again and collects evidence from the public discussion and transmits these findings to the state office and thus to the court. In most cases, this finding can be challenged on a variety of grounds and therefore there was a likelihood of a second investigation by the Town State Authority representative/committee. In addition, the urban land dispute has almost been delayed, and unnecessary procedures in the towns have led to the delay.

For example, there is a delay made by the kebele level and town's administration body by holding the case to hear the case, to give the decision, and asking again from different sources.

Table 4.33: The Magnitude of Land-Related Cases in Gelan ind Lega Tafo Lega Dadi Towns

Town Court	New Civil Cases of 2021	Total cases Decided within the budget year	Estimate urban Land related cases	Estimate urban Land related cases Decided
L/T L/D	5200	4800	2860	2288
Gelan	1250	773	446	446
Total	6450	5573	3306	2734

(Source: L/T/L/D, and Gelan Towns Court office, 2020)

According to FGD, it has been found that quick court decisions are commendable, the side effect is that since they are decided quickly, they later take longer and longer periods (3-6 years) in higher (high and supreme) courts. Higher courts either refer the case to woreda/community court or hold/hear it themselves and take more time to formulate questions and even hear new evidence. The decision time of the courts of appeal was usually longer than that of the first instance/woreda courts. Typically, town courts decide cases without considering all the evidence and understanding the laws which could lead to a miscarriage of justice, and therefore appellate

courts require more time to reconsider the case. The Court of Appeals may take time to consider whether there has been an error of fact or law, a lack of factual statements, or a disregard for evidence. The Court of Appeals can then proceed with the case itself and make a decision or refer/remit the case to the lower court and give instructions on how the lower court should deal with it. In other words, the decision takes, on average, three to four times longer than the time required by lower courts. Courts of appeal were expensive for the poor, not because the court fees are so high, but because they have to pay higher costs for legal counsel, transport, and room and board. First, appellate courts take a long time to thoroughly investigate the case, and second, they were inundated with more appeals. These survey results imply that conflicts in the formal system were not resolved promptly

Level of Urban Land Disputes Cases in the Formal Legal System

As indicated in table 4.34 the respondents were asked to rate their view on the Land disputes constitute a small proportion of cases in the formal legal system**.** Accordingly, 185 (47.3%) and 46(11.8%) respondents were replied disagree and strongly disagree, while 73(18.7%) and 25(6.4%) respondents were replied agree and strongly agree and 62(15.9 %) respondents replied undecided. Thus, from table 4.34 it can be stated that the majority of 185(47.3%) respondents confirmed that urban land disputes constitute a high proportion of cases in the formal legal system.

Table 4.34: Response Rates on Land Disputes

Land disputes constitute a small proportion of cases in the formal legal system	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	10	15	25	6.4
Agree	32	41	73	18.7
Undecided	46	16	62	15.9
Disagree	95	90	185	47.3

strongly disagree	19	27	46	11.8
Total	202	189	391	100.0
There are few long-standing (> 2 years) land conflicts				
strongly agree	17	24	41	10.5
Agree	37	42	79	20.2
Undecided	33	15	48	12.3
Disagree	105	79	184	47.1
strongly disagree	10	29	39	10.0
Total	202	189	391	100.0

(Source; survey result, 2020)

According to the overall situation in the Oromia region, more than 64% of civil cases heard in urban courts concern land and land-related property. These cases can be traced back to inheritance, marriage, encroachments on land rights, and property transactions. In the study area, property disputes outweigh other forms of dispute. According to FGD in both towns, more than half of urban residents in the study areas had no access to land. The last land allocation was in 2017 through the Cooperative House, specifically in the town of Lega Tafo Lega Dadi and these youth under 18 years were currently looking for land in 2020, according to the municipality's data. This was why there were always conflicts between family members about divorce, donation, and birth rights. The landless were involved in massive land grab activities belonging to the communities that have a town's government relative. The other factor that contributes to the increase in land disputes was the land values of the towns, which were grounds for disputes. Especially in the towns surrounding Addis Ababa cities, the significant increase in urban land value due to its center and proximity to Addis Ababa cities becomes a reason for major land disputes. Regional data shows that there were a large number of informal land sales around the city of Addis Ababa and other major towns in the states. Farmers only sell land informally and over time this becomes a source of conflict because of the value of the land, they want their land

back. Courts at all levels keep official records of civil cases as follows: marriage, divorce, urban land and related case, reclamation/ownership, boundary disputes, inheritance, gift, site plan, urban land exchange, compensation, and the like. A clear problem, however, was that most of the categories related to renting, divorce, land reclamation, boundary disputes, compensation, and the like are related to land. However, determining the exact size requires more time and manpower. Therefore, this implies that a dispute at the urban-land level accounts for a high proportion of cases in the formal legal system.

Level of Pending Urban Land Conflicts

As indicated in table 4.34 the respondents were asked to rate their view on there are few long-standing (> 2 years) land conflicts**.** Accordingly, 184 (47.1%) and 39(10%) respondents were replied disagree and strongly disagree, while 79(20.2%) and 41(10.5%) respondents were replied agree and strongly agree and 48(12.3 %) respondents replied undecided. Thus, from table 4.34 it can be stated that the majority of 184(47.1%) respondents confirmed that there were a lot of long-standing (> 2 years) land conflicts.

Likewise, longstanding urban land disputes account for less than a year of total pending land disputes in regional superior courts than in Woreda courts. Because it was very complicated cases or cases for which evidence was difficult to find, which are kept by woreda courts for a long time. Conversely, due to the need for pet corruption, some cases were delayed before the woreda or regional high court. But in higher supreme courts one finds several such cases due to the complicated procedure. According to interviews with the judiciary, the Bureau found that disputes before the town court are resolved in most cases within 3-5 months on average. According to interviews with court experts, reform judges believe that unless the cases were judged to be difficult, the court must deal with the cases entrusted to them within a short time. Towns and trial judges said cases could be decided in as little as three months if all the evidence was available. In practice, however, there were many delays before all proofs were completed. Towns courts typically seek evidence from the City/Kebele Land Management Office, and due to poor recording and retention of data, the office in turn seeks evidence from the local Land Management Committee. There were a few long-standing (> 2 years) land conflicts. This implies that many urban land disputes have been pending in first instance and regional high courts for many years, contrary to the courts' standards of service

4.3 Challenges to Practice Good Governance in Urban Land Management

According to existing reviews of urban land regulations and implementation, practice shows that Ethiopia's urban land management was delegated to regional states, town administration, and municipalities under the federal constitution. Still, there was no common denominator in Ethiopia to manage urban land in different regional states. While the 271/2011 Urban Land Lease Holding Proclamation states that the leasehold system applies to all urban land, regardless of how it was acquired, the proper authorities have yet to adopt the leasehold system. This paved the way for the coexistence of disparate systems and a high level of informality. According to respondents, FGD, and document reviews, results disclosed that the urban land management practice was ineffective and inefficient. State capture, administrative corruption, lack of clear regulation, weak institutional capacity, improper application of good governance principles, and poor urban land information systems have been identified as the main causes of the infectivity and inefficiency of urban land management in general. This ineffectiveness and inefficiency of urban land management, in turn, headed to less revenue collection, informal settlements, and urban land disputes. Poor tax collection by towns has had a major impact on the provision of infrastructure, with urban land and town rent taxes being collected much less than planned each year. Below, the challenges affecting urban land management practices are discussed as follows.

4.3.1. State Capture of Urban Land Policy

According to the existing urban land regulation review and interviews with key informants, the drafting and application of laws were the primary contributors to the difficulties in managing urban land. The basic nature of the power connection between the state and residents is insufficiently defined in the FDRE Property Constitution Act, along with other typical decree and definition deficiencies. In the area of urban land management in particular, an interview with urban planners, land experts, and government officials revealed that FDRE land laws were enacted and passed by economically viable and socially influential individuals to get their benefit from government policies rather than the supposed needs of society and without defining the relationship between land and society. Since there were no private ownership rights to urban land, all urban land belongs to the state under the FDRE constitution.

The government of Ethiopia has decentralized management of urban land to regional governments; the Federal Government continues to formulate the basic principles. In addition to

this study, Ethiopian Prime Minister Dr. Abiy Ahmed agreed during his Speech to Parliament (2020) and confirmed through his speech that there have been stating captures in Ethiopia to violence and political changes including urban land in various forms of government leading to violence and political changes. This shows that the FDRE Proclamations provide some urban land rights guarantees and some rights for regional government, but there was no national guiding principle for urban land and no organization that could serve as a national government-level coordinating body for policy discussions and urban land management coordination. Federal law confers primary rights on the state through decentralized land management, but so far the broader dialogue on property rights and policy alternatives under existing constitutional provisions was not sufficient. The government still retains important rights to the property, it could precede a system of long-term leases giving landowners strong secondary rights and allowing them to sublease land or engage in other land transactions. These long-term leases would do nothing to address major weaknesses in the existing land tenure system. These become factors that contribute to the ineffectiveness and inefficiency of urban land management in study areas. The detailed indicators of state capture in urban land regulations are discussed as follows.

Urban Land and the Influence of States

As indicated in figure 4.33, respondents were asked to rate their view that the urban land sector is not controlled by those in power to exploit state power for their ends. Accordingly, 192 (49.1%) and 66 (16.9%) of the respondents answered “disagree” and “strongly disagree”, while 64 (16.4%) and 16 (4.1%) of the Respondents answered “agree” and “strongly agree” and 53 (13.6%) answered, “undecided”. Thus, from Figure 4.33, it can be seen that the majority of 192 (49.1%) respondents confirmed that the urban-land sector was controlled by the influential to exploit state power for their purposes.

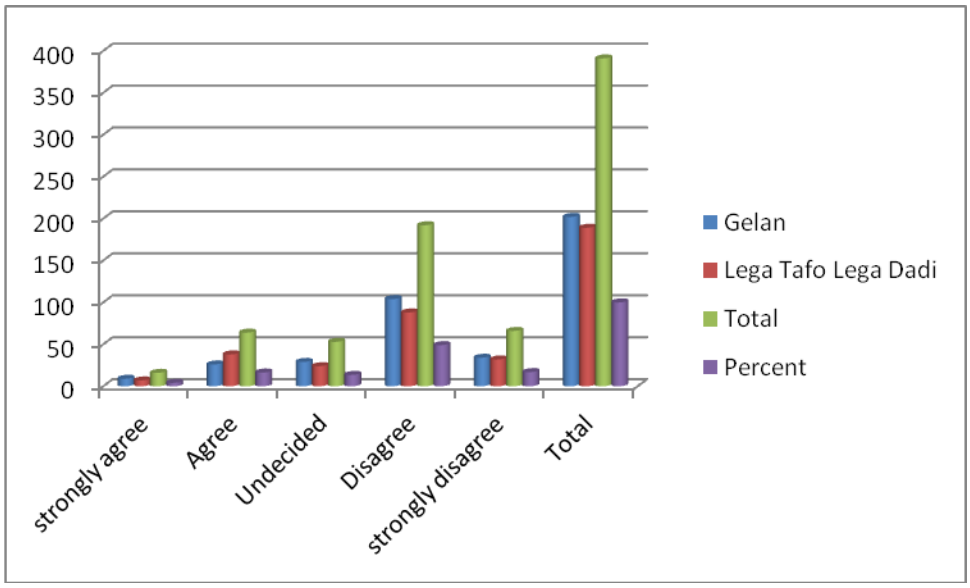


Figure 4.33: Response Rates on the Powerful to Exploit the State's Power for Their Purposes (Source: Survey result, 2020).

Furthermore, in discussions with urban land experts, it turned out that the weak urban land management structure was because the influential dominate the competition for the limited resource of land. This result confirms the study conducted by Transparency International (2009) as a severe form of corruption that takes place on a large scale through state capture. Therefore, the implications of this finding show that those in power in the urban-land sector have illegally transferred urban land to their relatives and allies, and they rule the urban-land management and laws in their favor. Undeniably, urban land was supposedly often used as a political tool by the technocrats and allocated for the benefit of political officials and powerful groups. Hence, the urban land sector was controlled by the powerful to exploit state power for their purposes in general and in areas of study in particular. Therefore, the present study agrees with the study by Lindner, (2014) and Palmer et al. (2009)

The court decisions and urban land disputes.

As indicated in figure 4.34 respondents were asked to give their opinion on the fact that courts in urban land disputes do not make decisions in favor of the powerful, regardless of the merits of the case. Accordingly, 198 (50.6%) and 57 (14.6%) of the respondents answered "disagree" and "strongly disagree", while 66 (16.9%) and 18 (4.6%) of the Respondents answered "agree" and "strongly agree" and 52 (13.3%) answered, "undecided". Thus, from figure 4.34, it can be seen

that the majority of 198 (50.6%) respondents confirmed that the courts made decisions in favor of the powerful in urban-land disputes, regardless of the merits of the case.

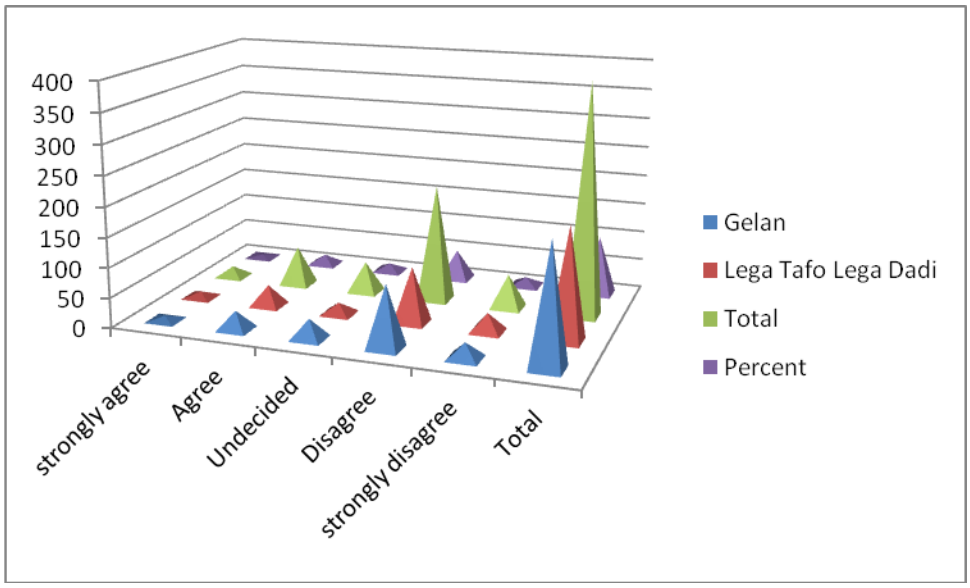


Figure 4.34: Response Rates On Decisions in Land Conflicts (Source: Survey result, 2020)

These findings were supported by focus group discussions with urban land experts and justice experts, who argue that those with enough money have influenced court decisions in study areas because there was not strong control and balance between state organs and urban land rules and regulations as well create a favorable environment for such actions. For example, Towns officials can sometimes intervene directly in court matters to influence the decision. In contrast, the judges also influenced the decision in favor of those in power because of the search for bribes. The implications of these shows in urban land disputes, judges rule in favor of the powerful regardless of the merits of the case. This study is in agreement with the study conducted by Palmer et al. (2009) and contradicts the study carried out by FAO (2007) as this type of study has not yet been carried out at the local town level rather than at the national level

The Responsibility of the State and Public Interest

As indicated in Table 4.35, respondents were asked to give their opinion on the state organs such as the police and the judiciary, which are responsible for serving the interests of the public rather than a group. Accordingly, 212 (54.2%) and 64 (16.4%) of the respondents answered “disagree” and “strongly disagree”, while 53 (13.6%) and 18 (4.6%) of the Respondents answered “agree” and “strongly agree” and 44 (11.3%) answered “undecided”. Thus, from Table 4.35 it can be

seen that the majority of 212 (54.2%) respondents confirmed that the state organs such as the police and the judiciary serve the interests of the respective group rather than the interests of the general public

Table 4.35: Response Rates on the Organs of the State, Responsible to Serve the Interests of the Public

The organs of the state, such as the police and judiciary, are responsible to serve the interests of the public instead of the group	town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	7	11	18	4.6
Agree	33	20	53	13.6
Undecided	25	19	44	11.3
Disagree	110	102	212	54.2
strongly disagree	27	37	64	16.4
Total	202	189	391	100.0
Powerful groups do not take the land of the poor through illegal forced evictions				
strongly agree	7	4	11	2.8
Agree	29	40	69	17.6
Undecided	22	21	43	11.0
Disagree	117	81	198	50.6
strongly disagree	27	43	70	17.9
Total	202	189	391	100.0

There is no requirement to buy land from people or organizations at a low price to develop it for personal advantage.				
strongly agree	7	7	14	3.6
Agree	29	28	57	14.6
Undecided	23	31	54	13.8
Disagree	113	88	201	51.4
strongly disagree	30	35	65	16.6
Total	202	189	391	100.0
The land of the powerful group is not rezoned for a higher value use without regard to principles of land use planning				
strongly agree	12	7	19	4.9
Agree	21	29	50	12.8
Undecided	18	22	40	10.2
Disagree	128	104	232	59.3
strongly disagree	23	27	50	12.8
Total	202	189	391	100.0

(Source; survey result, 2020)

Therefore the implications of these results indicate that there was practically no strong system of checks and balances between the governing bodies, the administration of the town, like the police and the judiciary, was not responsible for serving the interests of the public and powerfully influencing court decisions.

Illegal Forced Evictions of Urban Land

As indicated in Table 4.35, respondents were asked to rate their views on powerful groups not taking over the urban lands of the poor through evictions. Accordingly, 198 (50.6%) and 70 (17.9%) of the respondents answered “disagree” and “strongly disagree”, while 69 (17.6%) and 11 (2.8%) of the Respondents answered “agree” and “strongly agree” and 43 (11%) answered, “undecided”. Thus, from Table 4.35, it can be seen that the majority of 198 (50.6%) respondents confirmed that powerful groups took the land of the poor through illegal evictions.

In addition, powerful groups took away the land of the poor in the name of investment, but some urban land transferred to the investor was still taken for public use and was idle. According to an interview with Kebele and mayors, the powerful can evict the urban lands of the poor as well as public lands in the absence of a strong institution that provides guarantees to the state and the individual. This implies that powerful groups took over the lands of the poor through illegal evictions in the name of the public purpose

The Acquirement of Urban Land from Individuals or Groups for Public Use

As indicated in Table 4.35, respondents were asked to express their opinion that there is no forced purchase to acquire land from individuals and groups at a low value for redevelopment for private gain. Accordingly, 201 (51.4%) and 65 (16.6%) of the respondents answered “disagree” and “strongly disagree”, while 57 (14.6%) and 14 (3.6%) of the Respondents answered “agree” and “strongly agree” and 54 (13.8%) answered “undecided”. Thus, from Table 4.35, it can be noted that the majority of 201 (51.4%) respondents confirmed that there was forced purchase to purchase urban land from individuals and groups at a low value for private use Advantage on behalf of the public to rehabilitate purpose.

Urban land rezoning and principles of land use planning

As indicated in Table 4.35, respondents were asked to rate their views that the urban land of the powerful group should not be rezoned for greater value, regardless of the land-use planning statuary. Accordingly, 232 (59.3%) and 50 (12.8%) of the respondents answered “disagree” and “strongly disagree”, while 50 (12.8%) and 19 (4.9%) of the Respondents answered “agree” and “strongly agree” and 40 (10.2%) answered, “undecided”. From Table 4.35 it can be stated that the majority of 232 (59.3%) respondents confirmed that urban land was rezoned to the powerful group without regard to spatial planning statuary. For example, large-scale infrastructures were

developing in favor of the power due to the influence of government officials through their power over socio-economic and political activities in towns. As revealed by interviews, these practices were seen in Lega Tafo Lega Dadi than in the town of Gelan. In the practice of urban decision-makers, the area was sometimes rezoned without considering personal land-use planning in the study areas. The implications of these results show the urban lands of the powerful were put to higher-value uses without regard to zoning principles.

Urban Public Land Transfer and Payment

As indicated in figure 4.35 respondents were asked to rate their view that urban public lands would not be given to the powerful without payment or for a small fee. Accordingly, 232 (59.3%) and 50 (12.8%) of the respondents answered "disagree" and "strongly disagree", while 50 (12.8%) and 19 (4.9%) of the Respondents answered "agree" and "strongly agree" and 40 (10.2%) answered "undecided". Thus, from figure 4.35, it can be noted that the majority of 232 (59.3%) respondents confirmed that urban public lands were transferred to the powerful for free or for a small fee.

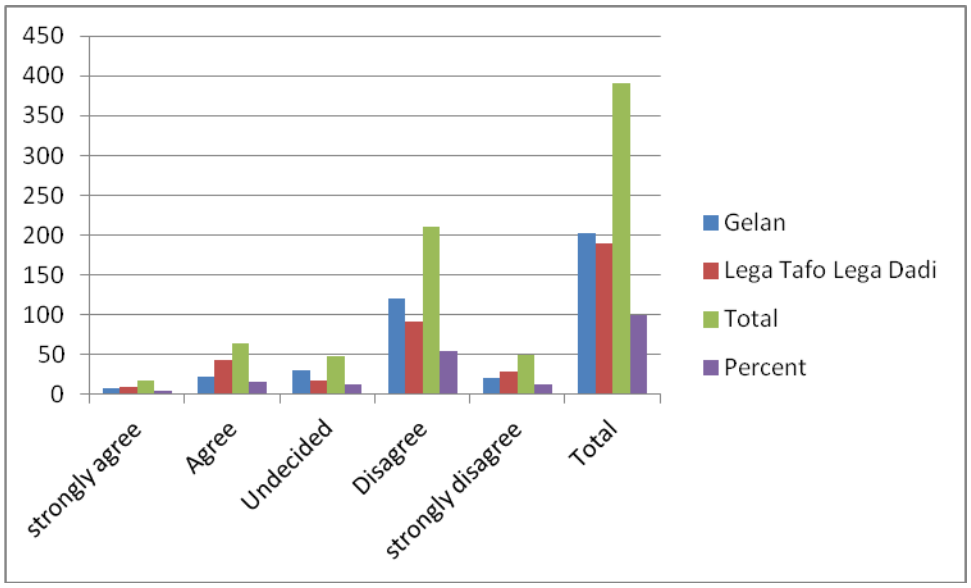


Figure 4.35: Response Rates on Transferability of Urban Public Land (Source: Survey result, 2020)

Besides FGD with the urban planners and other sectors professionals revealed that urban public land use was transferred to the wealthy without any payment for the municipality rather than paid informally for officials. Besides these practices were seen in both towns of the study areas

and implemented through the urban land transferred to the individual in the name of public purpose. The implications of these results imply that urban public lands were transferred to the powerful without payment or for a small fee. Hence this study is consistent with the study conducted by Qian (2014) in the Netherlands

4.3.2 Urban Land and Administration Corruption

According to the survey results, paying bribes and unofficial fees was common in the urban land sector. According to the discussion in the focus groups, the institutionalization of informal fees in urban land management was so widespread that without it would be difficult to get land in the towns. It was also claimed that the procedures for gaining access to urban land through auctions were highly corruptible. Currently, most public land for manufacturing, commerce, and construction was allocated through auctions in urban areas study areas. In the towns of Lega Tafo Lega Dadi and Gelan, there were unexplained fluctuations in auction prices, raising doubts about the effectiveness of auctions in ensuring correct prices. There was little publicly available information on the distribution of urban public land in towns, including the amount distributed, the way it was distributed, and stakeholder involvement. Giving urban land to a cooperative house that has formally selected recipients from other areas by issuing them the Kebeles identity card was one way to distribute it illegally. In addition, there was a case of illegal land speculation and conspiracy in bidding and auctioning of urban land. According to the discussion within the FGD, the lack of transparency between the town's authorities and the urban land management process has created wealthy collectors and land speculators who exploit public land resources. In the leasehold system, urban land was leased to individuals and organizations with the obligation that the land has been developed according to the intended use based on Lease Declaration 721/2011. However, there were several cases where allocated urban land in the study areas remains unused for long periods. The implications of this study showed that the institutionalization of informal fees in urban land management was practiced in such a way that without informal fees it was sometimes impossible to provide a service. According to a report supported by the World Economic Forum (2013), Ethiopia's ineffective government bureaucracy and corruption in urban land administration are now the 2nd and 3rd biggest obstacles to doing business respectively.

Enforcement of Regulations and Payment.

As indicated in figure 4.36 respondents were asked to rate their view that payment is not collected from experts/officials to provide a free service, prevent enforcement of regulations, obtain a favorable decision, or proceed to accelerate. Accordingly, 197 (50.4%) and 56 (14.3%) of the respondents answered "disagree" and "strongly disagree", while 67 (17.1%) and 25 (6.4%) of the Respondents answered "agree" and "strongly agree" and 46 (11.8%) answered, "undecided". Thus, from figure 4.36 it can be seen that the majority of the 197 (50.4%) respondents confirmed that payment was extorted from experts/officials to provide a service preventing enforcement of regulations, a favorable decision to obtain, or to speed up a process.

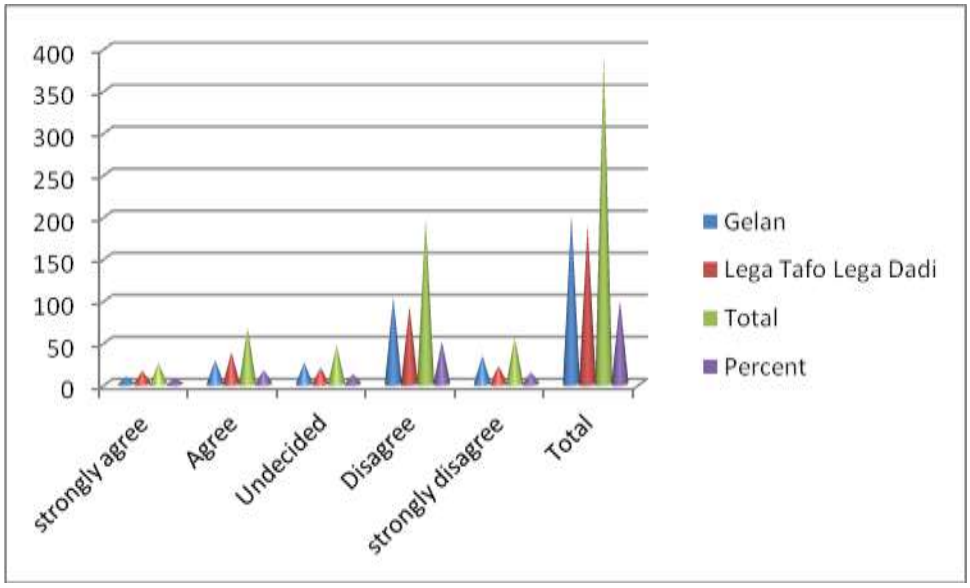


Figure 4.36: Response Rates on Service Payment (Source: Survey result, 2020)

From this data and interviews, it was clear that the practice of informal payment to expedite decisions and prevent enforcement of regulations has become commonplace and has been adopted as the norm by people in the urban-land sector.

Land appraisals and tax payments

As indicated in Table 4.36 respondents were asked to rate their view that property valuations were not undervalued to minimize tax payments or overvalued to encourage mortgage fraud. Accordingly, 199 (50.9%) and 81 (20.7%) of the respondents answered "disagree" and "strongly disagree", while 46 (11.8%) and 17 (4.3%) of the Respondents answered "agree" and "strongly agree" and 48 (12.3%) answered, "undecided". Thus, from Table 4.36, it can be seen that the

majority of the 199 (50.9%) respondents acknowledged that property valuations were sometimes understated to minimize tax payments or overstated to encourage mortgage fraud, which was well known in the study areas.

Table 4.36: Response Rate of Respondents on the Valuations of Land

Valuations of land are not understated to minimize the tax payments or overstated to support mortgage fraud	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	3	14	17	4.3
Agree	15	31	46	11.8
Undecided	26	22	48	12.3
Disagree	113	86	199	50.9
strongly disagree	45	36	81	20.7
Total	202	189	391	100.0
Citizens aren't paid experts/officials to prevent unfavorable treatment such as inconsistent regulations				
strongly agree	1	7	8	2.0
Agree	13	35	48	12.3
Undecided	19	15	34	8.7
Disagree	129	109	238	60.9
strongly disagree	40	23	63	16.1
Total	202	189	391	100.0
Officials/experts don't use their influence in favor of the family, political associates, and friends				

strongly agree	2	11	13	3.3
Agree	20	28	48	12.3
Undecided	16	23	39	10.0
Disagree	119	97	216	55.2
strongly disagree	45	30	75	19.2
Total	202	189	391	100.0

(Source; survey result, 2020)

The implication of these results shows that the urban land sector did not have adequately trained personnel for the land policies to be implemented in these programs. These were associated with a high degree of informality.

Consistent Regulations and Payment

As indicated in Table 4.36, respondents were asked to rate their views on urban communities that do not pay experts/officials to avoid unfavorable treatment to prevent conflicting regulations. Accordingly, 238 (60.9%) and 63 (16.1%) respondents answered: “disagree” and “strongly disagree”, while 48 (12.3%) and 8 (2%) respondents agreed “Agree” and “Strongly agree” were the responses and 48 (12.3%) answered, “undecided”. Thus, from Table 4.36, it can be seen that the majority of 238 (60.9%) respondents confirmed that urban communities pay experts/officials to correct unfavorable treatment to prevent conflicting regulations.

Urban land decisions and the influence of urban land officials

As indicated in Table 4.36, respondents were asked to rate their opinion of officials/experts who do not exercise their influence on behalf of the family, political collaborators, and friends. Accordingly, 216 (55.2%) and 75 (19.2%) of the respondents answered “disagree” and “strongly disagree”, while 48 (12.3%) and 13 (3.3%) of the Respondents answered “agree” and “strongly agree” and 39 (10%) answered, “undecided”. Thus, from Table 4.36 it can be seen that the majority of 216 (55.2%) respondents confirmed that officials/experts exercised their influence on behalf of the family, political associates, and friends. In addition, interviews with key

whistleblower groups and focus groups revealed that officials abused their position in favor of the powerful groups. The implications of these indicate that urban land-use planning and regulations have failed to cope with urban growth and effectively control urban spatial expansion and failed to protect cultural buildings with historical buildings, and pushed people into informality to drive. The study agrees with the study conducted by Dinka Tessema (2016) in Ethiopia.

4.3.3 The Capacity of Urban Land Management

According to survey result the town administrations couldn't adequately implement their urban land management reform programs because the urban land management was unable to implement land policies. The urban land sector did not have adequately trained personnel for the land policies to be developed, nor the resources to implement these programs.

Availability of Resources Managing Urban Land

According to survey data, there were insufficient technical resources to undertake specific governance in study areas. The urban land management sector in both towns was inefficient due to a lack of offices and resources for fieldwork. The informality of tenure and a backlog of cases exist because there was not enough capacity to handle them. One of the problems of good governance was an underfunded, unmotivated workforce working in an environment of complicated procedures. As indicated in figure 4.37, respondents were asked to rate their opinion on the availability of resources to implement an urban land management system. Accordingly, 210 (53.7%) and 69 (17.6%) of the respondents answered "disagree" and "strongly disagree", while 50 (12.8%) and 12 (3.1%) of the Respondents answered "agree" and "strongly agree" and 50 (12.8%) answered, "undecided". Thus, from figure 4.37 it can be ascertained that the majority of 210 (53.7%) respondents confirmed that there was no availability of resources for the implementation of an urban land management system.

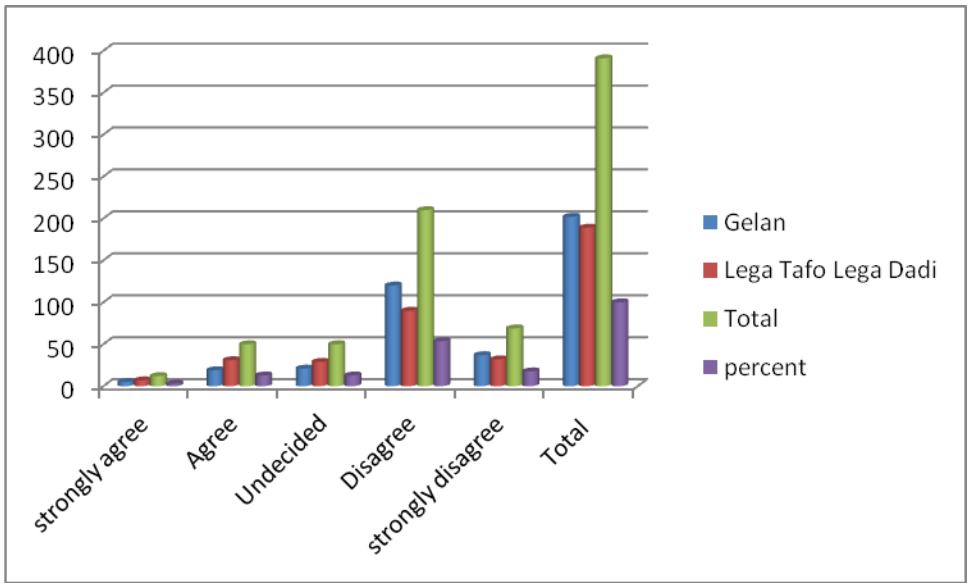


Figure 4.37: Response Rates on Availability of Resources (Source: Survey result, 2020)

The implication of this study indicates capacity constraints were seen as a major obstacle for the study areas to carry out land management and record land rights. Computerization has not been implemented and was challenged by the lack of other infrastructure. Non-computerized systems have cumbersome procedures that take significantly more time to provide adequate service to humans. There have also been problems with evictions and loss of files, which create problems with good governance in the towns. These results of the lack of financial viability of the land register were seen in the study areas. This study is consistent with a study conducted by Siyum, (2022) Lack of funding, commitment, human resources, clear laws and regulations, modern service delivery, materials, budget, and rent-seeking behavior is the main obstacles to good urban land governance.

Qualified and Competent Staff

As indicated in figure 4.38, the respondents were asked to express their opinion that there is qualified and competent personnel in the urban land management office. Accordingly, 209 (53.5%) and 66 (16.9%) of the respondents answered “disagree” and “strongly disagree”, while 70 (17.9%) and 7 (1.8%) of the Respondents answered “agree” and “strongly agree” and 39 (10%) answered, “undecided”. The table shows that the majority of 209 (53.5%) respondents confirmed that there are no qualified and competent staff in the urban land management office

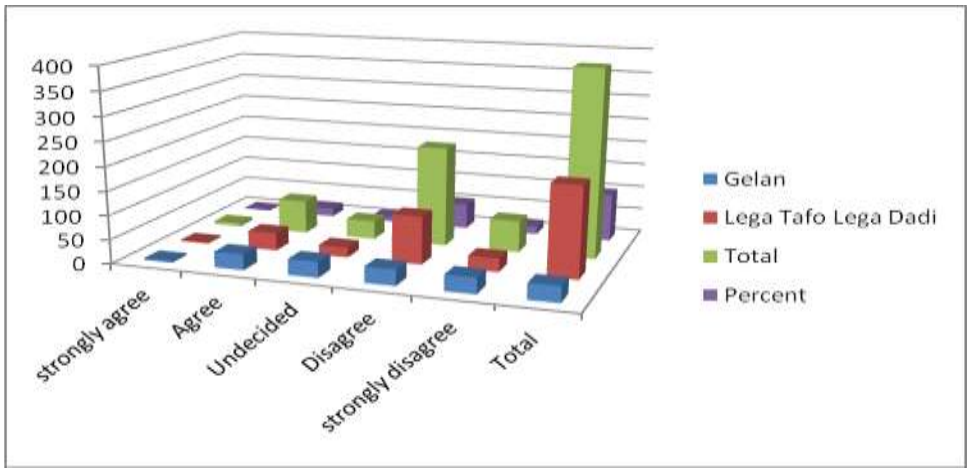


Figure 4.38: Response Rates on Qualified and Competent Staff (Source: Survey result, 2020)

The implications of these results indicate, in the urban land sector, there were not enough qualified personnel. The lack of qualified personnel, operations, materials, and resources is a major challenge in the implementation of urban land tenure in the town administration. As a result, regulations were sometimes not even translated into local languages

Institutional Capacity.

According to study results, weak institutional capacity was one of the main issues affecting the way municipalities manage their urban land. Town administrations lacked the institutional strength and other critical technical resources to effectively manage land and land-related activities. As indicated in figure 4.39 respondents were asked to rate their opinion on institutional capacity, institutional arrangements, and work culture in the urban land sector. Accordingly, 201 (51.4%) and 76 (19.4%) of the respondents answered “disagree” and “strongly disagree”, while 48 (12.3%) and 14 (3.6%) of the Respondents answered “agree” and “strongly agree” and 52 (13.3%) answered “undecided”. Thus, from figure 4.39 it can be ascertained that the majority of 201 (51.4%) respondents confirmed that there are no institutional capacities, institutional arrangements, and working cultures in urban land sectors.

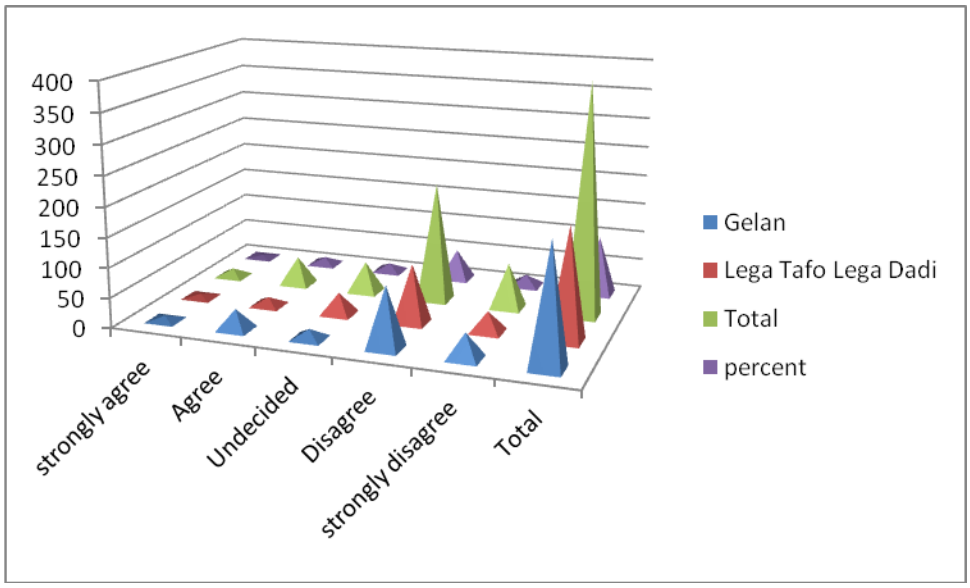


Figure 4.39: Response rates on institutional capacity (Source: Survey result, 2020)

Besides, operating urban land activities without professions has been a great challenge in promoting these principles of good governance in land management. This prevents the urban land sector from providing adequate services and meeting the needs of the community efficiently, which ultimately fails the performance of land management. This implies that there are no institutional capacities, institutional arrangements, and working cultures in urban land sectors to promote good governance in urban land management.

Negligence

According to the survey result, a negligent act is the result of a lack of concern rather than ability. There were signs of negligence in things that should not have been done based on political ideology. As indicated in Table 4.37 respondents were asked to rate their view that negligence is not seen in the urban-rural sector. Accordingly, 225 (57.5%) and 87 (22.3%) of the respondents answered “disagree” and “strongly disagree”, while 37 (9.5%) and 13 (3.3%) of the Respondents answered “agree” and “strongly agree” and 29 (7.4%) answered, “undecided”. Thus, from Table 4.37 it can be seen that the majority of 225 (57.5%) respondents confirmed that negligence was seen in the urban land sector.

Table 4.37: Response Rates on Negligence Act and Judiciary Role

Negligence act is not seen in the urban land sector	Town of respondent		Total	
	Gelan	Lega Tafo Lega Dadi		
strongly agree	7	6	13	3.3
Agree	25	12	37	9.5
Undecided	12	17	29	7.4
Disagree	120	105	225	57.5
strongly disagree	38	49	87	22.3
Total	202	189	391	100
There is a strong judiciary in this town for the implementation of land rule and regulation				
strongly agree	9	1	10	2.6
Agree	22	20	42	10.7
Undecided	12	26	38	9.7
Disagree	119	89	208	53.2
strongly disagree	40	53	93	23.8
Total	202	189	391	100

(Source: Survey result, 2020)

Moreover, according to the interview conducted with urban land experts, the employees did not feel obliged to implement the role assigned to them, as they felt that the land management process was carried out based on the favor of the officials, not the land use planning process and this resulted from the negligence of urban land management experts. The implications of these

results show that negligent acts and failure to hold officials accountable for their actions were observed in the urban-land sector.

Strong judiciary and enforcement of urban land rules and regulations

As indicated in Table 4.37, respondents were asked to rate their view that there is a strong judiciary for the implementation of urban land tenure and regulation in towns. Accordingly, 208 (53.2%) and 93 (23.8%) of the respondents answered “disagree” and “strongly disagree”, while 42 (10.7%) and 10 (2.6%) of the Respondents answered “agree” and “strongly agree” and 38 (9.7%) answered, “undecided”. Thus, from Table 4.37, it can be noted that the majority of 208 (53.2%) respondents confirmed that there was no strong judiciary for the implementation of land tenure and regulation in the towns. The implications of these results show that the town-level decision-making process in urban land management has its limitations, starting with urban land use policies and regulations through to their implementation. The legal framework for urban land did not obligate to consult the stakeholders affected by specific projects and no competent body was established to assess the implementation of land policies according to the principles and responsibility for Mistakes at the town’s administration level takes over.

Mismanagement Acts

As indicated in figure 4.40 respondents were asked to rate their opinion on acts of mismanagement that are not observed in urban land management in this city. Accordingly, 223 (57%) and 82 (22%) respondents answered “disagree” and “strongly disagree”, while 45 (9%) and 6 (1.5%) respondents answered “agree” and “totally agree” and 35 (9%) of respondents answered, “undecided”. Thus, from figure 4.40, it can be stated that the majority of 223 (57%) respondents confirmed that in these towns, acts of mismanagement seen in urban land management

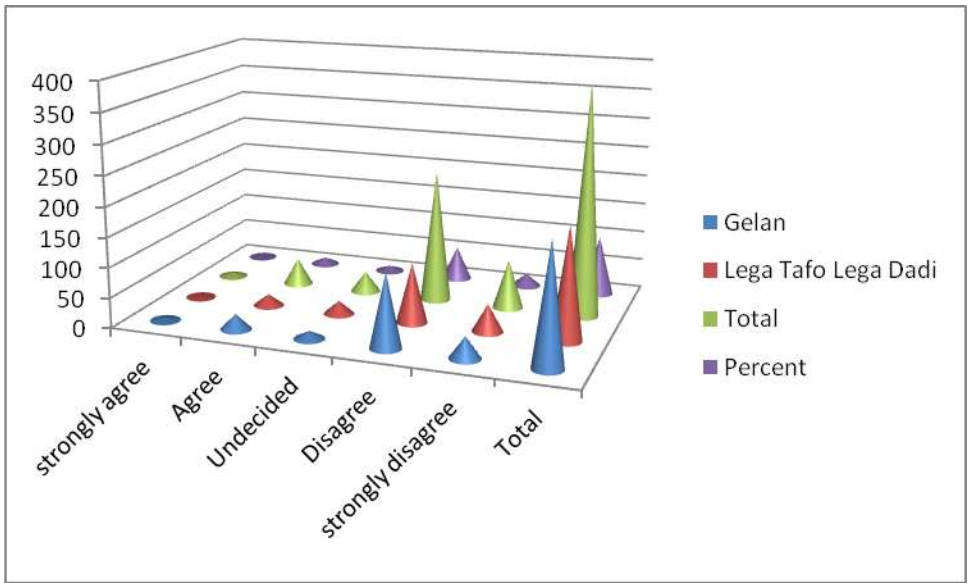


Figure 4.40: Response rate on Mismanagement acts (Source: Survey result, 2020)

This implies mismanagement practices can be observed in the urban due to the limitation of resources and competent personnel and the signs of corruption practiced in the areas. This finding consists of the study conducted by According to Tessema et al. (2016) corruption and profiteering, a lack of commitment from officials and experts, and the lack of a framework to hold local authorities accountable for their wrongdoing are challenges that faced urban land management practice.

4.3.4. Lack of Clear Urban Land Policies

Survey data in the towns shows that there was no uniform document on urban land use policy that coordinates and evaluates federal, state, and towns level to avoid misunderstandings between the towns. Instead, laws and policies have derived from federal laws, along with laws and policies enacted by state governments that have no uniformity between towns, and their implementation was based on towns' government decisions. In some cases, the applicability of laws is misunderstood. In addition, urban land management issues were governed by unpublished administrative directives issued by officials, which often change rapidly and without the knowledge of the public, as practice in study areas shows. For instance, there was no clear system for valuing urban land since no cadastre has been introduced in the study areas. Similarly, the lack of a clear land valuation system has resulted in very low rents that did not reflect the economic value of properties due to local government inefficiencies in collecting revenue. Officials have a lot of discretion in resolving conflicts because the urban land management

system does not provide effective dispute resolution. The rules for accessing urban land were not clear and some have better access than others, mainly due to relationships or paying bribes, which were seen in urban areas.

There was also a lack of clarity regarding the roles, responsibilities, and mandates of town-level institutions, such as the overlap in mandate between the urban land sector and the investment sector in urban land transfer. Land Experts point out during interviews, the lack of strong national institutions coordinated at the federal to town level, offering clear policies and technical and financial guidance for urban areas. Urban land management was delegated to regions, towns, and municipalities by the Federal Constitution. However, due to different official orders without taking into account the ordinances and laws issued by the federal and state governments, there was no uniform approach to urban land management in the towns. Urban land was provided through a leasehold system, a continuous permitting system, and condominium legislation. While the 271/2011 Urban Land Lease Holding Rules stipulate that the leasehold system will be implemented in all towns, regardless of how they were acquired, the relevant authorities have yet to adopt the leasehold system. This results in the coexistence of different systems and a high degree of informality. The implications of this show that urban land management systems are fraught with a high level of informality due to a lack of clear legislation and misunderstandings about the applicability of rules and regulations. Where rules and regulations exist, implementation guidance was often lacking, leading to misunderstandings among employers. Hence this study agreed with the study conducted by Haimanot, 2009) and Alem (2015, and Melesse (2014).

4.3.5. Program Consistency

According to interviews with key whistleblower groups, programs from town to town lack consistency, including how urban land was managed and usage rights granted. The most striking inconsistencies were in the provisions allowing leasing. A systematic review of regional programs and experiences was needed to determine how much coherence was needed between towns and how much autonomy they should have in developing their land management policies. Slight variations between towns may not be a problem as long as the differences were not so great as to discourage town-to-town investment. At the regional level, the institutional structures vary from town to town based on the structure of the towns. Each takes a different approach to

the institutional structures of urban land management. The goal of this effort is to improve urban land management and thereby improve land tenure security for land users, although it was unclear how effective this will be in isolation from other interventions. Some usage rights were transferrable in the form of a sublease or lease, but there were some restrictions on the length of the lease and the amount of urban land that can be leased. According to the existing zoning revision, the urban land allocation was not excluded in the federal property notices as well as in some state notices and can theoretically also be done through house cooperation, partly through auctions. There were still no joint guidelines from the federal and state governments. Regional land ordinances have established land use rights for landowners, peri-urban farmers, and others that can be managed by the town's government. In these cases, urban land users who have land taken from states should not be paid. However, the entire dispossession process was not clearly described in the proclamations. The implications of these results show that the urban government cannot adequately implement its urban land management reforms. It seems that the town's governments have not thought through enough about monitoring and evaluating the impact of their reform efforts. There was a tiny capacity for disseminating information to the public about the various urban land management reforms and the impact of local resource use.

4.3.6. The Application of Good Governance Principles.

The interviews and focus group discussions conducted with key whistleblower groups revealed that urban land management has failed to implement the principles of good governance in the daily activities of urban land and land-related property management. The participation of the local community by the town's administrations, especially in the implementation and control of the negative impacts of inefficient urban land management, has been very low. Another key issue and driver of good governance problems was the lack of transparency, accountability, and access to information. The transparency and accountability practices of the urban land management sector were not enforced. This was obviously due to the lack of regular public discussion and consultation. A lack of transparency was found in almost all aspects of the urban land management process. This creates a system of uncertainty and ambiguity for those involved in urban land management and leads to mismanagement. No individually held municipal properties have been recorded and the records were not reliable and the cadastral system was not properly implemented. The urban land sector couldn't have an inventory of public land systems. This makes it easier to issue fake documents. There was also a limitation of transparency in the

delivery and transfer of public land to a resident. In addition, the lack of transparency increases the insecurity of many land users who were unaware of the corruption in urban land management in the study areas. Experts agree that participation in the urban land management process was limited. As a result, town government efforts to raise awareness of urban land management issues have been less effective and less transparent to the public. The rule of law was less enforced and, according to informants, accountability practices were less effective.

Poor urban land information can result in poor land management, which in turn affects the expected performance and implementation of good governance principles. The study showed that in the studied areas, the town's administration was not used as a modern urban land information system, and the urban land and property-related registration was less effective. The data shows that poor urban land information systems mean that urban land management did not know exactly who owns what and how much land. Not even the townland sector has been able to identify and account for these informal settlers and illegal developers within the town's jurisdiction. Such poor urban land information systems posed a critical problem for municipal tax collection and infrastructure delivery. This implies good urban land management practices related to the principles of good governance, transparency, accountability, participation, and rule of law adopted by the municipal government have not been implemented successfully. Hence this study agreed with the study conducted by Zack out, 2006, Alem (2015, Samsadin (2014), and Siyum B(2022) as participation, responsiveness, accountability, openness, equity, and efficiency and effectiveness are misapplied land governance in Ethiopia.

4.3.7. Urban Land Monitoring and Evaluation

According to an interview conducted with the key informant groups and FGD revealed that federal and state governments did not seem to have thought through enough about monitoring and assessing the impact of their reform efforts. Without this information, it is difficult to measure impacts, review and change existing administrative procedures, and develop new policy reform measures. There was no evidence of a mechanism for planning the assessment and impact of land use, and land disputes in the study areas. This implies that the plan implementation process was not evaluated to verify the progress of structural plan implementation to reduce urban land waste and irregular land use morphology and to attract investors before the end of the planning period.

4.4 Socio-Economic Effects of Good Governance Practice in Urban Land Management

In this section, the social, economic, and environmental elements of cities were examined to assess the socio-economic impact of good governance on urban land management. The results of the surveys conducted in the research areas showed that urban land management did not consistently follow Good Governance. Due to the complexity of legal frameworks and land policies, urban land management suffers from a lack of transparency and accountability. Therefore, the following details are given on the effects of weak governance on urban land management in the areas studied:

4.4.1 Urban Land Management and Social Inclusion.

Interviews with key informants revealed that both communities lack basic infrastructure and services as their homes do not conform to land use plans and have not received the necessary building permits. This is especially true of Kebele officials who govern the urban regions. As a result, they have occasionally been denied access to services and employment opportunities. They lacked Kebeles certification as their home is unregistered. The study results show that the poor are disproportionately affected by weak governance in urban land management because they cannot afford legal protection, especially when they want to use their land rights or pay bribes to obtain services. Residents often had no security for the urban land or the dwellings they live in. The president study is consistent with the study conducted by Zakout et al. (2006) and Samsudin, (2014)

4.4.2 Urban Land Management and Economic Development.

The survey results show how poor urban land management governance is stifling growth in the cities of Lega Tafo, Lega Dadi, and Gelan by increasing business risks, reducing incentives to save, invest, and start a business, and distorting incentives for the exploitation of urban land and access to finance was severely limited in the absence of an effective municipal land registry system. The size, location, boundaries, and ownership of the urban land are all included in the urban land registry, which does not include towns as the subject of registered transactions between private individuals, businesses, and governments, but the land itself cannot be sold. The number of respondents using their urban land for commercial purposes was small due to the lack of registration and property security in the study areas. In addition, interviews with key informants who use urban land for agricultural and other investment purposes decreased even in

the suburban areas. As indicated in Figure 4.42, respondents were asked to rate their opinion on efficient urban land management that entails economic development. Accordingly, 173 (44.2%) and 77 (19.7%) respondents answered that they disagreed and strongly disagreed, while 89 (22.8%) and 22 (5.6%) respondents answered that they agreed and strongly agreed, and 30 (7.7%) answered undecidedly. Thus, from Figure 4.42, it can be ascertained that the majority of 173 (44.2%) respondents confirm that urban land management hinders economic development due to weak governance in urban land management. Furthermore, with urban land management procedures ineffective, town landowners began to fence off their property for shady dealings and erect shacks, making them feel unsafe even after their property was registered for state land expropriation. Landowners and investors were unable to use their land effectively or productively because the urban land cadastral system was essentially unenforceable. Peri-urban economic activities have also been affected due to poor management of the areas and insecure delivery of services. Therefore, effective land use and economic activity in Lega Tafo Lega Dadi and Gelan towns have been affected by urban land management techniques.

(Figure, 4.41: Partitioned Farmer Land Prepared For informal Sale, L/T/L/D, and December, 2022)

This shows how recent urban growth has encouraged land speculation and how many landowners have been involved in urban land deals. The process of legalization and formalization begins with the payment of property taxes when investors buy land from farmers outside the towns. The first justification was that the policy prohibits the sale of urban land and

requires all parties to engage in risky unlawful operations and fear exposure for public uses. All of these issues make it difficult for both urban and peri-urban landowners to take advantage of rising property values through land contracts. These results showed that poor governance in urban land management stifles development by increasing business risks, reducing incentives to save, invest, and start a business, and distorting incentives, and these were consistent with the study conducted by Samsudn(2014)

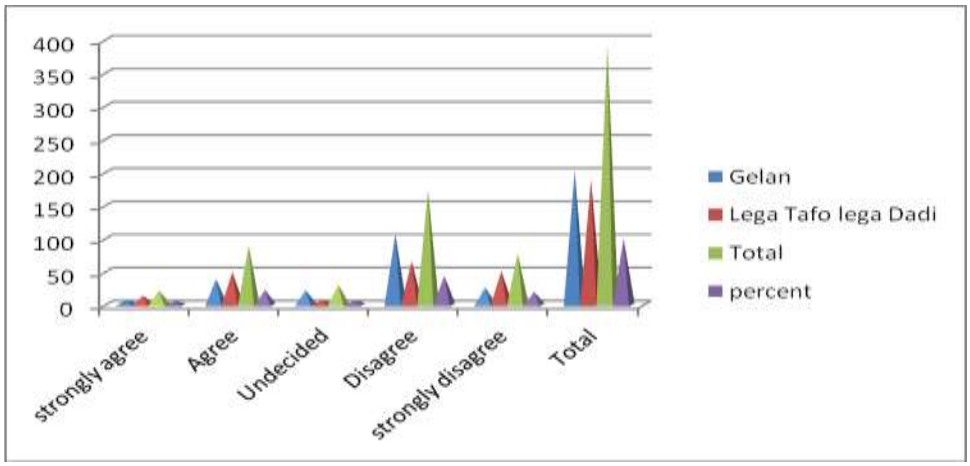


Figure 4.42: The Response Rates on the Economic Development of the Town (Source; survey result, 2020)

4.4.3 Urban Land Management and Environmental Protection

According to interviews with major whistleblowing organizations, informal settlers allegedly pay corrupt officials to encourage restrictions on land use planning, green space, open space, or the buffer zone. Environmental protection regulations are not enforced because of illegal bribes or political interference. As a result, many informal settlers choose locations with limited space. They caused floods that damage the ecosystem. As indicated in Figure 4.43, respondents were asked to give their opinion on the extent to which urban land management avoids environmental degradation. Accordingly, 207 (52.9%) and 55 (14.1%) respondents answered that they disagreed and disagreed, while 64 (16.4%) and 25 (6.4%) respondents answered that they disagreed agreed, and strongly agreed, and 40 (10.2%) answered undecided. Thus, as can be seen from Figure 4.43, the majority of 207 (52.9%) respondents confirmed that the areas had experienced environmental degradation due to inefficient urban land management.

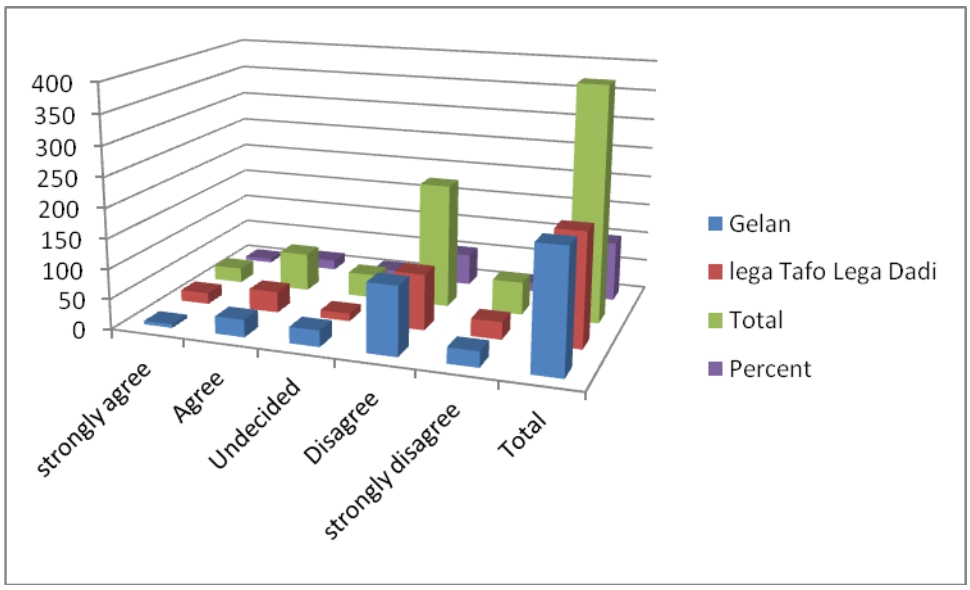


Figure 4.43: The Response Rates on the Prevention of Environmental Degradation (Source: Survey result, 2020)

According to the survey data, two main factors contributed to urban land degradation in the research areas. The primary factor was the lack of a comprehensive zoning plan. The goal of specific land use and the solution to this problem was unknown to urban authorities, and management of town planning was not carried out following statutory planning. Many ventures could not persuade local communities to accept and implement them because investors wanted a site that violated zoning and obstructed city government approval. The majority of communities were unaware of physical environmental problems, although solid waste and groundwater contamination were the factors damaging natural systems. The implications of these results show that environmental degradation and land-use abuse plan cities' problems due to inefficient urban land management.

4.4.4 Urban Land Management and Public Income

An interview with key informants reveals that locals evade taxes through unofficial payments. To reduce the tax burden, real estate valuations were deliberately undervalued for tax reasons. Respondents were asked to rate their opinion of the urban public revenue, as shown in Table 4.38. Therefore, 207 (52.9%) and 62 (15.9%) respondents indicated that they disagree and strongly disagree, while 59 (15.1%) and 27 (6.9%) respondents indicated that they agree and strongly agree, and 36 (9.2%) respondents indicated that they were undecided. The majority of

the 207 (52.9%) respondents indicated that poor governance in urban land management reduces public revenue, as shown in Table 4.38.

Table 4.38: The Response Rates on Public Revenues, Tenure Security, and Land Disputes

Increase public revenues	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	6	21	27	6.9
Agree	30	29	59	15.1
Undecided	17	19	36	9.2
Disagree	118	89	207	52.9
strongly disagree	31	31	62	15.9
Total	202	189	391	100
Tenure security				
strongly agree	6	16	22	5.6
Agree	19	38	57	14.61
Undecided	13	10	23	5.9
Disagree	132	108	240	61.4
strongly disagree	32	17	49	12.5
Total	202	189	391	100
Reduce Land disputes				
strongly agree	5	16	21	5.4
Agree	30	37	67	17.1

Undecided	19	12	31	7.9
Disagree	121	96	217	55.5
strongly disagree	27	28	55	14.1
Total	202	189	391	100

(Source; survey result, 2020)

This study also examines the impact of urban land security on land income. The information revealed that the farmers in the outskirts of Lega Tafo, Lega Dadi, and Gelan had not yet registered. Due to their unregistered land, the majority of suburban residents did not pay property taxes. Also, informal settlers were barred from paying property taxes because the government of the town felt it was a requirement for regularization, even though they had lived there for a while. The implications of these results show that poor governance in urban land management reduces public revenues. These studies agreed with that of Zakout et al. (2006) but the incidence was very high in study areas due to domestic animal corruption in this sector

4.4.5 Urban Land Management and Land Tenure Security.

The review result of the Rule and Regulation study shows that land rights administered through urban land management have been critical in establishing the relationship between people and the environment. These tasks were not performed by the land register or the surveying office. In the study areas, the cadastre office did not record any cadastral and land registers. With the help of the surveying office, the land registry did not record any land transfers. The results of this study show that until the registration of urban land, people's property rights, transfer, lease, mortgage, and efficient use of their land have not been sufficiently available. Although the majority of respondents from both towns said they built the house and owned the land, they had no legal documents securing their right to use it. In situations of forced acquisition of urban land, there was a risk of communal violence over land and inadequate compensation. Abuse in urban land management offices has increased the possibility of land conflicts, yet jeopardized the protection of private property. In the town of Lega Tafo Lega Dadi in particular, problems with urban land management included logging, fraud, and manipulation of municipal land papers, bribery, corruption, and favoritism. Urban land disputes, which account for 55 and 60 percent of

court cases in the Gelan and Lega Tafo towns respectively, have worsened. The undervaluation of urban land has increased the possibility of not being adequately compensated in foreclosure or default urban land proceedings. However, the system of collecting urban property data and appraising land has implications for the rights of urban landowners. The survey results show that real property rights are violated in illegal transfers by legal protections, and co-ownership guarantees did not fully cover newcomers. Those who acquire the urban land registry systems strengthen their claims to urban land, even if the land was acquired through land grabbing. As indicated in Table 4.38, respondents were asked to rate their opinion of urban land security as an outcome of urban land management. Accordingly, 240 (61.4%) and 49 (12.5%) respondents answered that they disagreed and disagreed, while 57 (14.61%) and 22 (5.6%) respondents answered that they agreed and strongly agreed, and 23 (5.9%) answered undecidedly. Table 4.38 thus shows that the majority of 240 (61.4%) respondents confirmed that weak urban land governance resulted in insecure ownership in urban areas. This result implies that urban land management does not provide acquires by ensuring property rights and reducing associated risks and cannot be sustained due to the indivisibility of good governance principles in urban land management in study areas. These studies are consistent with the study conducted with the FAO (2007). Therefore, digitizing urban land registers, establishing integrated information systems, morally educating employees, and monitoring and regulating their behavior can reduce misconduct, which town's administration needs to pay attention to minimize the risks.

4.4.6 Urban Land Management and Land Disputes.

According to FDRE Land Policy Reviews, the establishment of ethnic federalism has direct implications for urban land management, particularly concerning the rights of indigenous ethnic communities. Existing land policy shows that state ownership remains the main determinant of land tenure. Towns have not upheld indigenous land tenure rights or adhered to the ideas of ethnic federalism, making their response to conflict very uncertain. As indicated in Table 4.38, respondents were asked to rate their view that urban land management reduces land disputes in cities. Accordingly, 217 (55.5%) and 55 (14.1%) respondents answered that they disagreed and strongly disagreed, while 67 (17.1%) and 21 (5.4%) respondents answered that they agreed and strongly agreed, and 31 (7.9%) answered undecidedly. Thus, Table 4.38 shows that the majority of 217 (55.5%) respondents confirmed that weak governance in urban land management leads to urban land disputes in both study areas. Other factors contributing to urban land disputes in the

towns of Lega Tafo, Lega Dadi, and Gelan were unfair compensation for displaced farmers, informal settlements, and urban land rights for farmers close to the town. Other factors included the non-recognition of indigenous land rights, overlapping land rights, border conflicts, and the lack of a clear public purpose. Although this study provides examples of indigenous people's displacement, their culture and norms were not consistent with broader interpretations of ethnic federalism. However, there have been other instances where the government's prioritization of other immigrants has violated Aboriginal rights, particularly when it comes to government support for significant urban investment. The broad contours of the Ethiopian debate on indigenous rights, urban land rights, and the political implications of these issues mirror those taking place in much of the rest of urban Ethiopia. The implications of this study show that the ambiguity related to urban land ownership creates significant uncertainty related to the urban land rights of indigenous communities in urban areas.

4.4.7 Urban Land Management and Access to Credit Markets.

According to the survey's findings, poor urban land management practices encourage consumers to request loans with higher loan-to-value ratios than banks would safely approve or with greater loan amounts than the borrower's income would support. Informal payments allow people to receive unfairly inflated collateral valuations or false income declarations, increasing the vulnerability of the banking system. The valuation of urban land for tax purposes, determined by the urban land offices, has not yet begun. The FDRE constitution did not allow access to credit without building property on land, so access to bank credit was not as widely available. As indicated in figure 4.44, respondents were asked to rate their opinion on access to mortgage markets. Accordingly, 204 (52.2%) and 68 (17.4%) of the respondents answered “disagree” and “strongly disagree”, while 59 (15.1%) and 22 (5.6%) of the Respondents answered “agree” and “strongly agree” and 38 (9.7%) answered, “undecided”. Thus, from figure 4.44, it can be seen that the majority of 204 (52.2%) respondents confirmed that land credit markets did not exist due to weak governance in urban land management.

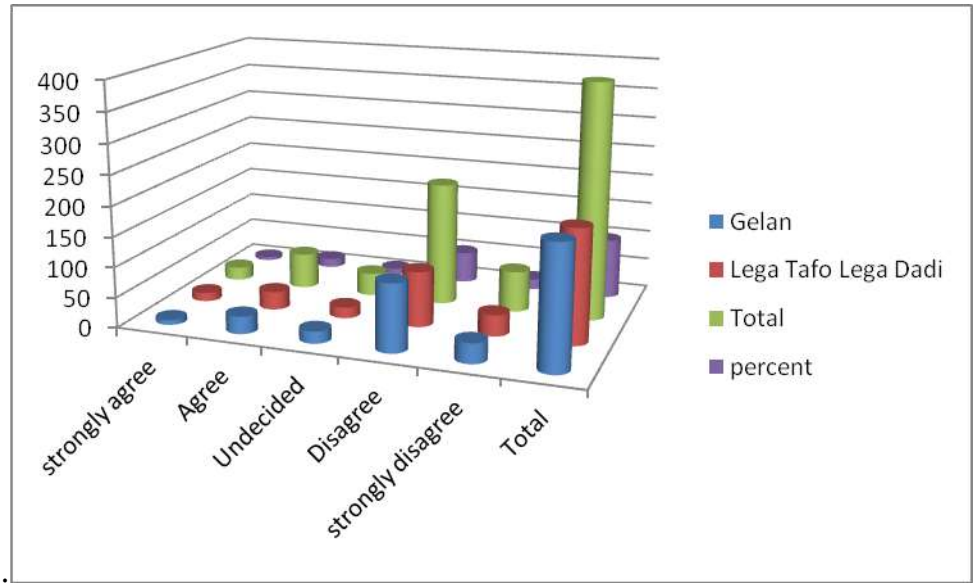


Figure 4.44: The Response Rates on the Availability of Credit Markets (Source: Survey result, 2020)

Due to the lack of land value and cadastre without signing leases, some communities that have built properties on their land do not have access to collateral under the Ethiopian constitution. The result showed that because land ownership has become unstable, a favorable climate for investment has not been created. According to the FDRE Land Policy, the impact of these results shows that urban land tenure has become unstable, land prices have not increased and the availability of credit has not encouraged significant investment in unregistered land as they are at risk of losing their property at any time.

4.4.8 Urban Land Management and Land Staff Ethics

The survey results indicate that unethical behavior hurts social and ethical behavior. Certified paper land certification systems, lack of integrated urban land information systems, inappropriate evaluation of urban land, and lack of good governance values among staff were among the problems commonly encountered in urban land management in the towns of Lega Tafo, Lega Dadi and Gelan occurs. The information shows that the main source of income for both communities historically has been the municipal property tax. Recently, in some zones, the income from the registration of property has increased sharply. Property has been undervalued due to a lack of reliable city property market information and specialized staff. The amount of money that the state could have raised was less. Bribery, fraud, and misconduct were significant

problems in both towns. This shows that there were problems with urban land management in both towns; however, the survey results show that Lega Tafo Lega Dadi has bigger problems than Gelan. As indicated in Table 4.39, respondents were asked to rate their opinion on the impact of urban land management on the social behavior of urban-rural staff. Therefore, 225 (57.5%) and 57 (14.6%) of the respondents answered “disagree” and “strongly disagree”, while 53 (13.6%) and 18 (4.6%) Respondents “agree and strongly agree” and 38 (9.7%) of respondents answered doubts. Thus, from Table 4.39, it can be ascertained that the majority of 225 (57.5%) respondents confirmed that there were social behavior problems among urban land management employees due to weak governance. This implies that when there was weak governance in urban land administration, there were social behavior problems among urban land management employees as a result of weak governance.

Table 4.39: The Response Rates on Land Staff Social Behavior

Brought positive social behavior	Town of respondent		Total	Percent
	Gelan	Lega Tafo Lega Dadi		
strongly agree	4	14	18	4.6
Agree	27	26	53	13.6
Undecided	25	13	38	9.7
Disagree	121	104	225	57.5
strongly disagree	25	32	57	14.6
Total	202	189	391	

(Source; survey result, 2020)

4.8.9 Urban Land Management and Land Speculation

The survey results show that the study areas in particular have significantly expanded urban areas over the past decade, which has increased the demand for urban land for housing and other non-agricultural activities in suburban and urban areas, leading to various dramatic effects in towns, including engulfment local communities and the shift from an agricultural to a built

ownership structure. Competition for land in the suburbs was also fierce, with speculators from many sectors. As indicated in Figure 4.45, respondents were asked to rate their view that urban land management reduces land speculation in cities. Accordingly, 216 (55.5%) and 48 (12.3%) respondents answered that they disagreed and strongly disagreed, while 68 (17.4%) and 19 (4.9%) respondents answered that they agreed and strongly agreed, and 40 (12.8%) answered undecidedly. Figure 4.45 shows that the majority of 216 (55.5%) respondents confirmed that there was high land speculation in the cities due to weak governance. Hence, this implies that weak governance in urban land management has resulted in high urban land speculation.

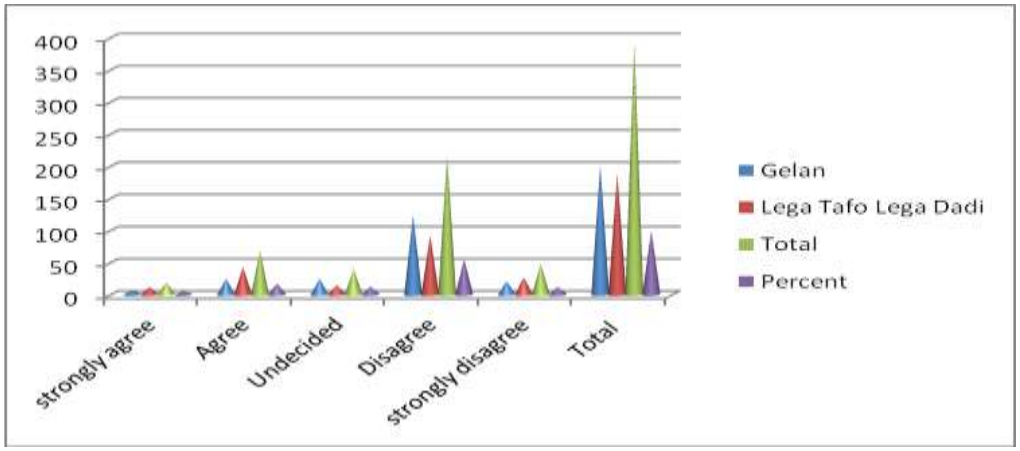


Figure 4.45: The Response Rates on Land Speculation (Source: Survey result, 2020)

4.4.10 Urban Land Management and Prevention of Informal Land Market

The survey results indicated that conditions can be complicated by suburban areas, the urban-rural interface, common and related characteristics of land ownership, management/planning, and governance. Returns are under increasing pressure as urban land transactions become more prevalent in suburban areas. Peripheral areas were often in a state of rapid change, characterized by a variety of land uses, tenure structures, and overlapping or disjointed systems of land management and governance. According to data, as urban land boundaries expand and population increases, peri-urban areas can bring local authorities into contact with regions of long-standing tenure. Land-use changes can also lead to indiscriminate and uncontrolled land development. Urban and peri-urban areas often fell under separate administrative courts with different resources, capacities, and political leanings, and this situation was aggravated by the fact that in Gelan and Lega Tafo Lega Dadi, the administrative and physical boundaries of urban areas often did not coincide. Urban land management was less able to keep track of property rights, conduct land use planning, and maintain land stewardship through land and property

taxes. Due to overlapping land tenure systems, duties and responsibilities were unclear, making these land management deficiencies difficult to address. It also hinders the provision of the services and infrastructure needed for economic growth and poverty reduction, such as B. the adequate provision of roads, water and sanitation facilities, and housing. As indicated in Figure 4.46, respondents were asked to rate their opinion of urban land Management avoiding informal land markets in cities. Accordingly, 199 (50.9%) and 68 (17.4%) respondents answered that they disagreed and strongly disagreed, while 76 (19.4%) and 18 (4.6%) respondents answered that they agreed and strongly agreed, and 30 (7.7%) answered undecidedly. Thus, as can be seen from Figure 4.46, the majority of the 199 respondents (50.9%) confirmed that the informal land market increased from time to time as a result of weak governance in the towns

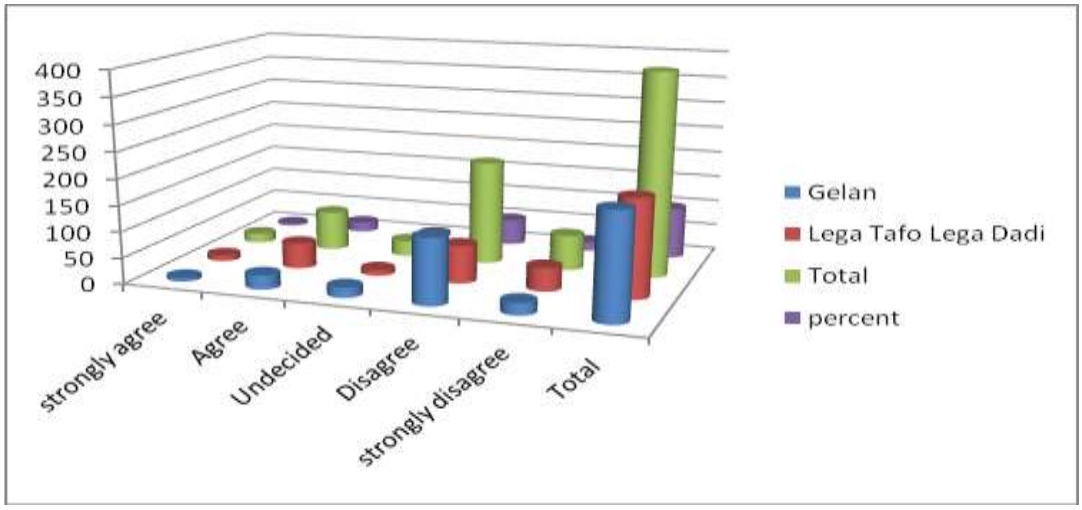


Figure 4.46: Response Rates on Illegal Land Sell (Source: Survey result, 2020)

Furthermore, the rapid pace of change in peri-urban areas highlights any underlying issues in urban land tenure regimes, land management, and governance that may stall positive reforms. The implications of these results suggest that poor governance in urban land management leads to an increase in the informal land market from time to time

4.4.11 Urban Land Management and Informal Settlement

In the research areas, uncontrolled settlement development leads to physical disturbances, inefficient land use, excessive settlement encroachment on productive agricultural land, environmental degradation, and pollution hazards as shown in Figure 4.47, and economic services in these locations due to the lack of accessibility and space.

Gelan L/T/L/Dadi

Figure.4.47: The Expansion of Informal Settlement, (Source:L/T/L/Dadi, And Gelan , December 2022)

Moreover, as indicated in Figure 4.48, respondents were asked to rate their view that urban land management reduces informal settlements in cities. Accordingly, 228 (58.3%) and 65 (16.6%) respondents answered that they disagreed and strongly disagreed, while 42 (10.7%) and 17 (4.3%) respondents answered that they agreed and strongly agreed, and 39 (10%) answered undecidedly. Thus, Figure 4.48 shows that the majority of 228 (58.3%) respondents agreed that weak governance in urban land management encourages informal settlements. The implication of these results suggests that a weak urban land management system accelerated informal settlement in urban areas. The proliferation of poorly controlled land-use developments has led to many environmental and health-related problems.

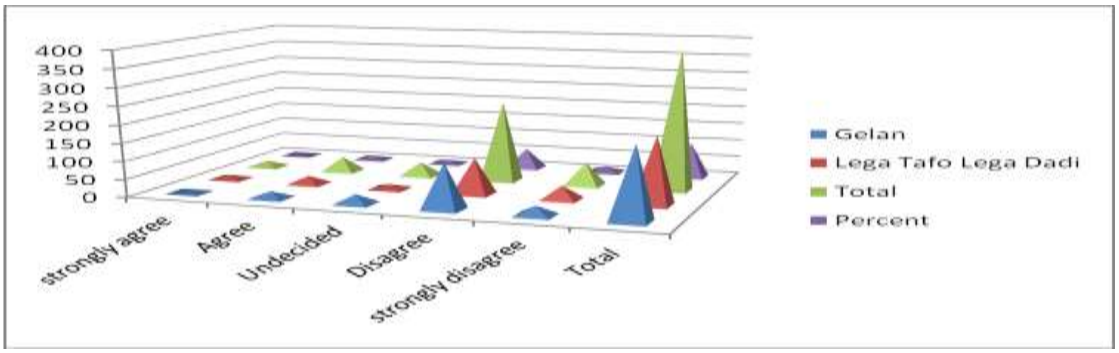


Figure 4.48: The Response Rates on Informal Settlement (Source:Survey result, 2020)

CHAPTER FIVE: CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

This study assessed urban land management practices and challenges from good governance perspectives. In federal and regional states as general and study areas, there was no legal framework defining the norms/culture of the Aboriginal community in urban land, as a result, Aboriginal communities were often marginalized and vulnerable to socioeconomic problems. The process of recognizing urban land rights did not conform to the norms of the people. There has been no clear, workable procedure for formally recognizing property affecting poor people and compromising with local norms in an efficient and transparent process, as non-documentary evidence of land was inconsistent with the proposed zoning plan and presumed to be not used will give rise to rights and compensation. Enforcing rights through the formalization of urban land was unaffordable due to problems in identifying informal or undocumented evidence in urban areas that are highly prone to pet corruption. The mechanisms used by institutions to stop illegal settlements with coercive measures by violently demolishing illegal buildings in cities are leading to a socio-economic crisis. A restriction on the right to own and sell land has imposed legal uncertainties on investment property owners for fear of unstable ownership and peripheral relocation. The restriction on transfer pricing of unused land to discourage speculators has not been stopped as the transaction was conducted through smart and authoritative deals brokered. Against the legal document, the community affected by specific projects has not been consulted and there are no responsible bodies to evaluate the implementation of the land policy based on established principles and take responsibility for failures at all levels. Urban land use planning, management, and regulation changes of the urban infrastructure development process have not been respected, transparent and participatory decision-making power, existing land rights, and the process sometimes destroys existing land use rights and replaces landowners with urban land without compensation. The valuation of urban land and land compensation did not correspond to market prices and the expropriation of urban property took place without sufficient discussion and consensus with those affected. Urban land-use planning and regulations have been unable to cope with urban growth and effectively control urban sprawl, protect cultural buildings with historical buildings and heritage areas, and push people into informality.

Urban public land management is hampered by a lack of clear policies, strong institutions, transparency and public participation, and an inability to control according to land use planning.

The criteria for urban public land ownership were not visibly defined and assigned to the right level of government. Therefore, urban public land management in study areas still suffers from a lack of adequate records, scarcity, and inaccessibility of data. In addition, there was no minimal transfer of acquired land to private interests, and the expropriation was not only for a public purpose, but also for the satisfaction of the interests of powerful individuals, and the scope and limitation of the public purpose were unknown, given the power to Expropriation was given to the state was more extensive and creates insecure ownership. The reason for the failure of advanced urban land management systems in the study areas was the lack of informed decisions and maintenance of well-functioning cadastral systems and registered urban lands. Urban land ground service standards have not been regularly monitored and service standards were not clear and customers cannot easily assert their rights. The registered property data and the actual reality on site do not match in many places in both towns. As a result, land information has not yet been made available to the public for participation in land decisions. The lack of binding modalities for connecting the geospatial infrastructure to the national network and the lack of qualified personnel, equipment, materials, and resources have been a bottleneck in the implementation of the city property in the town administrations.

Furthermore, the main challenge of urban land management was related to the formulation of laws and their application. The land-related constitutional laws of the FDRE suffer from many common deficiencies, ranging from the form in which they were enacted to defining the fundamental nature of the balance of power between the state and its citizens. The Ethiopian constitution affirms state ownership of land and there were no private property rights on the land. Land laws, particularly in the area of urban land management, were procured and passed by economically viable and socially influential individuals to help them benefit from government policies as a supposed need of society. Apart from this, urban-land proclamations provide some guarantees of urban-land rights and some rights for regional governments, but there was no nationwide guiding principle and no urban-land organization serving as the coordinating body for policy discussions and urban-land management coordination at the federal level. In addition, the urban land sector was controlled by the influential to exploit state/town administration power for their purposes; because of urban land management structure was weak. Since there was practically no strong system of checks and balances between the governing organs, the urban sectors, such as the police and judiciary, were not responsible for serving the interests of the

public and influencing the powerful decisions of the court. An extreme form of corruption occurs on a large scale through state capture. Therefore, those in power have illegally transferred urban land to their relatives and allies, and they decide urban land governance and laws in their favor. On the other hand, the institutionalization of informal fees in urban land management was becoming so commonplace, and without informal fees, it was sometimes impossible to get a plot of land in towns. The urban land sector did not have adequately trained personnel for the land policies to be developed, nor the resources to implement these programs. These come with a high level of informality due to a lack of clear legislation and misunderstandings about the applicability of rules and regulations. Besides, urban land management has failed to implement the principles of good governance in the day-to-day activities of the town's land and property management.

Finally, the effects of weak implementation of good governance in urban land management result in improper urban land valuation, and inefficient and unprincipled employees threaten property security and reduce the level of income that can be generated from urban land. The ownership, land use, property transaction, lease, and credit rights from the banking sector are determined after the registration of urban land. However, the majority of communities in urban areas had started to build a house without registering land and rights of use. Also, the risks of aggression by other parties and acquisition by the government without fair compensation are greatly reduced. The confidence of landholders in the security of their land rights is also being questioned. The number of landholders in peri-urban areas who use the land for residential and commercial purposes, and the number of landowners who have used it for agricultural purposes has slightly decreased after delineation with the town's boundary administration. Similarly, the number of households engaged in building and renovating homes, improving their land, and using their property for commercial purposes is not seen due to insecure tenure. It shows that there is a slight change in land use patterns and an increase in land-related activities related to quality of life improvement, land development, and more inefficient decisions due to land registration. Therefore, urban land management could not promote a land-based economy due to weak governance in urban land management.

5.2 Recommendations

Based on the results of the study, the following improvement areas are proposed along with the urban land management from good governance perspectives implementation strategies, and their management;

- Without a thorough national land use policy, Ethiopia uses its urban land and natural resources. There is an urgent need to create and adopt a national land use policy. Urban community representatives, policymakers, civil society members, and academics are some of the key stakeholders that should be involved in the consultation process while developing urban land policies and laws. Similarly, there is a need to create a policy framework outlining who is responsible for managing public spaces in cities. Public land management requires a reassessment of the federal and local levels. To ensure a flow of information and uniform implementation standards, the institutional differences between the federal, state, and local governments should be thoroughly examined.

- There is no legal framework in Ethiopian cities, including study areas, that defines and protects the identity of the indigenous community in urban land. As a result, once cities are established, indigenous communities are often marginalized and exposed to social, cultural, and political problems. Although there is no specific legal provision that protects these people from urban land rights, Ethiopia is undoubtedly rich in ethnic diversity with different cultures and conventions regarding land relations. Consequently, the government must establish the relationship between aboriginal groups and urban land rights and consider when such land is needed for public purposes, mortgaged investments, and buildings.

- There are no legal restrictions on the government's ability to expropriate public land for private interests in the name of public purpose and when it comes to transferring urban public land to a private interest in towns. Through the collection of personal corruption from people, this ambiguity transforms into a favorable atmosphere for the eviction of farmers from their property and the transfer of public land to private usage. Therefore, the government needs to define the scope of the public purpose to avoid ambiguity in the interpretation and implementation of any transfer of urban land to investors.

- In towns, there have been large-scale evictions from existing urban landowner settlements and peri-urban areas, leading to widespread dissatisfaction with affected communities and reduced participation in the evaluation of compensation and the amount of compensation paid. In addition, there were situations where decisions are made to transfer public land to private interests, but the site is left vacant for an extended period. To solve the problem of rehabilitation for those affected, it is necessary to create policies and methods that prevent large-scale evacuation difficulties by considering others. Moreover, the state has to set up institutions for the balancing of land funds for the rehabilitation of displaced landowners. Besides, due to a lack of funds, the municipality cannot offer building land as needed and therefore only has to divert the auction proceeds for the development of building land. An independent professional has to assess the compensation paid to impacted landowners, and compensation has to be included in compensation notices for urban land-use changes affecting small businesses and service providers.

- The process of urban expansion was not respected overall, existing rights were not made visible, and the expansion process occasionally resulted in the destruction of an existing land right. To implement the land use plan, which includes building construction, existing land rights have to be respected, made transparent, and geared towards the community. In addition, strategies are needed to conduct a specific inventory, identify historical and cultural assets, and protect cultural and community heritage.

- Inadequate data collection, data unavailability, and data accessibility continue to plague urban public land management, particularly in the study areas. Urban public lands should therefore receive attention to produce public goods and services for surveying, mapping, and registering public lands and making the data available to the public. Moreover, it is important to review and clarify the administrative responsibilities of the peri-urban areas for public land. Cadastral maps need to be straightforward, connected to the national network, affordable, and adaptable. The cadastral maps should gradually be able to meet technical, financial, and legal obligations. In addition, a policy is required that clearly states how restrictions or charges are consistently recorded

- Set up a unified land information system within towns. This allows for a full inventory of all interests in a given property and cleans up any claims that are not properly authenticated

- Limiting the various forms of dispute resolution requires legal scrutiny. Increase the capacity of regional arbitration organizations to resolve disputes quickly and cost-effectively by giving them access to training, legal resources, and office space. Through capacity-building initiatives for short-term training, local tribunals or traditional law can support the poor and disadvantaged groups in their litigation, while enhancing the land law expertise of town judges.

- In addition to state other alternative should strategize to bring more land to the urban market, minimize speculation, and provide affordable land at an affordable cost. A governmental urban land policy should address this issue holistically and work with stakeholders to bring sufficient land to market. These policies should involve landowners and private developers, encourage planned development, and conserve resources. State urban land policy are critical to minimizing speculation, optimizing land use, conserving resources, and making the city's real estate market more transparent and efficient.

- The urban political economy is dominated by elites and state capture, creating an environment conducive to corruption and perpetuating the long history of state monopolization of urban land. The executive and politicians are granted flexible powers by the legal provisions, which also have their limits. Therefore, the government needs to re-evaluate the legal provisions that promote openness, responsibility, and trust among the state, its citizens, and other stakeholders regarding the urban land management system.

- The urban management should create a realistic urban land mechanism supporting a land bank to create an efficient and transparent land market. This will encourage planned development, reduce land speculation and make urban development affordable for most residents. This will also help create affordable housing for slum dwellers and make cities slum-free. Policies should include a framework for using land as a resource for self-financing urban development.

- The study emphasizes the continuing need for the creation of strong local institutions to apply the principles of good governance to day-to-day affairs and further alleviate urban land management problems caused by excessive power. When all parties are involved in the decision-making process, community participation and involvement in urban land management practices can be implemented most effectively. The town's government has to work closely with all stakeholders to apply the principles of good governance in urban land management.

- Finally, and most importantly, the researcher recommends that federal and state governments in each region review their compliance with and implementation of current legal procedures and regulations related to indigenous rights to urban land, urban land acquisition and compensation procedures, and the supply of urban developed land and land use statutes and respond appropriately.

5.3 Recommendations for Future Research

The following issues that emerged from the study are suggested for further research;

Further studies are needed:

- On the protection of the identity/culture of the rights of the indigenous community to urban land and the existence of the Ethiopian legal framework. To conclude the sources and extent of urban land disputes and thereby find a solution to reduce urban land disputes.
- To develop a conceptual framework for compensation procedures and rehabilitation for affected communities in urban Areas.
- On the contribution of good governance in the urban land management sector as well as changes to the livelihoods of urban communities.

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Annexes

Addis Ababa University

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

A. Survey Questionnaire for Sampled Respondents

General Direction

Dear respondent, this research is being conducted by a Student of Addis Ababa University to comply with the requirements of the doctor of philosophy in urban and regional planning. The research focuses *on urban land Management practices and challenges from Its Good Governance Perspective; the Case of Gelan and Lega Tafo Towns.* Your participation in this study is strictly confidential. To guarantee the anonymity of your response, you should NOT write your name in the questionnaire. Any response you provide will be used exclusively for research purposes only. Your response to this questionnaire will also benefit you by calling the attention of the government to the problems. On average, filling out the questionnaire will take 20-30 minutes. Your honesty in responding with the right answers is vital for the research outcome.

I would like to thank you and appreciate your kind cooperation.

Guideline:

Tick for those questions that you think are right or select a single answer from the option given in each question that you feel best describes the statement

Give your short and precise answers for those followed by blank spaces.

Part 1: Demographic Characteristics of the Respondent

1. Town_____ Kebele ____
2. . Sex =. Male ☐ Female ☐
3. Age in years:

   18-29 years ☐ 30-60 years ☐ above 60 years ☐
4. Marital status; Married ☐ Unmarried, ☐ Divorced. ☐ Other (Specify) _____
5. Religion:

Orthodox Christian, ☐ Catholic ☐ Muslim, ☐ Protestant ☐ 4. Other (Specify)____

6. level of education

Illiterate ☐ Read and write ☐ Grade 1-8 ☐ Grade 9-12 ☐ College diploma ☐, Degree and above ☐

7. Occupation:

Unemployed ☐ Government employee ☐ Self employee ☐ 4=others, specify _____

8. Member of the Family in Number; _____
9. Average family monthly income in Birr: _____
10. The status of your land tenure ownership: Private ☐ Rent ☐ lease ☐ other specify

Part II. Questions Related to the Extent of Good Governance Practices in Urban Land Management

A. For the following items, indicate the extent to which you disagree or agree with each of the following statements about **Legal and Institutional Framework** in your town by placing X in the appropriate box

Statements	Responses Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1.Recognition of a continuum of Rights					
1.1, Urban land tenure rights are legally recognized in practice?	◯	◯	◯	◯	◯
1.2, Urban land tenure rights are legally protected in practice?	◯	◯	◯	◯	◯
1.3, The existing urban land law recognizes the right to make transaction for individual or group	◯	◯	◯	◯	◯
1.4, The existing urban land law recognizes the right to efficient uses the land for individual	◯	◯	◯	◯	◯
1.5, The existing urban land law recognizes the right to efficiently use the land for groups	◯	◯	◯	◯	◯
1.6, The recognition of existing urban land law the rights uses as collateral for individual or groups	◯	◯	◯	◯	◯
2. Mechanisms for recognition of rights					

2.1, The regularization of Land ownership by the poor have been practiced in line with local norms efficiently	○	○	○	○	○
2.2, The regularizations of Land ownership by the poor have been practiced in line with local norms transparently					
2.3, The Regularized Land ownership by the poor in line with local norms without discriminatory	○	○	○	○	○
	○	○	○	○	○
2.3, Non-documentary evidence is effectively used to help establish rights equally	○	○	○	○	○
2.4, Long-term unchallenged tenure is formally recognized					
2.5, First-time recording of rights on demand includes proper safeguards and access is not restricted by high fees	○	○	○	○	○
3. Equity and non-discrimination in the decision-making process					
3.1, The legal framework on urban land is non-discriminatory	○	○	○	○	○
3.2, The legal framework institutions enforce property rights are equally accessible to all	○	○	○	○	○
3.3, A Land policy helps to improve land use by those who experienced injustice	○	○	○	○	○
4. Enforcement of right					
4.1, Accessible opportunities for tenure individualization exist	○	○	○	○	○

4.2, Individual land in urban areas is recorded	◯	◯	◯	◯	◯
4.3, The number of illegal land use right sales is low	◯	◯	◯	◯	◯
4.4, The number of illegal lease transactions is low	◯	◯	◯	◯	◯
4.5, Women's property rights in lands as accrued by relevant laws are recorded	◯	◯	◯	◯	◯
5. Restrictions on rights					
5.1, Restrictions regarding urban land transferability effectively serve a public purpose are enforced	◯	◯	◯	◯	◯
5.2, Restrictions regarding urban land ownership effectively serve a public purpose are enforced	◯	◯	◯	◯	◯
6. Civic engagement in the policy framework					
6.1, Land policies and regulations are developed in a participatory manner involving all relevant stakeholders	◯	◯	◯	◯	◯
6.2, land right and use information is shared by public bodies are regular reports are publicly accessible	◯	◯	◯	◯	◯
6.3, The regular public reporting indicating progress in policy implementation	◯	◯	◯	◯	◯

B. For the following items, indicate the extent to which you disagree or agree with each of the following statements about **Land Use Planning, Management, And Taxation** by placing X in the appropriate box

Statements	Responses Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Transparency of land use restrictions					
1.1 Process of urban expansion/infrastructure development process respects existing rights	◯	◯	◯	◯	◯
1.2 Process of urban expansion/infrastructure development process is transparent	◯	◯	◯	◯	◯
1.3 Approval requests for change in urban land use are swiftly followed by development on these parcels of land	◯	◯	◯	◯	◯
2. Transparency of valuations					
2.1 Valuation rolls are publicly accessible	◯	◯	◯	◯	◯
3. Public participation					
3.1 Change of land use approved by public consultation with different stakeholders	◯	◯	◯	◯	◯
3.2 Changes certain residential areas into the commercial area without any formal reason but for personal profit	◯	◯	◯	◯	◯
3.3 Changes in urban land use plans are based on the clear public process	◯	◯	◯	◯	◯
3.4 Changes in urban land use plans are based on the consent of all stakeholders	◯	◯	◯	◯	◯

4. Efficiency in the land use planning process	◯	◯	◯	◯	◯
4.1 Policy to ensure delivery of low-cost housing is progressively implemented					
4.2 Land use planning effectively guides urban spatial expansion in the city	◯	◯	◯	◯	◯
4.3 Planning processes can cope with urban growth	◯	◯	◯	◯	◯
4.4 Land use plans and regulations are current, and implemented, do not drive people into informalities,	◯	◯	◯	◯	◯
4.5 Land use plans and regulations are current, implemented, and cope with urban growth	◯	◯	◯	◯	◯
5. Speed and predictability of enforcement of restricted land uses					
5.1 Provisions for residential building permits are appropriate,	◯	◯	◯	◯	◯
5.2 Provisions for residential building permits are affordable and comply with	◯	◯	◯	◯	◯
5.3 The process for obtaining a building permit for a residential dwelling is short	◯	◯	◯	◯	◯
6. Collection efficiency					
6.1 Exemptions from property taxes paid are justified and transparent	◯	◯	◯	◯	◯
Assessed property taxes are collected	◯	◯	◯	◯	◯

6.3 Receipts from property tax exceeding the cost of collection	◯	◯	◯	◯	◯
Tenure regularization schemes in an urban area	◯	◯	◯	◯	◯
7.1 Formalization of urban residential housing is feasible and affordable					
7.2 In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing	◯	◯	◯	◯	◯
7.3 Condominium rule allows effective management and recording of urban property	◯	◯	◯	◯	◯

C. For the following items, indicate the extent to which you disagree or agree with each of the following statements about **Management Of urban Public Land/State Land management** by placing X in the appropriate box

Statements	Responses Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. Identification of public land and clear management					
1.1 Criteria for public land ownership are clearly defined and assigned to the right level of government	◯	◯	◯	◯	◯
1.2 Public land ownership information is publicly accessible	◯	◯	◯	◯	◯
1.3 Public land ownership is inventoried, under clear management responsibilities,	◯	◯	◯	◯	◯
1.4 Information on public land is publicly accessible	◯	◯	◯	◯	◯

1.5 The management responsibility for different types of public land is unambiguously assigned

1.6 Policy implementation is effective, consistent

1.7 Contractual provisions regarding benefit sharing are publicly disclosed

2. Transfer of public land to private use

2.1. urban Public land transactions are conducted in an open transparent manner

2.2 urban Public land is transacted at market prices unless guided by equity objectives

2.3. The public captures benefits arising from changes in permitted land use

2.4. Policy to improve equity in asset access and use by the poor exists is implemented effectively, and monitoring

3. Justification and time-efficiency of expropriation processes

3.1 There is minimal transfer of acquired land to private interests

3.2 Acquired urban land transferred to destined use promptly

3.3 The threat of land acquisition does not lead to pre-emptive action by private parties

4. Transparency and fairness of expropriation procedures

4.1 Compensation is provided for the acquisition of all rights regardless of their recording status					
4.2 Land use change resulting in selective loss of rights there is compensated for	◯	◯	◯	◯	◯
4.3 Acquired owners are compensated promptly	◯	◯	◯	◯	◯
4.4 Independent and accessible avenues for appeal against the acquisition	◯	◯	◯	◯	◯
4.5 Requirements to obtain land, to transfer ownership/use rights are clear and accessible	◯	◯	◯	◯	◯
4.6 Requirements to obtain building permit are clear and accessible	◯	◯	◯	◯	◯
4.7 Fair compensations paid to all community members who are losing their land holdings	◯	◯	◯	◯	◯
4.8 Expropriation procedures are in the public interest through clear and transparent	◯	◯	◯	◯	◯
4.9 The state expropriates land only for the overall public interest is done efficiently	◯	◯	◯	◯	◯
4.10 Expropriation compensation in kind or at market values is paid fairly and expeditiously	◯	◯	◯	◯	◯
4.11 Timely decisions are made regarding complaints about the acquisition	◯	◯	◯	◯	◯
5. Private Investment Strategy(Transparent process and economic benefit					
5.1 Urban land to be made available to investors is identified transparently and publicly, in agreement with right holders	◯	◯	◯	◯	◯
5.2 Public bodies transferring urban land to investors	◯	◯	◯	◯	◯

share information and coordinate to minimize and resolve overlaps					
5.3 Compliance with contractual obligations is regularly monitored and remedial action is taken if needed	◯	◯	◯	◯	◯
5.4 Are Safeguards effectively reducing the risk of negative effects from large-scale land-related investments	◯	◯	◯	◯	◯
5.6 The scope for resettlement is circumscribed and procedures exist to deal with it in line with best practice	◯	◯	◯	◯	◯

D. For the following items, indicate the extent to which you disagree or agree with each of the following statements about **Public Provision of Urban Land Information** by placing X in the appropriate box

Statements	Responses Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. Completeness					
1.1 Total cost of recording a property transfer is low	◯	◯	◯	◯	◯
1.2 All relevant private encumbrances are recorded	◯	◯	◯	◯	◯
1.3 All relevant public restrictions or charges are recorded	◯	◯	◯	◯	◯
1.4 a Timely response to requests for accessing registry records	◯	◯	◯	◯	◯
1.5 Land information records are easily accessed	◯	◯	◯	◯	◯

2. Cost-effectiveness and sustainability

2.1 Fees have a clear rationale, their schedule is public,	◯	◯	◯	◯	◯
2.2 Urban land Informal payments are discouraged	◯	◯	◯	◯	◯

2.3 Urban land Service standards are regularly monitored ○ ○ ○ ○ ○

3. Reliability

3.1 Urban land Information in public registries is synchronized to ensure the integrity of rights for reduces transaction cost ○ ○ ○ ○ ○

4. Civic engagement

4.1 Urban land Fees are determined and collected in a transparent manner ○ ○ ○ ○ ○

4.5 The information service/desk provided at the urban land administration system ○ ○ ○ ○ ○

4.6 All community members in the city have equal access to land information ○ ○ ○ ○ ○

4.7 Mechanism that city administration report to the residents about the land activities carried out ○ ○ ○ ○ ○

4.8 Mechanisms for questioning and explaining the ongoing land activities in the city ○ ○ ○ ○ ○

E. For the following items, indicate the extent to which you disagree or agree with each of the following statements about **Dispute Resolution and Conflict Management** you're your town by placing X in the appropriate box

Statements	responses Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. Assignment of responsibility					
1.1 Responsibility for conflict management at different levels is assigned in line with actual practice	◯	◯	◯	◯	◯
1.2 The relevant bodies are competent in applicable legal matters, and decisions can be appealed	◯	◯	◯	◯	◯
1.3 Existing mechanisms function effectively in practice	◯	◯	◯	◯	◯
1.4 There are the appeal mechanisms for conflict resolution	◯	◯	◯	◯	◯
1.5 There are affordable, and unbiased mechanisms for the resolution of land disputes	◯	◯	◯	◯	◯
1.6 There are clearly defined and transparent mechanisms for the resolution of land disputes	◯	◯	◯	◯	◯
2. Low level of pending conflict					
2.1 Mutually accepted agreements reached through informal dispute resolution systems are encouraged	◯	◯	◯	◯	◯
2.2 Conflicts in the formal system are resolved promptly	◯	◯	◯	◯	◯

2.3 Land disputes constitute a small proportion of cases in the formal legal system	◯	◯	◯	◯	◯
2.4 There are few long-standing (> 2 years) land conflicts	◯	◯	◯	◯	◯

Part III Question **related to the main challenges that hinder to practice of good governance in urban land management**

A. For the following statements, please indicate whether you agree or disagree with each of the following statements related to challenges that hinder to practice of good governance in urban land management in your town by placing X in the appropriate box

Statements	Potential respondent				
	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. State Capture					
1.1 Aland sector are do not controlled by the powerful to exploit the state's power for their purposes.	◯	◯	◯	◯	◯
1.2 The courts do not give decisions in land conflicts that favor the powerful irrespective of the merits of the case	◯	◯	◯	◯	◯
1.3 The organs of the state, such as the police and judiciary, are responsible to serve the interests of the public instead of the group	◯	◯	◯	◯	◯
1.3 Powerful groups do not take the land of the poor through illegal forced evictions.	◯	◯	◯	◯	◯
1.4 There is no compulsory purchase to acquire the land of individuals and groups at a low value for redevelopment for private gain	◯	◯	◯	◯	◯

1.5 The land of the powerful group is not rezoned for a higher value use without regard to principles of land use planning	◯	◯	◯	◯	◯
1.6 Urban public land is not transferred to the powerful without payment or for a small fee.	◯	◯	◯	◯	◯
1.7 State-owned land is privatized and transferred to third parties for informal payments.	◯	◯	◯	◯	◯
2. Administration Corruption					
2.1. Payment is not extracted by experts /officials to perform a free service, prevent the enforcement of regulations, secure a favorable decision, or speed up a process.	◯	◯	◯	◯	◯
2.2 . To overcome frictions in the system, agents are not employed to offer benefits for officials to act in the interests of their clients.	◯	◯	◯	◯	◯
2.3 State property is not stolen/ sold for private advantage.	◯	◯	◯	◯	◯
2.4 Valuations of land are not understated to minimize the tax payments or overstated to support mortgage fraud	◯	◯	◯	◯	◯
2.5 Citizens aren't paid experts/officials to prevent unfavorable treatment such as inconsistent regulations.	◯	◯	◯	◯	◯
2.6. Officials/experts don't use their influence in favor of the family, political associates, and friends.	◯	◯	◯	◯	◯
2.7 Officials do not use their position for private gain. Confidential information obtained through employment is not used for private gain, through the buying or selling of shares or land	◯	◯	◯	◯	◯
3. A Lack of Capacity					

3.1 There is an availability of resources for urban land management system implementation	◯	◯	◯	◯	◯
3.2 There is qualified and competent staff in the urban land management office	◯	◯	◯	◯	◯
3.3 There are institutional capacity, institution arrangements, and work culture in the land-urban land sector.	◯	◯	◯	◯	◯
3.4 Negligence act is not seen in the urban land sector	◯	◯	◯	◯	◯
3.5 There is a strong judiciary in this town for the implementation of land rules and regulation	◯	◯	◯	◯	◯
3.6 Mismanagement acts do not see in urban land management in this town.	◯	◯	◯	◯	◯

If other please mention it

Part IV Question Related to Effects of Good Governance Practice on Urban Land Management System

For the following items, indicate the extent to which you disagree or agree with each of the following statements about the effects of governance practice on the urban land management system in your town by placing X in the appropriate box

Statements	Potential respondent				
	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1. Economic development in town	◯	◯	◯	◯	◯
2. Avoid Environmental degradation.	◯	◯	◯	◯	◯
3. increase public revenues	◯	◯	◯	◯	◯

4.	Tenure security	◯	◯	◯	◯	◯
5.	Reduce Land disputes.	◯	◯	◯	◯	◯
6.	Availability of credit markets for land	◯	◯	◯	◯	◯
7.	Brought positive social behavior	◯	◯	◯	◯	◯
8.	Abuse of compulsory purchase.	◯	◯	◯	◯	◯

If other please mention it

B. Checklists for key informants

General Direction

The objective of the Interview Questions is entirely meant for the academic requirements and all the information collected will be kept confidential on behalf of the researcher. To this effect, I kindly request your honest and true answers to each question provided for you.

I thank you for your time and cooperation in advance

A. To what extent the principles of good governance are practiced in the urban land management system in your town in terms of the following items

a. Legal And Institutional Framework

1. Recognition of a continuum of right; Very high ------High------moderate----low --- very low. Why?
2. Mechanisms for recognition of right; Very high ------High------moderate----low --- very low; why?
3. Equity and non-discrimination in the decision-making process; Very high ------ High------moderate----low --- very low; why?
4. Clarity of mandates and practice; Yes ------No____How?

b. Land Use Planning, Management, And Taxation

1. Transparency of valuation; Very high ------High------moderate----low --- very low; why?

2. Efficiency in the land use planning process; Yes -----No---- Why?

3. Collection efficiency; Very high ------High------moderate----low --- very low; why?

c. Management Of Urban Public Land/State Land

1. .Policy implementation is effective, consistent; Very high ------High------moderate----low --- very low. Why?
2. Transfer of public land to private use: Very high ------High------moderate----low --- very low. Why?
3. Justification and time-efficiency of expropriation process: Very high ------High------moderate----low --- very low, Why?
4. Transparency and fairness of expropriation procedure: Very high ------High------moderate----low --- very low. Why?
5. Private Investment Strategy: Very high ------High------moderate----low --- very low.,Why?
6. .Identification of public land and clear management; Very high ------High------moderate----low --- very low, Why?

Public Provision of Land Information

- Completeness:Yes---- No--- Why?
- Cost-effectiveness and sustainability: Very high ------High------moderate----low --- very low. Why?
- Reliability: Very high ------High------moderate----low --- very low, Why?
- Civic engagement: Very high ------High------moderate----low --- very low, Why?

Dispute Resolution and Conflict Management

- Assignment of responsibility: Yes----No-----.Why?

Level of pending conflict: Very high ------High------moderate----low --- very low."Why?

B. What are the main causes and challenges in ensuring good governance in urban land management spheres of your town

Are there any signs of the following challenges in your town?

1. State Capture on the land legal framework: Yes---No-----How?
2. Administration in land sector Corruption: Yes---No-----How?

3. The capacity of urban land institution: Yes---No-----How?
4. If others mention it

C. What are the effects of governance practices in urban land management on the socio-economic development of your town?

What do you think in terms of the following items regarding the effects of the governances?

1. Economic development: Yes---No-----How?
2. Environmental Degradation: Yes---No-----How?
3. Public revenues**:** Yes---No-----How?
4. Tenure security: Yes---No-----How?
5. Land Disputes. Yes---No-----How?
6. Credit markets: Yes---No-----How?
7. Social behavior: Yes---No-----How?

If any others please mention

C . Checklists for Focus Group Discussion (FGD)

General Direction

The objective of the FGD is entirely meant for the academic requirements and all the information collected will be kept confidential on behalf of the researcher. To this effect, I kindly request your honest and true answers to each question to the best of your knowledge.

I thank you for your time and cooperation in advance

A.To what extent the principles of good governance are practiced in the urban land management system in your town in terms of the following items

Legal and Institutional Framework

- Recognition of a continuum of rights
- Mechanisms for recognition of rights
- Equity and non-discrimination in the decision-making process
- Clarity of mandates and practice

Land Use Planning, Management, And Taxation

- Transparency of valuations.
- Efficiency in the land use planning process
- Collection efficiency

Management of Urban Public Land/State Land

- Transparency and fairness of expropriation procedures
- Policy implementation is effective, consistent
- Identification of public land and clear management
- Transfer of public land to private use
- Justification and time-efficiency of expropriation processes

Public Provision of Land Information

- Completeness
- Cost-effectiveness and sustainability
- Reliability:
- Civic engagement

Dispute Resolution and Conflict Management

- Assignment of responsibility
- level of pending conflict

B. What are the main causes and challenges in ensuring good governance in the urban land management spheres of your town? Are there any signs of the following challenges in your town?

- State Capture on land legal frameworks
- Administration in land sector Corruption
- The capacity of the urban land institution

C. What are the effects of governance practices in urban land management on the socioeconomic development of your town? In terms of the following

- economic development
- Environmental degradation
- public revenues
- Tenure security
- Land disputes.
- credit markets
- social behavior

Annex II. Publications

1.1. Fraol ,U., Dagnachew, A., and Liku,W.(2023) Socioeconomic Effects of Good Governance Practices in Urban Land Management: The Case of Lega Tafo Lega Dadi and Gelan Towns, Journal of Land 2023, 12(2), 369; https://doi.org/10.3390/land12020369 (registering DOI

1.2 Fraol Udessa, Dagnachew Adugna, Liku W/alemhu (2023). Challenges to the Practice of Good Governance in Urban Land Use Planning: The Case of Two Selected Ethiopian Towns. Sustainability, 15(9), 7248.

1.3 Fraol Udessa, Dagnachew Adugna, Liku W/alemhu (2023). public Provision of Urban Land Information in Gelan and Lega Tafo Lega Dadi Towns; from Good Governance Perspectives.urbansci-2334706 **(Accepted)**

1.4. Fraol ,U., Dagnachew, A., and Liku,W.(2021): Urban public land management from governance dimension: The case of Gelan and Lega Tafo Lega Dadi Towns; Journal of Land Management and Appraisal Vol. 8(1), pp. xx-xx, xxxx-xxxx 2021 DOI:10.5897/JLMA2021.00xx Article Number: xxxxx ISSN 2354-1741

1.5. Fraol ,U., Dagnachew, A., and Liku,W.(2021): Urban Land Management Legal and Institutional Framework from Governance Dimension - The Case of Gelan and Lega Tafo Lega Dadi Towns; *American Journal of Geographic Information System 2021, 10(1): 1-20 DOI: 10.5923/j.ajgis.20211001.01*

1.6. Fraol ,U., Dagnachew, A., and Liku,W.(2021): Challenges to Practice Good Governance in Urban Land Management; the Case of Gelan and Lega Tafo Lega Dadi Towns; *American Journal of Geographic Information System 2021, 10(1): 44-59 DOI: 10.5923/j.ajgis.20211001.03*

1.7. Fraol ,U., Dagnachew, A., and Liku,W.(2021): Urban Land Use Planning, Management, And Taxation from Its Good Governance Dimension; the Case of Gelan and Lega Tafo Lega Dadi Towns; *International Journal of Scientific Development and Research (IJSDR) www.ijsdr.org pril 2021 IJSDR | Volume 6 Issue 4* ISSN: 2455-2631

2. List of manuscripts submitted for publication

2.1 Fraol, U., Dagnachew, A., and Liku, W. (2023): Urban Land Dispute and Resolutions from Governance perspective -The Case of Gelan and Lega Tafo Lega Dadi Towns; *Journal of Heliyon–Elsevier (under review)*

2.2 *Fraol, U., Dagnachew, A., and Liku, W. (2023): challenges to practice urban Urban land management From Good Governannce Aspects:The case of Two Ethiopian Towns Journal of environment Development –Elsevier (under review)*