



**ADDIS ABABA UNIVERSITY**



**COLLEGE OF DEVELOPMENT STUDIES**

**CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES**

**IMPACTS OF INFORMAL SETTLEMENT  
ON  
DEVELOPMENT OF SEBETA CITY**

**BY: SHIBRU CHAKA**

JUNE, 2018

ADDIS ABABA, ETHIOPIA

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**BY: SHIBRU CHAKA**

**ADVISORS:KUMELA GUDETA (PhD)**

**GIRMA SEMU**

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Urban Land Administration and Management

JUNE, 2018

ADDIS ABABA, ETHIOPIA

**DECLARATION**

I HEREBY DECLARE THAT THE THESIS IS MY ORIGINAL WORK AND ALL THE SOURCES OF MATERIAL IN THE THESIS HAVE BEEN DULY ACKNOWLEDGED

DECLARED BY: SHIBRU CHAKA

SIGNATURE: \_\_\_\_\_

DATE: 11/06/2018

JUNE, 2018

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**ADVISOR: KUMELA GUDETA (PhD)**

**GIRMA SEMU**

Approved by Board of Examiners

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Chairman Signature Date

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Internal Examiner Signature Date

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External Examiner Signature Date

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Advisor Signature Date

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Advisor Signature Date

JUNE, 2018

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## Acronyms and Abbreviations

CIS=Corrugated Iron Sheet

CSA=Central Statistics Authority

FDRE=Federal Democratic Republic of Ethiopia

FGD=focus group discussion

HCB= Hollow Concrete Block

HU=Housing Unit

MUDC=Ministry of Urban Development and Construction

MUDH=Ministry of Urban Development and Housing

OBUDH=Oromia Bureau of Urban Development and Housing

OUPI=Oromia Urban Planning Institute

TTC=Teachers' Training College

ULDMA=Urban Land Development and Management Agency

UN=United Nations

USAID=United States Agency for International Development

TEVT=Technical Education and Vocational Training

## Abstract

The central focus of this paper is on exploring contents of the policy and respective legal provisions in relation to squatter settlement management, implementation gaps and challenges to implement the legal frameworks as well as assessed effects of the situations of squatting on development of Sebeta city. The coverage of squatters' houses in the city is more than 51.16 percent of total residential houses in the city. The total population size of the city is estimated to 179,897. Mixed paradigm has been used with pragmatism world view. Four kebeles of the city administration were selected purposely based on location factors like land value differences with 384 sample informal settlers and open-ended questions were dominantly used not to limit ideas of the respondents.

The prominent factors contributing for proliferation of informal settlements in Sebeta city are lack of clear urban land policies that could guide on how to manage squatting; unfair amount of displacement compensation (69.56 birr/m<sup>2</sup> versus 1,250birr/m<sup>2</sup> in informal market); and inability of the city government to provide title-deeds for old possessions and squatters in accordance with the law. In contrary to the findings of many studies conducted on similar areas, squatters in sebeta city are involved in squatting because of lack of access to formal land rather than economic poverty and other reasons.

Majority of the informal settlements in sebeta city have almost equal access with formal settlements to basic infrastructures and services including roads, potable water, electricity, and shopping services. High proportions of the informal settlers in the city have occupied urban lands suitable for residence and can be used for any development purposes. Effects of the settlements are huge capital requirement for provision of infrastructures and services; government revenue reduction; violation of urban plans; uneconomical use of urban land and critical flooding which cumulatively hamper development of the city.

The city government responses mainly focus on demolition. Since causes of squatting are variable as factors from government side and squatters themselves, demolition cannot be the best response. It adversely affects national economy, social development, and human right which finally may result in political instability.

# CHAPTER ONE

## INTRODUCTION

### 1.1 Background of the study

Urbanization can be a powerful tool for sustainable development for both developing and developed countries (UN-Habitat, 2017). Cities have multilayered functions. The first one is accommodating the needs and priorities of a full range of residents followed by protection of their environmental hinterlands which are the basis of economic health; besides cities must fully utilize land and infrastructure to minimize sprawl through developing a full range of affordable housing options with access to social amenities by making sure institutional capacities are in-tune with social and physical needs. Above all, promotion of the development of cities as places people enjoy being in. Thus, all imply inclusiveness as an essential component for sustainability (Beltrao G., 2013).

Currently half of humanity, 3.5 billion people, lives in cities and by 2030, almost 60 percent of the world's population will live in urban areas. In particular 95 percent of urban expansion in the next decades will take place in developing world. Globally, 828 million people live in slums today and the number keeps rising. As a consequence, one of the sustainable development goals (SDGs) envisioned by UN states making cities inclusive, safe, resilient and sustainable showing relevance and attention given as by actors. Against this backdrop, one of the challenges in governing and managing urban systems is addressing the problem of informal settlements.

Definition of an informal settlement comprises of conceptual dimensions such as security, rights, access to basic services, and standard housing. To highlight some definitions, for instance the UN habitat emphasize three dimensions, residential areas with no security of tenure vis-à-vis the land or dwellings they inhabit, with modalities ranging from squatting to informal rental housing; lack or cut off from basic services and city infrastructure and incompliance of the standard of the housing with planning and building regulations, and is often situated in geographically and environmentally hazardous areas (UN-Habitat, 2003).

The most serious problems confronting cities and towns and their inhabitants include inadequate financial resources, lack of employment opportunities, spreading homelessness and expansion of Informal settlements, increased poverty and a widening gap between rich and poor, growing insecurity and rising crime rates, inadequate and deteriorating building stock, inadequate services and infrastructures, lack of health and educational facilities, improper land use, insecure land tenure, rising traffic congestion, increasing pollution, lack of green spaces, inadequate water supply and sanitation, uncoordinated urban development and an increasing vulnerability to disaster (UN-Habitat, 2003b).

Regarding geographical scope, Informal settlements, slums and other poor residential neighborhoods are a global urban phenomenon (Akhmat G. & Mahroof M., 2011). The proliferation of irregular settlements in many cities of the developing world reflects increasing disparities in the distribution of wealth and resources (Gondo T., 2008). According to the author, ensuring equitable access to land has always been a daunting task for many governments even though the majority of the obstacles hampering access to land by the urban poor are almost obvious.

Scholars suggest different typologies for informal settlements. Based on physical, legal and social characteristics, informal settlements may take different typologies. For instance, in the Sub-Saharan Africa context (Napier M., 2002) characterize informal settlements with traditional tenure (informal housing on customary land); Free standing informal settlements (informal housing on urban land without legal tenure); Backyard shacks in formal areas (informal housing amongst formal housing); Informal housing on serviced land (sites and services where housing is still inadequate); and Indoor informal settlements (illegal occupation of buildings).

Like most of the problems confronting people living in poverty in the urban centers of developing countries, the problem of informal settlements are the outcome of failed

policies, inappropriate regulatory frameworks and administrative procedures, bad urban governance, corruption, and a fundamental lack of political will (Lirebo D., 2006).

To live in a place, and to have established one's own personal habitat with peace, security and dignity, should be considered neither a luxury, a privilege nor purely the good fortune of those who can afford a decent home; rather, the requisite imperative of housing for personal security, privacy, health, safety, protection from the elements and many other attributes of a shared humanity, has led the international community to recognize adequate housing as a basic and fundamental human right (UN-Habitat, 2002).

Generally the major factors for the emergence of informal settlements are push and pull factors causing rural/urban migration in urban areas (Reshma S., 2014). On one hand the push factors are directly related to livelihood problems, displacement due to conflicts and natural disasters. On the other hand, the pull factors are concerned with economic opportunities, better education and better health facilities in the urban areas.

Governments have two basic approaches with regard to management of Informal settlements. The two basic approaches are preventive and curative measures. The preventive approach focuses on prevention of the emergent of squatters' settlements whereas where the Informal settlement had evolved with its attendant slum conditions, appropriate curative measures should be undertaken taking cognizance of the socio-economic implication of the options to be adopted (Bello M., 2009).

Urbanization is a response to economic, social and political forces, but the specific ways in which urban settlements develop and grow, in different countries, change under the influence of new factors (Un-Habitat, 2002). Ethiopia is the second most populous of the African continent and the least urbanized country in the world (Kassahun S. & Tiwari A., 2012). Urbanization is failing to meet the demands of growing numbers of urban residents in three areas: access to jobs, infrastructure and services, and housing (World Bank, 2013). Ethiopia has one of the fastest growing urban populations in the world;

with the number of people living in cities expected to nearly triple in the next two decades. This demographic dividend presents a real opportunity to change the structure and location of economic activity from rural agriculture to more diversified and much larger urban industrial and service sectors.

For urbanization to contribute fully to economic growth and transformation, it will have to be managed well. Ethiopia already benefits from high rates of economic growth, but among most other countries at similar levels of urbanization, it has the lowest gross national income (World Bank, 2013). Moreover, growth has been driven mainly by public investment and agriculture, and rapid urbanization has not been accompanied by structural transformation of the economy.

Around 80 percent of dwellings in urban areas are made from wood and mud (also known as '*chika*' construction), while two-thirds of all urban housing units have only earthen floors, another indication of very low-quality housing (World Bank, 2013). According to the study conducted by the World Bank, the main drivers of the urban housing shortage are low incomes, insufficient supply of serviced land, and requirements that housing units meet unrealistically high and costly standards. Informal settlements/squatter settlements occur when the current land administration and planning fails to address the needs of the whole community (Ambaye D., 2011).

According to the rank given by Oromia National Regional State, there are eight urban centers categorized with City status in Oromia Region, namely Sebeta, Burayu, Dukem, Bishoftu, Adama, Shashemene, Jimma and Nekamte. Out of these urban centers, the first three are found in Oromia Special Zone Surrounding Addis Ababa. Sebeta City is a hub of many huge industries (Taye M., 2013) that attract many employees from different areas of the country. Moreover, the city serves as a residence city for many people who work in Addis Ababa and the surrounding smaller urban centers.

The central focus of this study is investigating the situations of special informal settlements occupied unauthorized urban lands and their consequences on development of Sebeta City. The coverage of unauthorized housing constructions on government land in Sebeta city is more than 51.16 percent of total residential houses in the city as data obtained from the city administration and computed by the author in 2018. The total population size of the city is estimated to 179,897 as projected based on CSA result of the city in 2007). The city structure plan currently under revision has proposed a total administrative area of the city to be 17,500 hectares for the coming ten years of planning period increasing 7,600 hectares on the total administrative area of 9,900 hectares in 2008.

The prominent factors contributing for proliferation of Informal settlements in Sebeta city are lack of clear urban land policies that could guide on how to manage squatting; unfair amount of displacement compensation (69.56birr/m<sup>2</sup> <sup>1</sup> versus 1,250birr/m<sup>2</sup> in informal market<sup>2</sup>); and inability of the city government<sup>2</sup> to provide title-deeds for old possessions and squatters in accordance with the law.

Majority of the Informal settlements in sebeta city have equal access with formal settlements to basic infrastructures and services including roads, potable water, electricity, and shopping services. High proportions of the squatters in the city have occupied urban lands that can be used for any development purposes. Effects of the settlements are huge capital requirement for provision of infrastructures and services; government revenue reduction; violation of urban plans; uneconomical use of urban land and critical flooding which cumulatively hamper development of the city<sup>3</sup>.

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<sup>1</sup> Information obtained from Sebeta city Administration, 2018

<sup>2</sup> Estimated by key informants,2018

<sup>3</sup> Own survey and computation by the author,2018

## **1.2 Statement of the Problem**

Urbanization without proper urban management system encounters challenges of overcrowding, inadequate infrastructures, inadequate housing and transportation problems and urban decay. Since urbanization is inevitable phenomenon, the right responses towards the challenges and threats of urbanization would be changing them in to opportunities by managing urban centers based on effective plans.

Access to land and security of tenure have been identified as two strategic pre-requisites for the provision of adequate shelter and for the development of sustainable human settlements affecting both urban and rural areas (Gondo T., 2008). However, African governments take demolition of squatters' settlements with the assumption that allowing squatters' settlements undermines the rule of law since their growth is against the interests of the affluent population of the cities (Matovu G., 2000).

Common reasons for development of informal settlements include unaffordable land and housing for low income groups, absence of timely urban planning and land management, absence of policy for social integration of low income groups, population migration and rapid urban growth, lack of resources of the urban authority, irresponsible sub-division of land by private landowners, and lack of enforcement of rules due to weak and ineffective governments(UN-Habitat, 2007).

A research conducted in Ethiopia states that squatters' settlements are good alternatives of shelter for the urban poor who are denied of access to housing and they occur when the land administration and planning fails to address the needs of the whole community (Ambaye D., 2012). A research conducted (Bekele D., 2014) under the title "Causes and Remedy of Squatting in Burayu city, Ethiopia" found that inability of the local government to cope up with the fast urbanization and increasing demand of land for housing due to cumbersome procedures and very poor performance of Land development and management agency to deliver land to the aspirants are the root causes for squatting.

A research conducted on the title “People on the Edge: A synthesis of urbanization induced land use change in Ethiopia, a case study on major towns surrounding Addis Ababa” found that urban centers of Oromia special zone surrounding Addis Ababa exhibit common features of resultant decline in per capita agricultural land, high rate of squatters’ settlements and informal land acquisitions, shift of means of livelihood, high rates of migration from different parts of the country, and out migration of inhabitants to the periphery (Taye M., 2013).

This study entitled as “impacts of Informal settlement on development of Sebeta City” tries to investigate the contents of legal frameworks and their implementation gaps in relation to management of Informal settlements, challenges to implement them as well as assessed effects of the existing situations of informality on development of the city. In general, this research could contribute its own share in addressing the development challenges of informal Settlements on Sebeta city.

### **1.3. Objectives of the Study**

#### **1.3.1. General objective**

- ☞ Objective of the study is to investigate legal and administrative frame works and assess the impact of informal settlements occupied unauthorized government land on development of sebeta city.

#### **1.3.2. Specific objectives**

**❖ The specific objectives are:**

- ☞ To investigate the extent of informal settlements in the city.
- ☞ To examine contents of the government policies and laws about Informal settlement in the study area.
- ☞ To assess the implementation gaps of the policies and laws regarding informality in the city.
- ☞ To evaluate the effects of Informal settlement on development of Sebeta city.

### **1.4. Basic Research Questions**

Based on the stated specific objectives, the following research questions have been raised to undertake the study.

- ⌘ What are the major gaps in the government policies and laws about Informality in the city?
- ⌘ What are the implementation gaps of the policies and laws regarding informality in Sebeta city?
- ⌘ What are the effects of Informal settlement on development of Sebeta city?
- ⌘ What is the extent of informal settlements in the city?

## 1.5 Significance of the Study

A study conducted on “people on the Edge: A synthesis of urbanization induced land use change in Ethiopia; a case study on major towns surrounding Addis Ababa” (Taye M., 2013), reveals that urban centers surrounding Addis Ababa exhibit common features of high land settlements, resultant decline in per capita agricultural land, high rate of squatters’ settlements and informal land acquisitions, shift of means of livelihood, high rates of migration from different parts of the country, and out migration of inhabitants to the periphery. As far as I know, no study has been conducted on the title “Impact of informal settlement on development of sebeta city” or related topic and this study shows the situations of Informal settlements in Sebeta city and prominent factors challenging proper management of squatting as well as its consequences on development of the city.

Therefore, I am convinced that it would be important to conduct a research on the topic as the development of the city has been challenged by the proliferation of Informal settlements.

- ☞ The findings of this study can serve as an input for enriching, strengthening and modifying the policies, proclamations, regulations rules and practices on informal settlements in urban centers of Ethiopia.
- ☞ The recommendations of this study may help the practitioners, policy and law makers, urban planners and managers on how to improve the existing situations of Informal settlement across urban centers of the country.
- ☞ From academic point of view, it adds insight in to better understanding of the socio-economic impacts of Informal settlement in urban area, and may lead to further research.

### **1.6. Scope of the study**

Spatially the study covered the total area of Sebeta City. Conceptually, the study focuses on the impacts of Informal settlement on development of Sebeta City. The development level was determined by development variables like socio-economic development module; infrastructure which deals with connection level of utility services like water, electricity and sanitation; transportation which is concerned with facility of transport modes and roads; environmental management which is basically concerned with air and water quality, solid wastes and natural disasters and local government activities which deal with governance, finance and level of community participation, and demand and supply of urban land and housing which specifically concerned with the provision of affordable land and adequate housing, housing finance and construction materials for housing.

### **1.7. Limitations of the study**

The prominent problems encountered the study were unwillingness of some respondents to give the required information freely because they fear to disclose information about their house on unauthorized land; inadequacy of budget, shortage of time for data collection and analysis as the result that wider time has been used for the proposal part and there has been an electric power interruption.

### **1.8 Organization of the paper**

This study has five chapters, the first chapter deals with introduction, the second chapter contains review of related literatures, chapter three comprises research design and methodology used for the study, chapter four describes findings and discussions and finally chapter five deals with conclusion and recommendations.

## 1.9. Definitions of Basic Terms and Concepts

**Squatter-** is a person who settles on new especially public land without title; a person who takes unauthorized possession of unoccupied premises.

**Squatter settlement-** a Squatter settlement can be defined as a residential area which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of their illegal or semi-legal status, infrastructure and services are usually inadequate (Srinivas H., 2015).

**Accessibility-**refers to the ability to reach desired goods, services, activities and destinations (Litman T., 2013). Accessibility of urban land is described by the availability of the land itself, reasonable price to get this land, and security of tenure (Bekele D., 2014).

**Tenure Security-**Tenure security is defined as, “(i) protection against eviction; (ii) the possibility of selling, and transferring rights through inheritance; (iii) the possibility of having a mortgage, and access to credit under certain conditions (UN-Habitat, 2003a).

**Urban centre-** means any locality having a municipal administration or a population size of 2,000 or more inhabitants of which at least 50percent of its labor force are engaged in non-agricultural activities (Proclamation721/2011). The government of Ethiopia divided urban centers of the country into different levels as:- metropolitans (urban centers having more than one million population), cities (100,001-1million), large towns (50,001-100,000), medium towns (20,001-50,000), and small towns (2,001-20,000 population) (Taye M., 2013). Oromia National Regional State also directly adopted same classification of Urban Centers prepared by the Federal government<sup>4</sup>. Based on this definition urban land use and infrastructural construction is determined through different hierarchy of federal and regional governments. The responsible Ministry, Ministry of Urban Development and Housing and Institute - Federal Urban Planning Institute also designed policies, strategies, and implementation manuals and guidelines.

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<sup>4</sup> Information obtained from OULDMA,2018

## **CHAPTER TWO**

### **REVIEW OF RELATED LITERATURES**

This chapter summarizes international and national practices and literatures related to the topic under study. The literatures and practices are reviewed and organized based on the statement of the problem and research objectives in the manner that it contributes to the study. The summary encompasses the situation of squatting both at international and national level, challenges and policy responses towards squatters' settlements. Major factors contributing for squatting and its effects on urban development were highlighted. Finally, the Ethiopian urban land management systems in different regimes and policy responses towards squatting are summarized and conceptual framework has been developed.

#### **2.1 Empirical literature review**

##### **2.1.1. Evolution of the concept of Informal settlement in Ethiopia**

Modern urbanization in Ethiopia has started with the establishment of Addis Ababa. Menelik proclaimed the 1908 land charter of Addis Ababa which recognizes private ownership of urban land. During the regime of Haile Sellassie, private ownership of urban land was reemphasized by the 1960 Civil Code. At the time urban land was controlled by few urban elites.

During the Military Government, Derg, Proclamation 47/1975 provides land to urban dwellers and such holding system was known as permit system. All urban land was transferred to state ownership (art. 3.1 of the proclamation) and homeless people were allocated with 500m<sup>2</sup> of land to build one (art.5). Derg also nationalized all urban extra houses and provided to low income residents with low rent prices. But this nationalization, far from being the solution to the housing shortage, involved that all cities in Ethiopia, including Addis Ababa, went through acute housing shortages and ever-deteriorating housing conditions (Tolon, 2008).

According to the above proclamation, urban land was not subject to sale, mortgage, donation, inheritance, and lease and government became sole owner of land and collector of rent. The effect was that shortage of housing in major cities because private construction of houses for rental services was shrunken lead to the today's urban housing shortage that pushes the poor to Informal settlement and became headache of the government.

During the Federal Democratic Republic of Ethiopia (FDRE) government, the public ownership of rural and urban land has been confirmed and the urban extra-houses nationalized by the Derg regime continued accordingly. Today, urban land is being governed by both rent and lease system in Ethiopia. The first lease proclamation was proclamation no.80/1993, then revised and replaced by proclamation no. 272/2002, which is also repealed by the current proclamation no. 721/2011.

With regard to ownership of land, article 40(3) of the 1995 constitution clearly states that the right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the state and in the peoples of Ethiopia. It is added under the article that land is a common property of nations, nationalities and peoples of Ethiopia and shall not be subject to sale or to other means of exchange. But here, there is an implementation gap of this provision since there exists informal land market practically. Ethiopia is a Federal State which is constituted of two special administrative cities (Addis Ababa and Dire Dawa) that are accountable to the Federal Government and nine administrative national regional states which are autonomous in the administrative affairs of their people (Ambaye D., 2012). But the constitution is silent about the right to self-administration of urban centers of the country except the two cities mentioned above. Because of this gap of regulatory framework, there might be unnecessary intervention of different bodies and the urban administrations may not develop confidence to collect and allocate their revenues and other administrative activities properly.

## **2.2. Squatter settlement**

Squatters' settlements have been in existence from a long time, in the sense that an individual other than the land owner has built houses with or without the consent of the land owner (Srinivas H., 2015). But they were not illegal "squatter" settlements as Srinivas defined and categorized them in the document. The author also explained that the term "Informal settlement" is in fact a more recent western-initiated development, which came about by the writings of Charles Abrams and John Turner and particularly during and immediately after the Habitat Conference of 1976 in Vancouver, Canada and this delineation of such informal or spontaneous settlements as "squatter" settlements represented a growing change in attitude from outright hostility to that of support and protection.

## **2.3. Major characteristics of Informal settlement**

Worldwide, squatters' settlements have some common characteristics that enable to differentiate the settlements from formal settlements. Thus, according to (Srinivas H., 2015), there are essentially three defining characteristics that help us understand Informal settlement: the physical, the social and the legal with the reasons behind them being interrelated.

### **❖ Physical Characteristics**

A Squatter settlement, due to its inherent "non-legal" status, has services and infrastructure below the "adequate" or minimum levels. Such services are both network and social infrastructure, like water supply, sanitation, electricity, roads and drainage; schools, health centers, market places etc. In general, the physical characteristics describe the settlement based on its inadequacy and/or lack of basic services required by the settlers (Srinivas H., 2015).

### ❖ **Social Characteristics**

Most households in squatters' settlements belong to the lower income group, either working as wage or in various informal sector enterprises. On an average, most earn wages at or near the minimum wage level. But household income levels can also be high due to many income earners and part-time jobs. Squatters are predominantly migrants, either rural-urban or urban-urban. But many are also second or third generation squatters (Srinivas H., 2015).

### ❖ **Legal Characteristics**

The key characteristic that delineates a Informal settlement is its lack of ownership of the land parcel on which they have built their house. Thus, squatters are people who do not have ownership to the land on which they have constructed their houses without any legal permit from the concerned government body. The legal characteristics of Informal settlement or its lack of legal ground differentiate Informal settlement from other type of informal settlement/like slums/ which may have full or partial legal right to the land (Srinivas H., 2015).

In addition to the above three characteristics, Squatters' settlements in Ethiopia have unique characteristics, Spatial Characteristics, which differentiate them from squatters' settlements of other countries' cities. For example, as cited in Daniel Lirebo, 2006, as spatial characteristics, most squatters settlements in Addis Ababa are located at normally planned expansion areas for different urban functions. Which is different from some cities of developing countries that located in environmentally sensitive areas (rivers, flood prone areas, marshy etc).

## **2.4. Causes of Informal settlement**

Squatters' settlements in urban areas are inevitable phenomenon as long as urban areas offer economies of different scales as means for improving quality of living and environment for millions of poor in developing areas of the world (Taher, 2014).

According to these authors, large cities will always continue to grow- attracting migrants from rural areas mainly, and also from underdeveloped urban areas. This trend of rural-to-urban migration has led to the result of more squatting in urban regions, because of the inability of City governments to plan and provide affordable land for residential purpose and housing for the low-income segments of the urban population.

Studies conducted on the area of Informal settlements at Addis Ababa and other some regional urban centers indicate that the major causes for development and expansion of Informal settlement are identified as high building standards, delayed responses and procedural problems of the formal land provision, high rent of urban housing, weak government control over illegal construction, legal gap to control the illegal construction and land speculation (Minwuyelet M., 2005) and (Fanta K., 2016).

As indicated in the finding part of the study conducted by Lirebo, 2006, there are two major views regarding the core spatial characteristics and root causes of informal settlements. The first line of view is the root causes of most of informal settlements found in the expansion areas of Addis Ababa are “non poverty driven” in character. According to finding of the researcher, The main essence of this view is, informal settlers in the expansion areas have occupied large plots (on average 300m<sup>2</sup> per household) and close to 70 percent of them have good services (water, electricity, access road and in some cases telephone).

In terms of income, most of the settlers are “middle to high income groups’ and speculators”. On the bases of this assumption, the city government was emphasizing, “demolition” as a major corrective measure. The second line of view is the perception held by many scholars and organizations including the World Bank and UNCHS (Habitat). This point of view generally perceives informal settlements as “poverty

driven” settlements, which have evolved due to a number of socio-economic and institutional problems.

Informal settlements are self-built settlements occupied by people living in the situation of poverty. On the bases of this assumption therefore, the city government emphasized, “regularization” as one of the major corrective measures to the existing informal settlements. Although urban centers grow naturally, the case in the Special Zone is mainly because of migration. However, there are differences among the towns; whereby Burayu, Sebeta and Holeta are the leading towns having 69.9, 63.1 and 57.7 percent respectively of their population from other parts of the country; but in this case, focus group discussion results show that of these migrants most of them are from Addis Ababa (Taye M., 2013).

The finding of a study conducted in Oromia special zone surrounding Addis Ababa, Burayu city reveals that on the contrary to many studies conducted on similar areas, the root cause for development and expansion of squatters’ settlements in Burayu City is not economic poverty of the squatter households. Rather, the main reason found is cumbersome procedures and very poor performance of Land Development and Management Agency to deliver the land to the aspirants; which is the very poor supply of land that is the problem of land accessibility (Bekele D., 2014).

Sebata and Burayu are the first grade (City level) urban centers of the region in Oromia special zone surrounding Addis Ababa. Furthermore, the two urban centers are the neighboring independent administrative areas sharing common boundary. Cumulatively, the findings of the studies conducted in different urban centers of Ethiopia at different times indicate that the root cause for the development and expansion of squatters’ settlements in the urban centers of the country seems to be failure of the government policy and as the result inability of the local government to cope up with the fast urbanization and increasing demand of land for housing.

## **2.5. Major Effects of Informal settlements on urban development**

Living condition in Squatters' settlements suffer from Overcrowding, inadequate accommodation, limited access to clean water and sanitation, lack of proper waste disposal system and deteriorating air quality (Taher T., 2014). Another author also described consequences of informal settlements in a City as causes for health problems, environmental deterioration, social distress, economic destruction (fire), and urban violence (Ambaye D., 2011).

The description of the two authors complements each other. For instance inadequate accommodation or limited access to clean water and sanitation is obviously resulting in health problems and lack of proper waste disposal system and deteriorating air quality directly mean environmental deterioration. Informal settlement areas are characterized by rapid, unstructured and unplanned development.

The end product of squatting is the creation of a slum. The effects of slums have been seen from various perspectives; the commonest one being on the deplorable environmental conditions. Another effect of squatting is that the necessary municipal services and infrastructure like roads, water supply, sanitation and waste collection are never provided. Within this neighborhood, wastes generated are thrown indiscriminately into drainage channels thereby causing blockages which might eventually result in the flooding and erosion of the area (Bello M., 2009).

## **2.6. Policy Responses towards Squatters' settlements**

Policy and legal framework of Urban Management System and Informal settlement Management International approaches to squatters' settlements have generally shifted from negative policies (such as forced eviction, benign neglect and involuntary resettlement etc.) to more positive policies (such as, self-help and in situ upgrading, enabling and rights-based policies (UN-Habitat, 2003b). As the authors, an approach that has been receiving considerable attention from various government and public

authorities has been the "enabling" approach, where instead of taking a confrontationist attitude, governments have strived to create an enabling environment, under which people using and generating their own resources, could find unique local solutions for their housing and shelter problems.

Similarly, section 4 of the Ethiopian Urban Development Policy under the title "Justifiable and Accelerated development in urban centers" states that expanding micro and small enterprises, facilitating land supply, undertaking housing development, facilitating provision of infrastructures, expanding social services, undertaking environmental protection, urban grading and planning works (MUDC, 2012).

The assumption of the document can be taken as policy responses as preventive approach because the expansion of micro and small enterprises in urban centers creates job opportunity (builds financial capacity of the urban poor) and the other aspects urban land supply and housing development in urban centers can help the urban low income citizen to have access to formal house. Furthermore, the urban land lease proclamation 721/2011 and the Oromia national regional state regulations enacted to implement the proclamation within the regional state allow that urban land can be supplied both through tender and allotment.

The definition of compensation provided under article 2(1) of the proclamation 455/2005 read as "compensation" means, payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding;

According to this definition, compensation is paid in cash or in kind or in cash and in kind for the property situated on the holding of a person to be expropriated for public purpose. But art 7(1) of the same proclamation states that a landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land; and

similarly art 8(1) of the proclamation shows that the expropriated land holder is also entitled to displacement compensation which shall be equivalent to ten times the average annual income he secured during the five years preceding the expropriation of the land.

**Proclamation No. 721/2011;**

Art 35(1) Penalty

1/Unless the offense is punishable with more severe penalty under the criminal code:

a) Any officer or employee who is in charge of implementing this proclamation, regulations and directives issued here under with intent to obtain for himself or to procure for another person undue advantage:

1) Grants an urban land in contravention of the provisions of this proclamation is punishable with rigorous imprisonment from 7 to 15 years and with a fine from Birr 40,000 up to Birr 200,000.

3) Acts in violation of the provisions of this proclamation or fails to take action required under this proclamation is punishable with rigorous imprisonment from 5 to 12 years with a fine from Birr 30,000 up to Birr 150,000.

b) Whosoever in violation of the provisions of this proclamation or regulations or directives issued hereunder fences an urban land, undertakes construction on it or encloses it with his adjacent land is punishable with rigorous imprisonment from 7 to 15 years with a fine from Birr 40,000 up to Birr 200,000.

Regardless of the above provisions of the proclamation and similar provisions of Regulations and Directives of Oromia National Regional State, Informal settlements in the city are increasing. In general, the responses and discussions about factors contributing for proliferation of Informal settlements in the city of sebeta presented above confirmed that:

☞ There is lack of clear land policy about management of Informal settlements in urban centers of the country.

✍ Prominent factors contributing for proliferation of Informal settlements in Sebeta City are gaps in legal frame work, implementation gaps and governance problems.

On the other hand, as curative measures the current Ethiopian urban land laws clearly state those Unauthorized housing constructions on government land constructed against urban plan and after the enforcement date of regulation no. 155/2013 subject to demolition and others regularized based on the aforementioned and other criteria set in the legal frameworks. For example, the periodic demolition of Unauthorized housing constructions on government land without legal ground is common practice in Addis Ababa though it could not reduce the rate of squatting (Minwuyelet M., 2005) and as the second approach the city administration has enacted regulation No.1/1998 to regularize those squatter houses constructed in the period 1975 to 1996 and if the house illegally built is inconformity with the City development plan is regularized on a plot size of 175m<sup>2</sup>, but squatter houses not inconformity with the City development plan or built after May 1996 are subject to demolition.

The regulations enacted at regional levels to implement the Federal urban land lease proclamation within respective urban centers contain provisions to bulldoze or regularize on a fixed area based on criteria stated in the regulations and respective directives. The Ethiopian federal urban land lease proclamation No.721/2011and the Oromia national regional regulation enacted to implement the proclamation in the region incorporate the following provisions regarding illegal constructions.

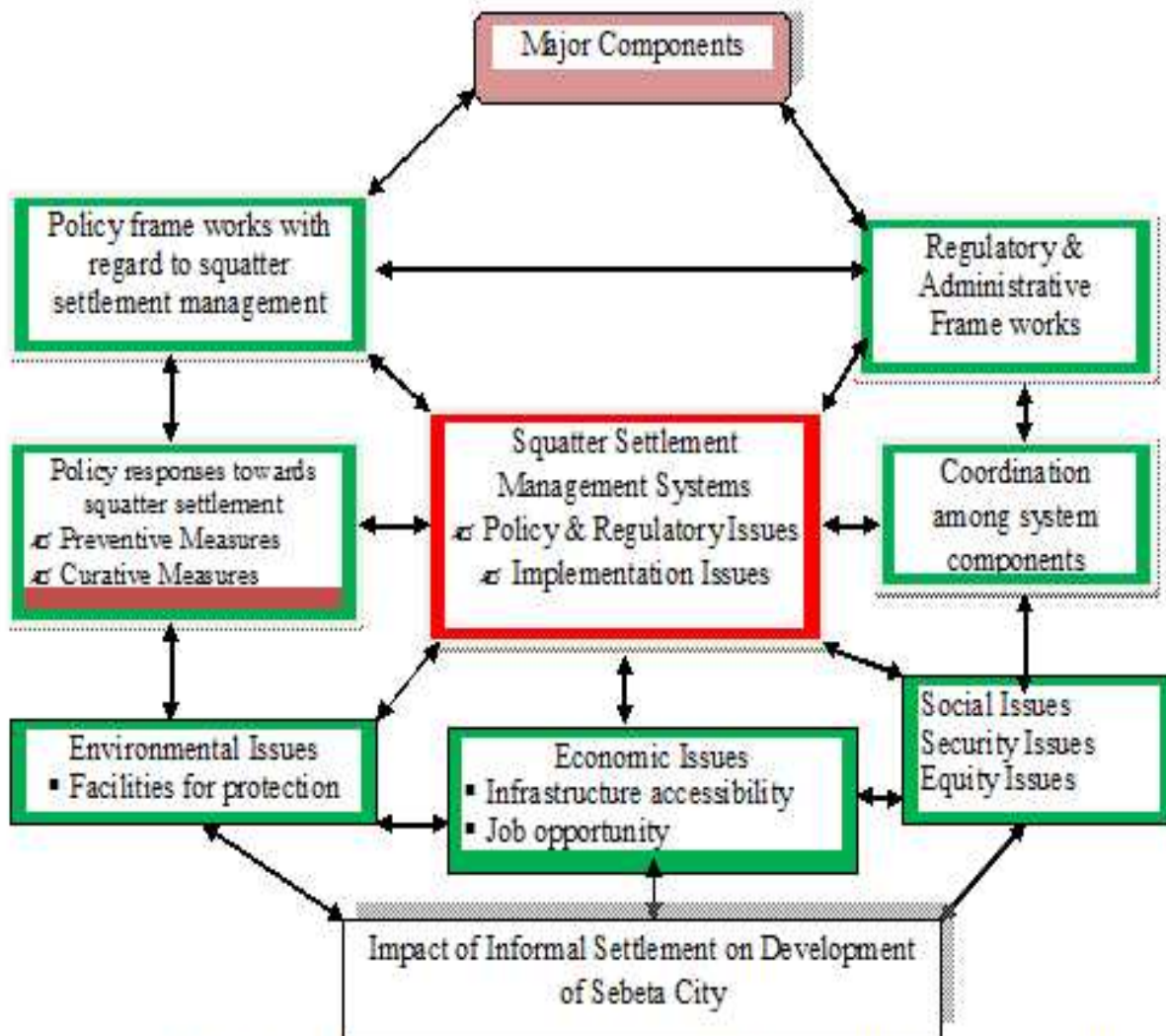
- ✍ A City administration has an authority to bulldoze illegal constructions constructed and under construction and take legal measure on a body who has constructed it.
- ✍ Whenever the urban administration decides a property exist on unauthorized land to be cleared, no compensation will be made for the property holder and no substitution land shall be provided for the illegal holder.

☞ Another provision of the regulation states that without prejudice to the above concept, those illegal holdings serving for residential purpose and inconformity with urban development plan and for the unauthorized holder who fulfills other criteria mentioned in the regulation shall be regularized for once according to the minimum plot size standard of the City by entering in to the lease system within four years time starting from the date on which the regulation came in to force. But this is not yet implemented in the study area.

Considering the management system as a purely scientific or physical process driven by economic or technological factors, it will be seen as a transferable package (J.Carrillo, 2001); but if managers and organizations in a given context are more concerned about competition, economic and technological issues, it cannot be concluded that the management system is a technical instrument or a mathematical model to make efficient use of the organization's resources. A management system is the framework of policies, processes and procedures used by an organization to ensure that it can fulfill all the tasks required to achieve its objectives.

The appropriate handling of squatting activities requires a lot of political will and financial commitment on the part of the government(Bello M., 2009). Bello stated in his paper that political will is essential in order to embark on land reform that will not put the urban poor at a disadvantageous position with regard to access to land. Many literatures also state that land is center of politics especially in developing countries. But, unlike our Country, Ethiopia, land is not a constitutional issue in most countries of the world. In Ethiopia land is a constitutional concern. Therefore, more than other countries, the issue of urban housing require great political will to fulfill societal need for shelter.

## 2.7 Conceptual framework



(See Srinivas H., 2015/ Bekele D., 2014/ Melesse M., 2005, Pro. 721/2011/ Ambaye D., 2012/ Bello M., 2009, and Taye M., 2013)

## CHAPTER THREE

### RESEARCH DESIGN AND METHODOLOGY

#### 3.1. Description of the study area

Sebeta City is one of the urban centers in Oromia special zone surrounding Addis Ababa situated at about 24km on the south western direction of the capital city of Ethiopia along Addis-Jimma road. The area is dominated by different chains of mountains including Wochocha, Mogle, and Furi Mountains.

According to local elders, Sebeta and Alemgena had emerged before the Italian invasion in 1935 and it has got municipal status in 1954. Formerly Sebeta (the current 01 kebele and 07 kebele), Alemgena (the seat of the current 02 kebele) and Woletie (the current 03 kebele and part of 04 kebele) had been developed separately following the road from Addis Ababa -Jimma. The elders also informed the researcher that regardless of its location at the border of Addis Ababa city administration and along the road from Addis - Jimma, Woletie has shown urban character in 1990s and has become part of Sebeta.

Geographically, Sebeta City is located within an approximate geographical coordinates of  $8^{\circ}53'38.50''N$   $8^{\circ}59'58.17''N$  latitude and  $38^{\circ}35'11.91''E$   $38^{\circ}39'33.75''E$  longitude on the globe and its average elevation is 2365 meters above sea level (OUPI, 2008). With regard to relative location, it shares common boundaries with Addis Ababa in the North, North east and east, Burayu City in the North and rural villages of Sebeta Awas district in the south and western directions.

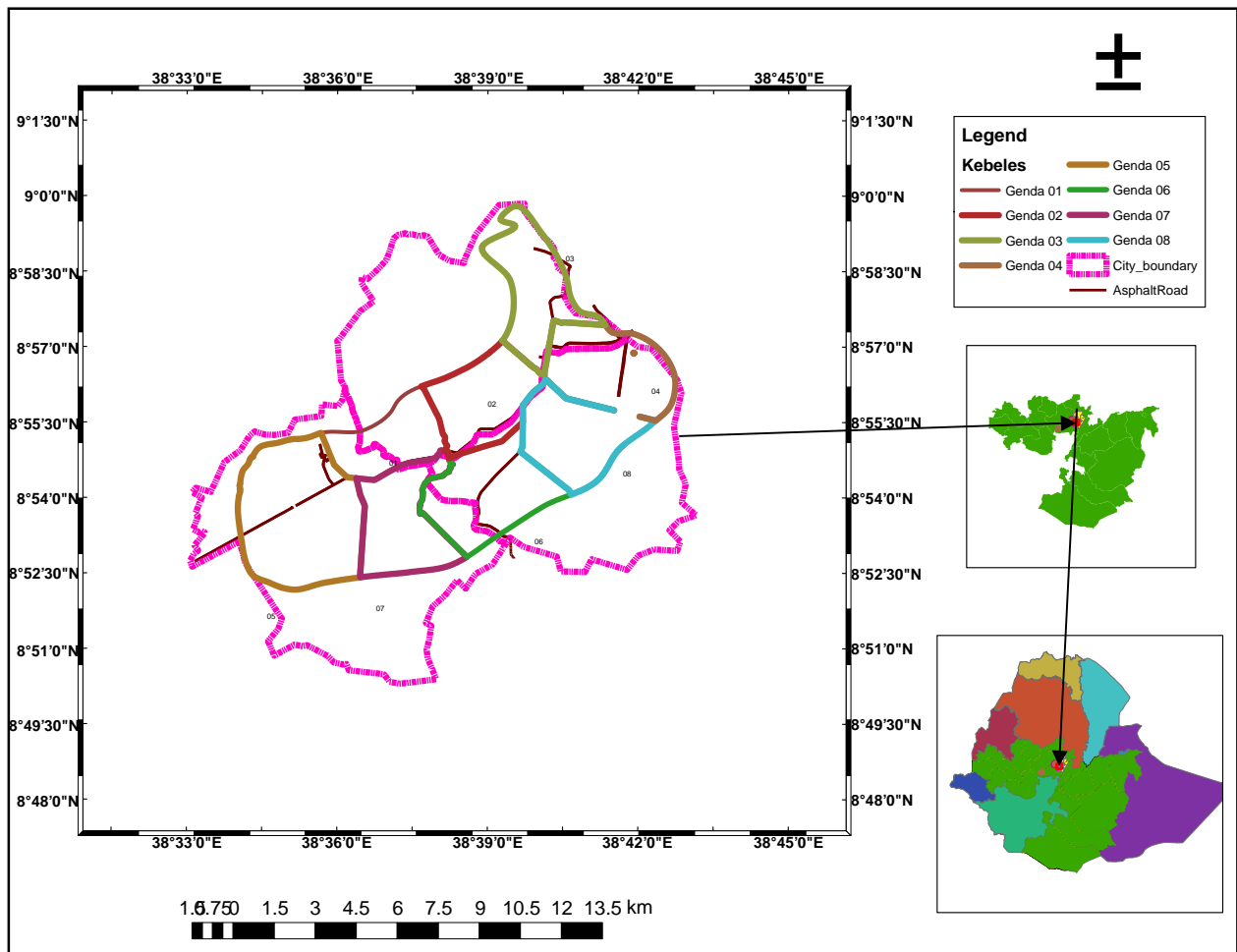


Fig. 1.1 Location Map of the Study Area

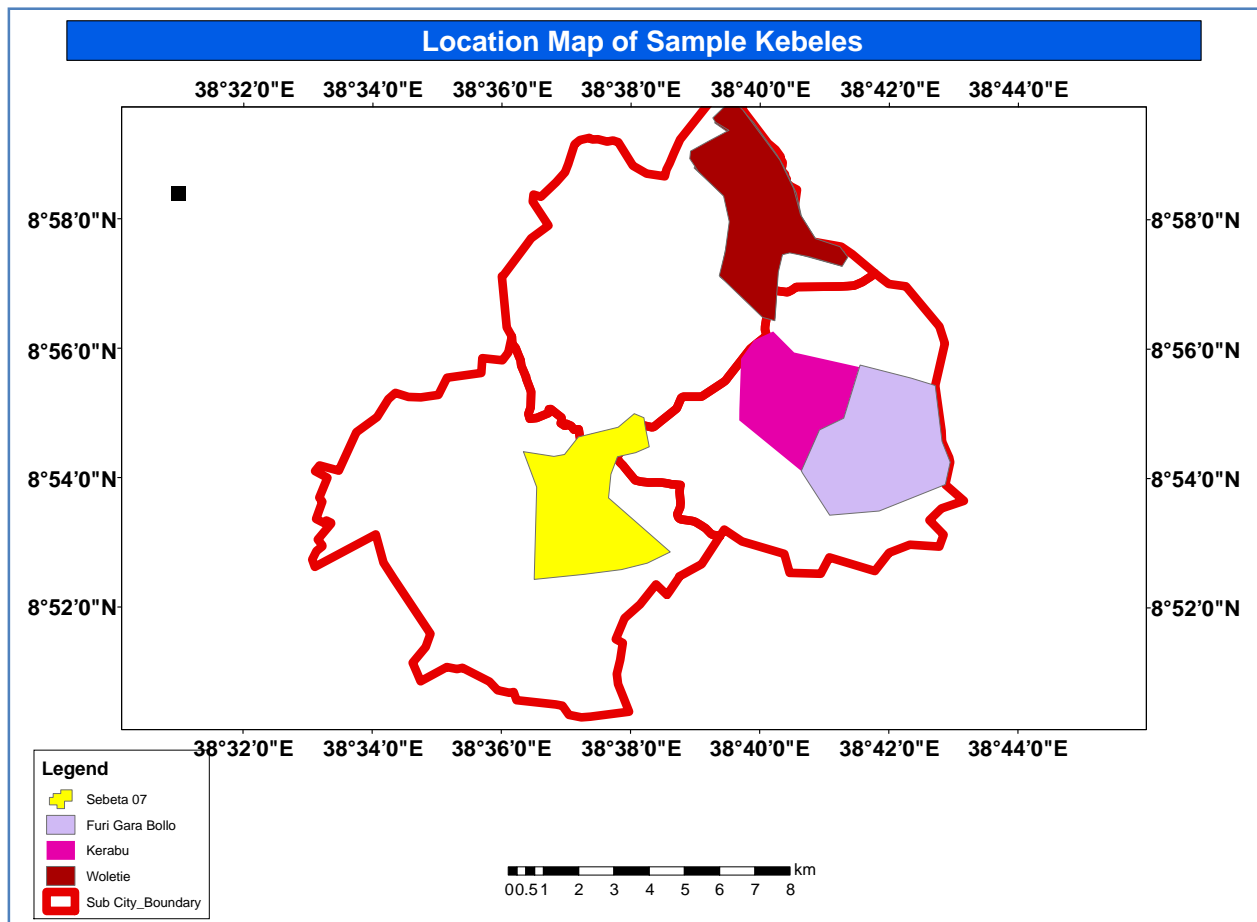


Fig. 1.2 Location Map of the sample study kebeles

According to the previous structure plan of the City, the total administrative area of the City was 9,900 hectares (OUPi, 2008). The City plan currently under revision has proposed the total administrative area of the City to be 17,500 hectares<sup>5</sup>. Thus, the administrative area of the City has increased by 7,600 hectares or 76.77percent from the previous total administrative area of the City for the coming ten years of planning period.

Climate of the area is classified under woinadega (sub-tropical) zone that has the same general characteristics of climatology as that of Addis Ababa. Globally it is a part of tropical humid climatic region, which is characterized by warm temperature and high

<sup>5</sup> Information obtained from the Team Revising the City Structure Plan,2018

rainfall (OUPI, 2008). Due to its fast growing, currently the City is administratively subdivided into nine local administrative kebeles as 01 kebele (Sebeta), 02 kebele (Alemgena), 03 kebele (Woletie), 04 kebele (Furi), 05 kebele (Dima), 06 kebele (Daleti), 07 kebele (Sebeta 2), 08 kebele (Kerabu) and 09 kebele (Furi Gara Bollo).

### **3.2 Research design**

Research design is the logic or master plan of a research that throws light on how the study is to be conducted or it is a plan for a study, providing the overall framework for collecting data. A community based cross-sectional design was used because data has been collected from the study population only once, within a specific period.

### **3.3 Research Methodology**

The research method is a strategy of enquiry, which moves from the underlying assumptions to research design, and data collection. For the topic that has been studied “Impact of informal settlement on development of sebeta city” a mixed type of paradigm has been used with pragmatism world views. The research has employed the specific methods or procedures of research like literature reviews, data collection through interviews, focus group discussions, observations, data analysis, and interpretation has been applied. The qualitative paradigm has been employed for the issues related to reasoning, justification or logical arguments and the quantitative paradigm used for certain data, report and information that have been collected.

#### **3.3.1. Sample size and Sampling Technique**

❖ The main objective of the sample size determination is to obtain both a desirable accuracy and a desirable confidence level with minimum cost. To that end, a sample size which can represent the total squatters in the city on one hand and where the research work could be undertaken with minimum cost. Accordingly, based on the characteristics of the target population like homogeneity on certain conditions and

variability on some other situations of the population, a sample size of 384 squatter household heads have been determined for the specific study.

From the total nine kebele administrations in the city, four kebeles selected purposely. Purposive sampling technique has been selected because of the facts like variability of land values among sample kebeles/ very high land value in kebeles 03 and 08 and relatively low land value in 07 and 09 kebeles relative to other kebeles of the city administration/ and other factors in relation to locations of the sample kebeles.

Accordingly, the sample kebeles have been selected purposely based on relative location associated with differences in land values as 03 kebele is found on the north-eastern part of the city at the boundary of Addis Ababa and Burayu city. 07 kebele is located at the centre of the city elongated to the south-western part of the city towards rural kebeles of Sebeta Awas district, 08 is found at the south-Eastern part of the city and bordered by 04 kebele, 06 kebele and 09 kebele on the south and south-western directions and 09 kebele is found at the south-eastern part of the city bordered by 04 and 08 kebeles, and rural kebeles of Sebeta Awas district kebeles. The city has three sub-cities, as sub-city 1, sub-city 2 and sub-city 3.

Accordingly, the researcher has collected the required data from the four sample kebeles (kebele 03, 07, 08, and 09) that have been selected purposely out of the nine kebeles existing in the City and has taken 96 sample squatter households' heads from each kebele using systematic random sampling from each strata selecting one in each five squatter household heads using urban blocks of the sample kebeles as stratas and similar questions have been asked the whole sample squatter household heads since the samples were characterized in similar fashion (homogeneous) within sample kebeles.

### **3.3.2. Instruments of Data collection**

This study has been undertaken using a mixed type of research design framed in terms of semi-structured questions words (qualitative) and numbers (quantitative). Majority of the questions used were open-ended questions (qualitative interview questions) not to limit ideas and opinions of the respondents.

### **Primary Data Sources**

#### **❖ Questionnaires**

Questionnaires were prepared in the form of tables and filled by concerned officials and experts of sebeta city land development and management Agency.

#### **❖ Interviews**

The open-ended questions (qualitative interview questions) have been prepared and the sample squatter household heads, officials, and key informants interviewed.

#### **❖ Personal observation**

The sample kebeles had been visited before the researcher has started data collection. The tour was on foot and it enabled the researcher to experience the kind of life led by the squatter households and the whole situation in the settlements. During the visit time the researcher has interviewed the squatters themselves and non squatters of the areas about the situations in the settlements. The whole situations in the settlements have been visited by the researcher during data collection than site visit time.

#### **❖ Key informants**

Information has been collected from the key informants selected from experienced urban land administration sector workers, residents, and other sectors' workers who assumed to have better knowledge about squatting issues in the City.

#### **❖ Focus Group Discussion**

Focus group discussion was undertaken with professionals from Oromia Urban Planning Institute and Sebeta city land sector who were working on revision of structure plan of the city. Other workers like the code enforcements were not willing to participate in the group. Regarding their professional composition, the group consisted professions and respective Responsibilities as provided in table 3.1.

Table 3.1 List of FGD members with their Respective offices

No	Full Name	Education	Respective Office	Responsibility
1	Abel Gezahegn	UDM (MA)	OUPI	Regional Planner
2	Gashaw Gelana	Social Work (MA)	OUPI	Social Planner
3	Ifa Duguma	Food Security (MA)	OUPI	Economist
4	Abera Urga	Urban Planning (BSC)	OUPI	Urban Planner
5	Muhidin Adem	Urban Planning (BSC)	OUPI	Urban Planner
6	Melese Belay	Urban Engineering(BSc)	ULDMA of Sebeta City	Cadastral Mgt

Source: Own Survey & Computation, 2018

Members of the group were professionals who are well experienced the whole situations of squatting in the city. Majority of them were who prepared the previous Structure plan of the city<sup>6</sup>. They have discussed on the basic concepts of the study like the situations of squatters' settlements in the City, consequences of squatters' settlements on City development, challenges encountered management of Informal settlement and the remedies to be proposed to mitigate negative impacts of the settlements on development of the City.

### Secondary Data Sources

Literature review of different materials on squatters' settlements and squatting activities have been used. In addition to other international and national literatures, annual, quarterly, and other reports of the city administration and the four sample kebeles, as well as manuals, directives, regulations, proclamations, policies, Structure plan of the city and Aerial Photo (Image) of the city and other documents from

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<sup>6</sup> Information obtained from documents of Structure plan of the city prepared in 2008.

Ministry of urban development and housing, Urban development and housing Bureau of Oromia national regional state and Oromia urban planning institute and other sectors of the city administration to obtain the required information.

### **3.3.3. Methods of Data Analysis**

The study has described the existing situation of Informal settlement management systems and its impacts on development of the study area based on the information gathered; the collected data have been analyzed by using both descriptive (quantitative) and inferential (qualitative) type of analysis.

- ✍ The data have been analyzed by using percentage, tables and numbers.
- ✍ The method of analysis focused on content and institutional analysis.
- ✍ Comparative analysis have been undertaken to clearly show effects of the current Informal settlement management system on development of Sebeta City.
- ✍ Spatial analysis using GIS

## CHAPTER FOUR

### FINDINGS AND DISCUSSIONS

#### 4.1. General information about the Sample Squatter Household Heads

##### 4.1.1. Gender of the Squatter Household heads

As clearly shown in table 4.1.1, out of the total number of 384 sample squatter household heads interviewed, 75.5 percent of the household heads are males and the remaining 24.5 percent are females. This indicates that majority of the squatter household heads are males. This means majority of the squatter households held the property by the name of male households.

Table 4.1.1 Gender of the Respondents

Variable	Category	Frequency	Percentage
Gender	Male	290	75.5
	Female	94	24.5
Total		384	100

Source: Own survey and computation, 2018

##### 4.1.2. Employment Situations of the Squatter Household heads

With regard to employment status of the squatter household heads interviewed, the whole interviewed household heads are employed. The entire squatter household heads can be employed formally or informally and earn money. The table also indicates that out of 384 squatter households' heads interviewed, 66.67percent or 256 household heads are employed formally and the remaining 33.33percent or 128 household heads employed informally. This indicates that proliferation of Informal settlements in the city is not because of lack of employment opportunities.

Table 4.1.2 Employment Situations of the Respondents

Variables	Category	Frequency	Percentage
Employment status	Employed	384	100
	Unemployed	0	0
Employment Condition	Formal	256	66.67
	Informal	128	33.33

Source: Own survey and computation, 2018

### 4.1.3. Average Monthly Expenses of the Squatter Household heads

The objective of enquiring the average monthly expense of the squatter's households was to estimate the average monthly income level of the respondents. I have preferred to collect data on average monthly expense to average monthly income because I understood that the respondents may not be willing to tell me their correct average monthly income. Basically, it is believed that the total expense is less than total income of a household.

As indicated in table 4.1.3, the interview result shows that no squatter household spends less than 1000Birr in a month for regular life. Thus, all the squatter households spend 1000 Birr or more on average in a month for their regular life. On the other way round, the monthly income of each household is greater than one thousand Birr. Out of the total interviewed squatter household heads, the average monthly expense of 13.54 percent is 1,000 Birr up to 2,000 Birr.

The average monthly expenditure of majority of the interviewed households for their regular life activities falls in a range of 2001Birr up to 3,000 Birr; which is 35.68 percent of the total sample households. The average monthly expenditure of 17.71 percent of the whole interviewed households is 3,001 Birr up to 4,000 Birr. On average, 20.05percent of the interviewed households spend 4,001Birr up to 5,000Birr monthly for total family members of each household and average monthly expenditure of 13.02percent of 384 households is more than 5,000 Birr.

Table: 4.1.3 Average Monthly Expenses of the Squatter Household heads

Variable	Category	Frequency	Percentage
Average Monthly expense of the sample squatter Households	Less than 1000	0	0
	1000-2000	52	13.54
	2001-3000	137	35.68
	3001-4000	68	17.71
	4001-5000	77	20.05
	More than 5000	50	13.02

Source: Own survey and computation, 2018

The frequency distribution of the average monthly expenditure of the squatter household's heads can be represented graphically as follows.

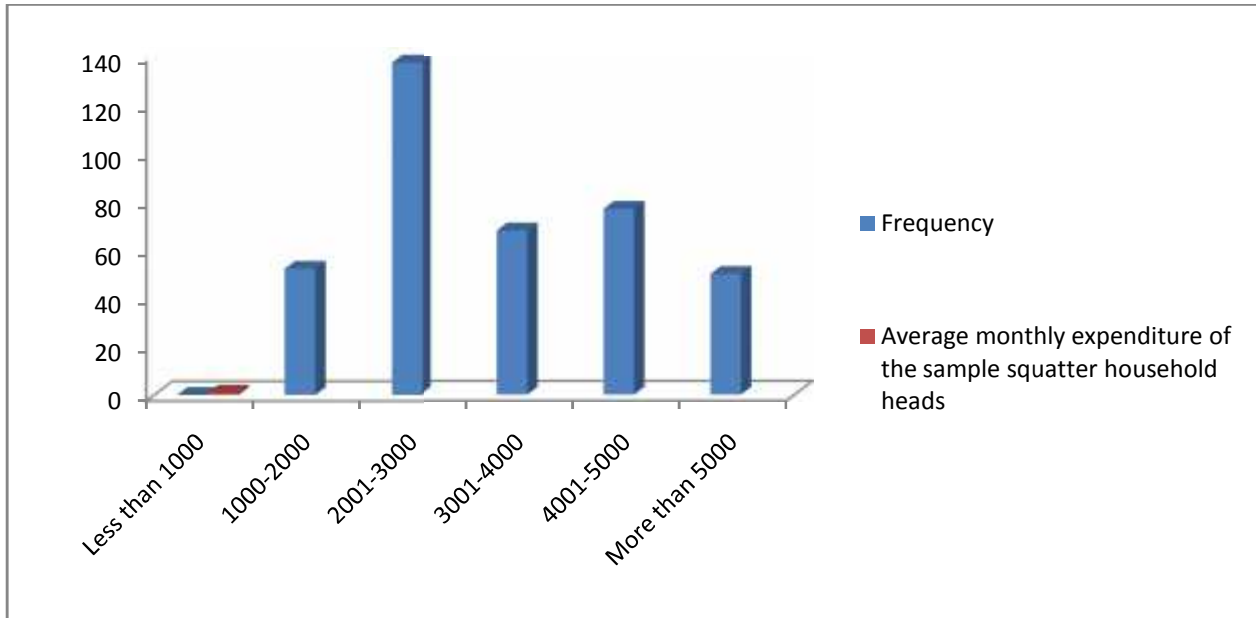


Fig. 4.1 Graphical Representation of the frequency distribution of the average monthly expense of the sample squatter household heads

The mean value of the average monthly expenses of the sample squatter household heads is 3,858.85 Birr. This indicates that the average monthly expenditure of the sample squatters' household's heads is 3,858.85 Birr. That means the average monthly income of the sample squatter household's heads is greater than the mean. i.e. greater than 3,858.85 Birr per month. Median of the average monthly expense of the sample squatter household's heads is 3,000 Birr per month. The most frequent value (mode) of the average monthly expense of the sample squatter household's heads is also 3,000. The standard deviation of the average monthly expense of the sample squatter household's heads is 1,803.28 with skewness value of 1.43. The distribution of the average monthly expense is positively skewed if the right tail of the shape of frequency distribution is longer. The average monthly expenses of some respondents were far from the mean value of the average monthly expenses of the respondents and the positive skewness value also has shown that the graph elongated to the right hand side based on the average monthly expenses of few respondents.

#### 4.1.4. Marital Status of the Respondents

As indicated in table 4.1 below, out of the total interviewed squatter household heads, 86.46 percent were married, 4.44percent divorced, 2.43percent widowed and 6.67 percent were single. In general, 13.54 percent of the squatter household heads interviewed were without marriage. This indicates that the government responses towards the squatters should take this situation of squatter households in to consideration.

Table 4.1.4 Marital Status of the Respondents

Variable	Category	Frequency	Percentage
Marital status	Married	332	86.46
	Divorced	17	4.44
	Widowed	9	2.43
	Single	26	6.67

Source: Own survey and computation, 2018

#### 4.1.5. Age of the Squatter Household heads

Concerning age of the respondents, 64.45 percent were 18-40 years old who are in the age range of productive work force, 31.11percent were in the age range of 41-65 years old and the remaining 4.44 percent household heads whose ages are more than 65 years. This implies that out of the total sample squatter household heads interviewed, 95.56 percent are active productive work forces and it needs effective land policy both at rural and urban areas that can respond to the needs of those people formally, that is formal affordable land and housing supply for all income levels of urban residents, and reduce rates of squatting.

Table 4.1.5 Age of the Respondents

Variable	Category	Frequency	Percentage
Age(year)	18-40	248	64.45
	41-65	119	31.11
	More than 65	17	4.44

Source: Own survey and computation, 2018

#### 4.1.6. Family Size of the Respondents

Knowing family size of the respondents helps the author to provide useful and reasonable recommendation. The computed data collected from the respondents indicates that 2.22percent had a family size of less than three persons, 57.78 percent with a family size ranging from 3-5 persons and the remaining 40 percent with a family size of more than five persons. Therefore, the government response towards the existing squatters' settlements should take the family size of the squatters in to consideration. Unless such issues are carefully analyzed and responded, the decisions may lead to economic, social and political crises of the country.

Table 4.1.6 Family size of the Respondents

<b>Variable</b>	<b>Category</b>	<b>Frequency</b>	<b>Percentage</b>
Family size	Less than 3	8	2.22
	Three up to five	222	57.78
	More than five	154	40

Source: Own survey and computation, 2018

#### 4.1.7. Birth Place of the Respondents

Knowledge of birth place of the respondents helps to contextualize the issue in legal frame works. The computed data indicates that 22.66percent of the sample squatter household heads interviewed were from Addis Ababa, 27.86 percent from Shewa zones and Oromia Special Zone Surrounding Addis Ababa and the remaining 49.48 percent, maximum rate, were from other parts of the country.

Major factors contributing to such migration of people from different parts of the country are the pulling factors of Sebeta city and pushing factors of the original places of the migrants. Such issue needs strong policy responses like proper linkages, urban-rural and urban-urban linkages, policies that can ensure equitable development all over the nation to reduce rate of migration on one hand and policies that can enable urban governments to afford normal population migration to the urban centers.

Table 4.1.7 Birth Place of the Respondents

Variable	Category	Frequency	Percentage
Place of Birth	Addis Ababa City	87	22.66
	Shoa zones & OSZSF	107	27.86
	Other places	190	49.48

Source: Own survey and computation, 2018

#### 4.1.8. Education Background of the Squatter Household heads

With regard to education background of the respondents, the data computed and shown in the table indicated that out of the total squatter household heads interviewed, more than half of them were high school complete and above. Among them 4.44 percent were holders of second degree and above and 30.98 percent were first degree holders. Out of the total house hold heads interviewed, only 15.62 percent were with grade four or below grade four. This may imply that low education is not a reason for squatting. See table 4.1 given below for more information about general information about sample squatter house hold's heads interviewed.

Table: 4.1.8 Education Background of the sample squatter Households

Variables	Category	Frequency	Percentage
Education Background	Second Degree & above	17	4.44
	First Degree	119	30.98
	College Diploma	17	4.44
	Certificate and Grades (11-12)	77	20.05
	Grades(9-10)	26	6.77
	Grades (5-8)	68	17.70
	< Grade 4	60	15.62

Source: Own survey and computation, 2018

#### 4.2. Means of land acquisition by the squatter household heads

Majority (93.33 percent) of the respondents evidenced that they acquired the land or land and the house through purchase from original holder. Only 6.67percent of the respondents responded that they acquired from their relatives. Based on these results, the government response should focus on preventive approaches like expanding micro and small enterprises, facilitating affordable land supply for all income levels,

undertaking supply of affordable housing for all income levels, facilitating provision of infrastructures, awareness creation on urban development issues and involving urban community on all urban development activities, create strong coordination among tiers of government structures, ensuring rule of law, applying effective Land Information System (LIS) which enables urban governments to control informal land market. See the data obtained from the sample squatter house hold heads in the table below.

Table 4. 2 Means of land acquisition

<b>Means of Land Acquisition</b>	<b>Frequency</b>	<b>Percent</b>
Bought from original holder	358	93.33
Given from relatives	26	6.67

Source: Own survey and computation, 2018

#### **4.3. Land Area Occupied by the squatter households**

Responses of the interviewees computed and shown in the table below revealed that 60percent of the squatter households held land area that can be two plots or more according to the minimum standard (105m<sup>2</sup>) cited in the current urban land lease law of Oromia region and that is also the maximum area to be regularized for holders of property situated on unauthorized land based on other criteria provided in the laws. This clearly shows that there is inefficient use of land resource in the city. In general, had it been formally provided only 1,872,255m<sup>2</sup> was required out of 5,621,966m<sup>2</sup> land occupied without the consent of the city government. Thus, there was wastage of more than 3,749,711m<sup>2</sup> of land.

Table 4. 3 Land Area Occupied by the squatter households

No.	Land Area held by Sample Squatters				Estimated Area(By 17,831 squatters)	
	Area (m <sup>2</sup> )	Frequency	Area(m <sup>2</sup> )	Percent	Occupied	Required(105m <sup>2</sup> )
1	100	9	900	2.34	41791.41	43810.77
2	144	8	1,152	2.08	53493.00	38942.90
3	200	128	25,600	33.33	1188733.33	624022.59
4	270	9	2,430	2.34	112836.80	43810.77
5	300	94	28,200	24.48	1309464.06	458328.02
6	350	17	5,950	4.43	276287.63	82940.90
7	380	8	3040	2.08	141162.08	38942.90
8	400	34	13,600	8.86	631514.58	165881.79
9	500	60	30,000	15.63	1393046.88	292633.46
10	600	17	10,200	4.43	473635.94	82940.90
	<b>Total</b>	<b>384</b>	<b>121,072</b>	<b>100</b>	<b>5,621,966m<sup>2</sup></b>	<b>1,872,255m<sup>2</sup></b>

Source: Own survey and computation, 2018

#### 4.4. The reason why the squatter household occupied unauthorized land

Table 4.4 indicates that the interviewed squatter households occupied the unauthorized land for the only reason that they did not have access to formal land. As the explanation of most of the respondents, government could not supply affordable land and house for all income levels of the urban residents and the respondents also could not afford the exaggerated formal housing market; inadequate supply of urban land through auction (minimum auction price registered 3,800 Birr/m<sup>2</sup>/99 years and maximum auction price 26,000 Birr/m<sup>2</sup>/99 years)<sup>7</sup>.

Table 4 .4 the reason why the squatter household occupied unauthorized land

Reason for occupying the land	Frequency	Percent
Lack of access to formal land	384	100
Need for wider area	0	0
Another reason	0	0

Source: Own survey and computation, 2018

<sup>7</sup> Information from Sebeta City ULDMA, 2018

#### 4.5. The time when the squatter household has constructed the house

The Oromia National Regional State urban land lease regulation no. 155/2013 and the revised regulation no. 182/2016 underline that squatter houses constructed after January 2013 will not be regularized by any means. So, according to the provisions of these regulations, 17.78 percent of the houses of the respondents will be bulldozed. The regulations also stress that for those squatters whose houses were not accepted by provisions of the regulations, will get neither compensation nor replacement land. The government response should consider gaps on government side like inadequacy of affordable land and housing supply for all income level residents and in general the government response should focus more on preventive measures than curative ones and regularization as the second option.

Table 4.5 The time when the squatter household has constructed the house

<b>Construction time of the squatter's house</b>	<b>Frequency</b>	<b>Percent</b>
Before enforcement date of Regulation 155/2013	316	82.22
After enforcement date of Regulation 155/2013	68	17.78

Source: Own survey and computation, 2018

#### 4.6. Construction material of the wall

The data obtained from the respondents reveal that majority of walls of squatter's houses (88.89percent) were constructed by wood and mud. The information obtained from the squatters for the reason why majority of them used wood and mud is not to minimize the cost of construction; rather to use the available local materials within the time possible to construct the house since they did not have construction permit on the unauthorized land. The data gathered from the sample squatters' house hold heads presented in the table given below.

Table 4.6 Construction material of the wall

Construction Material of the wall	Frequency	Percent
Hollow Concrete Block	26	6.67
HCB, Wood & Mud	17	4.44
Wood & Mud	341	88.89
Corrugated Iron Sheet (CIS)	0	0
Another	0	0

Source: Own survey and computation, 2018

#### 4. 7. Construction material of the floor

As indicated in table 4.7 given below, majority of the respondents used cement screed for the floor finish of their houses. This could be based on the quality of the houses constructed by local materials because of fear of measure may be taken by the government, demolition and other reasons.

Table 4. 7 Construction material of the floor

Construction Material of the floor	Frequency	Percent
Soil	111	28.89
Cement Screed	239	62.22
Ceramic	34	8.89
Another	0	0

Source: Own survey and computation, 2018

#### 4.8. Awareness level of the squatter household about urban land lease law/s

As shown in table 4.8 below, majority of the respondents do not have understanding of urban land lease laws. If the citizens do not know a law, they cannot respect the law; even though ignorance of the law is no excuse. Therefore, the city government is expected to create awareness on land laws for the city residents and involve the community in all development activities undertaken in the city. The tiers of governments are also required to support and follow up urban centers in order to attain the development objectives.

Table 4.8 Awareness level of the squatter household about urban land lease law/s

Awareness of the respondents on urban land lease laws	Frequency	Percent
Who had awareness	154	40
Who didn't have awareness	230	60

Source: Own survey and computation, 2018

#### 4.9. Availability of infrastructures and Social Services in Squatters' Settlements

##### 4.9.1 Road Accessibility

Out of the total squatter's household's heads interviewed, 93.33 percent had access to road and only 6.67 percent of the interviewed squatter's houses did not have access to road. The data collected from the respondents given in the table below indicated that majority of the houses constructed by sample squatters can have access to utility lines along the roads and the houses of the squatters may not be exposed to demolition where regularization is applicable in accordance with the respective laws.

Table 4.9.1 Road accessibility

Road Accessibility	Frequency	Percent
Accessible	358	93.33
Not Accessible	26	6.67

Source: Own survey and computation, 2018

##### 4.9.2. Road Condition in Squatters' settlements

Responses of the Informal settlement household heads interviewed and my observation reveal that there is a road quality problem in expansion areas of Sebeta city. Even though some respondents evidenced that there is problem of road quality in their settlements, the information from city government and some informants as well as my observation reveal that the city government has been working on provision of roads in accordance with urban plan of the city regardless of informality issue as most squatters are mixed with old possessions.



**Image 4.2. Road Condition in Squatters' Settlements (in kebele 07)**

**Source: Photo taken by the Author, 2018**

The researcher has observed that most roads' conditions in both planned and non planned areas are almost similar. Since majority of Unauthorized housing constructions on government land mixed with **old possessions** without title-deeds, the city administration is providing infrastructures for both settlements in a similar manner as per its capacity allows.



**Image 4.2.1** Road condition in planned settlements (Around Arba Minch Factory)

Source: Photo taken by the author, 2018

#### 4.9.2.1. Width of the Roads

As shown in table 4.9.2.1, out of 384 squatter households' heads interviewed, 84.44percent responded that their houses are accessible to roads having a width of 8meters and above. This may reduce demolition if regularization is required. The remaining 15.56percent houses of the respondents were accessible to roads having a width of less than eight meters. As I observed during data collection time, there are roads having a width of 3-4metres.

Table 4.9.2.1. Width of the road accessible to house of the respondent

Width of the road	Frequency	Percent
Less than 8m	60	15.56
8m and above	324	84.44

Source: Own survey and computation, 2018

#### 4.9.2.2. Construction Material of the Road Surfaces in squatters' settlements

Majority of squatter houses in the formal settlements and mixed with old possessions had access to roads covered by cobblestones, gravel and selected materials. As clearly indicated in table 4.9.2.2, 69.65 percent of the roads accessible to the respondents were covered by selected material and gravel which serve throughout the year. But as shown in the table below, 30.35 percent of the roads accessible to interviewed households were natural soil although similar situations were also seen in some formal settlements.

Table 4. 9.2.2. Construction material of the road surfaces in squatters' settlements.

Construction material of the road surface	Frequency	Percent
Cobblestone	20	5.21
Selected material	162	42.22
Gravel	85	22.22
Natural Soil	117	30.35

Source: Own survey and computation, 2018

#### 4.9.2.3. Service Level of the Road

Table 4.9.2.3 indicates that more than 75 percent of the roads accessible to houses of the interviewees serve throughout the year. Table 4.9.2.3 revealed that out of 384 squatter households' heads interviewed, 75.78percent responded that the roads accessible to them were serving throughout the year. The surfaces of most roads covered with selected material, gravel and cobblestones which can serve all the times. But most roads did not have side ditches. The information obtained from the respondents revealed that even though they contributed up to 1,200 Birr per household to improve the road condition along with the side ditches, the local government could not respond to their requests. On the other hand, the information obtained from the city government indicated that providing all settlements with required infrastructure is difficult due to fast horizontal expansion of the city.

Table 4.9.2.3 Service level of the roads

<b>Service level of the roads</b>	<b>Frequency</b>	<b>Percent</b>
Serves throughout the year	291	75.78
Serves only during winter time only	93	24.22

Source: Own survey and computation, 2018

#### **4.10. Accessibility of transportation modes to Squatters' Settlements**

During the visit of sample kebeles and data collection, there were variable transport modes dominantly horse carts, Bajaj (Tri-cycles) and motor bikes providing services for almost all settlements' residents. In some periphery areas like in 03 kebele around the area known as Ajemba, 07 kebele around the area locally known as Atebela area, the residents use horse carts and most people walk the journeys on their foot. But in most areas for half a journey and more from City center tri-wheel vehicles (Bajaj) are available. But the price is very expensive.

#### **4.11. Drainage Lines in Squatters' settlements**

Side ditches are one of the indicators of road quality. As clearly shown in the table below, 93 percent of the responses of the interviewed household heads indicated that there are no drainage lines in their settlements and that exposed them to critical flooding. But the situations were seen in both formal and informal settlements almost in a similar manner.

Table 4.11 Availability of drainage lines in Informal settlements

<b>Drainage Condition</b>	<b>Frequency</b>	<b>Percent</b>
There is drainage problem	357	93
There is no drainage problem	27	7

Source: Own survey and computation, 2018

#### 4.12. Availability of potable Water in Squatters' Settlements

As clearly shown in table 4.12, responses of the interviewees indicated that 63 percent of the total households' heads did not have private water connections in their compounds. But 93 percent of those who did not have private water connections in their compounds get potable water from their neighbor or public bono and the remaining seven percent get water from other sources.

Table 4.12 Availability of water meter in individual compound

Availability of private water meter connection	Frequency	Percent
Available	142	37
Not Available	242	63
Source of water service for households do not have private water meter connection		
From Neighbor	194	80
From public bono	31	13
Another	17	7

Source: Own survey and computation, 2018

#### 4.13. Availability of electricity in Squatters' Settlements

As indicated in table 4.13, out of the total squatter households' heads interviewed, 64 percent responded that they had private electric meter. But from those without private electric meter, 87.5 percent get electric service from their neighbor and the remaining households were using another means like solar.

Table 4.13 Availability of electric meter in the house of squatter household

Availability of Private electric meter Connection	Frequency	Percent
Available	246	64
Not available	138	36
Source of electric service for those do not have private Electric meter Connection		
From Neighbor	121	87.5
Another	17	12.5

Source: Own survey and computation, 2018

#### **4.14. Waste Disposal Sites in Squatters' settlements**

One of the major problems observed in squatters' settlements during data collection was lack of waste disposal sites. The responses of squatter household heads revealed that there is a serious problem of waste disposal system in the settlements. 95 percent of the respondents reported that there was no waste disposal site in their settlements. As the result they were forced to dump the wastes on the roads, streams, open surfaces, and in residential compounds. But there was similar phenomenon in formal settlements. There were private tri-cycles collecting solid wastes traveling in both formal and Informal settlements and dispose the wastes with charges from individuals.



**Image 4. 3 Sample waste disposal system in squatter & formal settlements (in 03 and 07 kebeles respectively)      Source: Photo taken by the Author, 2018**

#### **4.15. Availability of Educational institutions in Squatters' settlements**

Educational institutions in the city were available only in formal settlements. Most citizens residing at peripheral areas did not have access to education services; especially lower level educational institutions (Kindergarten and First cycle primary school) are required at settlement level since pre-primary and primary school age children cannot access education services traveling long journeys.

#### **4.16. Availability of Health institutions in Squatters' settlements**

The other problem observed in the squatters' settlements is inadequacy of health institutions. Health institutions are provided both by the government and private sectors. The city is expanding abnormally due to various factors. The information obtained from the city officials revealed that the government could not provide all the required infrastructures and services required by the residents due to shortage of required resources and legal prerequisites. Similar to other infrastructures and services, health institutions were not accessible to some Informal settlements at the periphery areas, though the situation was also true for formal settlements at peripheral areas.

#### **4.17. Availability of open Spaces in Squatters' settlements**

The other dominant problem in the settlement is lack of open spaces. Land in the settlement was fully occupied by houses and as the result no open spaces including children play grounds as the settlements were without urban plan.

#### **4.18. Market Places**

Market places are places visited by all households for any required consumptions. Informal settlements around peripheries of the city were very far from market places including mini shops. The information obtained from some squatters (approximately 15 to 20 percent) revealed that they have to travel long journey to get market services. The situation was also true for residents of some formal settlements around periphery areas.

#### **4.19. Security issues in the Squatters' Settlements**

##### **4.19.1. Tenure Security**

As responses of the interviewees, tenure insecurity is the fundamental problem of the squatters. All the squatter households interviewed raised a threat to their holdings. Because they were not entitled to the holdings they could not improve the property on the unauthorized land they held. Consequently, they cannot use the property for collaterals.

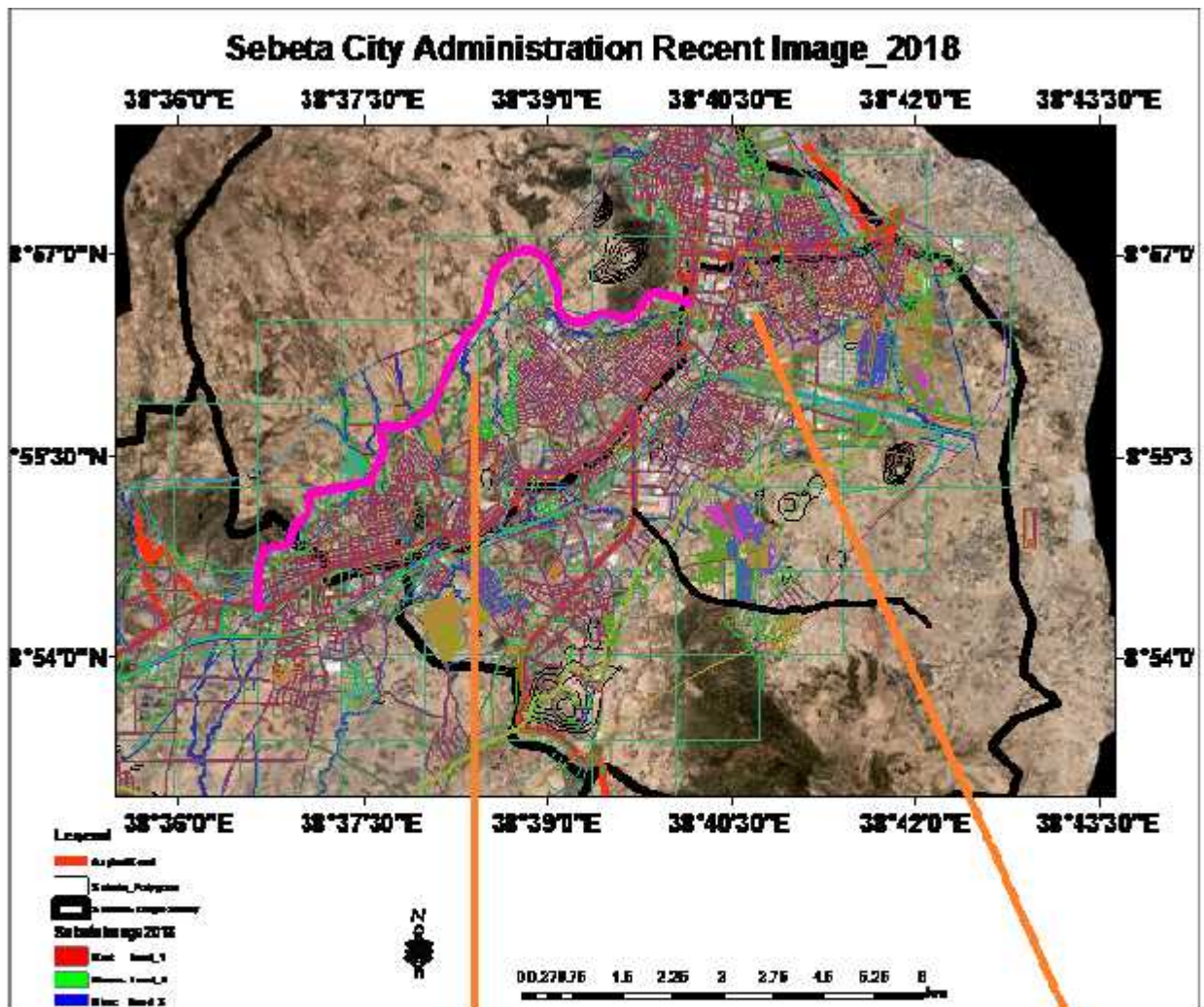
#### **4.19.2. Security Problems in Squatters' Settlements**

The data obtained from the interviewees indicated that there were security problems in the squatters' settlements. People living in the settlements were exposed to robbers and other criminals even though the situation was also true in formal settlements. One of the root causes for such problem was lack of street light in the city.

#### **4.20. Major Characteristics of Informal settlements in Sebeta city**

The information obtained from Oromia Urban Planning Institute (OUPI) and Urban Land Development and Management Agency of Sebeta City administration show that the overall situation of squatting in the city is different from others' both in coverage and character. Because of these conditions in the urban center, the structure plan of the city prepared by OUPI in 2008 had been out of use and following that there have been arguments between the city administration and the Institute. Finally they have reached on consensus to reject that structure plan and modify it in to the existing situations on the ground and accordingly the plan modified in 2014 taking all the existing land uses in to consideration.

Spatial data obtained by overlaying the structure plan and aerial photo of the city taken in 2017 revealed that there were high expansion of squatters' settlements and violations of proposed land uses. Sample images showing proposed land uses violated and expanded squatters' settlements presented below.



Sample Areas Occupied by informal settlers

Proposed Green Area Occupied informally

Image 4.4 A Map Showing Specific Localities of the city Occupied informally



**Sample Areas Occupied by Squatter Settlements**



**Image 4.5 Sample Informal settlements identified by using GIS**

### Proposed Green Area Occupied by Informal Constructions



### Sample Areas occupied by Informal Settlements

Image 4.6 Sample proposed Land uses converted informally

#### 4.21. Factors contributing for proliferation of informal settlements and their impacts on development of the city

##### 📌 Extent of Informal settlements in Sebeta City

The data obtained from the agency in soft copy and responses to interview questions revealed an increasing trend of Informal settlements in the city. Constructions on unauthorized land and bulldozing were daily practices in the city. Table 4.14 indicated the coverage of squatters' settlements to be 51.16 percent. The figure computed from the data obtained from sebeta city Urban Land Development and Management Agency that collected by the trained professionals temporarily hired by Oromia Integrated Urban Land Information Coordination Project office. The hired trained professionals have been collecting the data since a year ago both from the field and from Sebeta city ULDMA record office.

Table 4.14 Extent of Informal settlement in Sebeta City

Kebele	Residential Holdings		Total
	Squatter	Non Squatter	
01	4,995	3,986	8,981
02	1,934	4,921	6,855
04	4,195	3,476	7,671
07	2,746	1,227	3,973
08	3,961	3,413	7,374
Total	17,831	17,023	34,854
percentage	<b><u>51.16</u></b>	<b><u>48.84</u></b>	<b><u>100</u></b>

Source: Sebeta City Administration ULDMA, Computed by the Author

## **🌍 Responses of Ministry of Urban Development and Housing on causes and Consequences of informal settlements**

Responses obtained from the ministry of Urban Development and Housing indicated that:

*Factors contributing for the proliferation of Informal settlements in cities include absence of clear land policies in both rural and urban areas; no coordination between urban and rural administrations to control squatting at urban fringes of towns and cities; weak urban-rural linkage; impractical provisions of some laws like some provisions of the current urban land lease laws; and less attention paid towards solving shortage of urban housing are prominent factors contributing for proliferation of Informal settlements in urban centers of the country<sup>8</sup>.*

## **🌍 Responses of Oromia Urban Land Development and Management Agency**

As the responses of Oromia Urban Land Development and Management Agency:

*Prominent factors contributing for proliferation of squatters' settlement in the city were unfair compensation for the people expropriated from their holdings for public purposes; inaccessibility of affordable land and housing for all income levels in the city; problems related to urban land lease laws, weak law enforcement, weak commitment at all government levels, governance problems like personal involvement of government employees and authorities in squatting, inability of the city government to provide title-deeds to holdings without title in accordance with the law and high rate of population migration to the city. With regard to effects of the proliferated Informal settlements in Sebeta city officials of the agency stated that the effects include inefficient use of urban land, violation of urban plan, creates favorable conditions for crime, and finally becomes political problem<sup>9</sup>.*

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<sup>8</sup> Information obtained from MUDH,2018

<sup>9</sup> Information obtained from OULDMA,2018

## 📌 Responses of Sebeta City Administration ULDMA

The information obtained from the city administration shows the following for the question why squatting is proliferating in your city.

*Major factors contributing for proliferation of squatters' settlements in the city were inadequacy of affordable land and/or housing supply for all income levels of the urban residents; unfair displacement compensation during expropriation of people from their holdings for public purposes; weak coordination among tiers of government; unnecessary intervention by top managements; inadequacy of required resources and high population migration to the city. The effects of the proliferated squatters' settlements on city development are multifaceted. Requirement of huge infrastructure investment, reduction of government revenue, violation of the city plan, reduction of aesthetic value of the city, uneconomical use of urban land, high demolition, complicating urban land management and cumulatively proliferated Informal settlements have become anti-development of the city<sup>10</sup>.*

According to the information obtained from the Agency, the minimum and maximum auction prices registered in the city were 3,800Birr/m<sup>2</sup>/99years and 26,000Birr/m<sup>2</sup>/ 99 years respectively. More over the Agency could not supply land adequately even through auction as it did not have own revenue and due to weak coordination among sectors. The other factor aggravating expansion of squatters' settlements in the city is unfair amount of compensation paid during expropriation. Currently, the amount of compensation payable in the city during expropriation is 69.56 Birr/m<sup>2</sup>, but in informal market, the average price as estimated by informants is 1,250 Birr/m<sup>2</sup>. Therefore, the land holders are forced to be involved in informal land market due to the threat that they will be paid inadequate displacement compensation.

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<sup>10</sup> Information obtained from ULDMA of Sebeta City Administration,2018

With regard to housing supply, the data obtained from sebeta municipality indicated that there were 1,425 kebele houses nationalized according to proclamation 47/75 and condominium projects undertaken in 2007 and 2008. Detail of the condominium houses constructed and transferred to users is presented in table 4.15 below.

Table: 4.15 Condominium houses constructed and transferred to users

S.No	Housing typology	No of Housing units		Total HU
		2007	2008	
1	Single bed room	240	384	624
2	Two bed rooms	138	250	388
3	Three bed rooms	90	140	230
4	Studio type	144	183	327
5	Commercial	48	65	113
	Total	660	1,022	1682

The condominium constructions interrupted regardless of the increasing housing demand since 2008<sup>11</sup>.

According to the information obtained from the municipality, even though housing demand is highly increasing, the city administration could not respond to the existing demands due to its financial failure.

#### Focus Group discussions about Squatters' settlements in Sebeta City

Focus group discussion undertaken with Sebeta city urban professionals working in Urban Land Development and Management Agency of the city and professionals from Oromia Urban Planning Institute who were together working on preparation of structure plan of the city when I was collecting data for this thesis work, 2018 has indicated that:

*Factors contributing for proliferation of Informal settlements in Sebeta city were lack of clear land policy and related problems like inability of urban land lease system to supply affordable land for residents of all income groups; abnormal population growth due to various reasons like proximity of the city to Addis Ababa, good climatic condition and existence of more than 885*

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<sup>11</sup> Data obtained from Municipal sector of Sebeta City

*investment projects (source: Investment Office of the City,2018) which are pulling factors of migrants to the city from different parts of the country; lack of urban land cadastre; inadequate amount of compensation (69.56Birr/m<sup>2</sup>) during expropriation that aggravated informal land market; problems of good governance like involvement of government officials and employees in squatting, inadequacy of rule of law, inadequacy of accountability and responsibility; weak coordination among tiers of government and less attention towards preventive measures are major causes for expansion of squatters' settlements in the city. The discussion undertaken with focus group on effects of the proliferated Informal settlements indicated that uneconomical use of urban land, violation of urban plans, reduction of aesthetic value of the city, huge capital requirement for provision of infrastructures and services, reduction of government revenue; and environmental degradation <sup>12</sup>.*



**Fig 4 Focus group discussion with professionals revising Structure plan of the city, 2018**

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<sup>12</sup> Information obtained from FGD,2018

In general Ministry of urban development and housing reported that gaps in legal frameworks and lack of commitments were prominent factors contributed for proliferation of Informal settlements in the city. According to responses of Oromia Urban Land Development and Management Agency problems related to legal frameworks like unfair amount of compensation and inadequacy of affordable land and/house supply for all income levels of urban residents; implementation problems like inability of the city government to provide title-deeds to holdings without title in accordance with the law and governance problems were prominent factors contributing for proliferation of Informal settlements in the city and similarly, Sebeta City Administration Urban Land Development and Management Agency reported that inadequacy of affordable land and/or housing supply for all income levels of the urban residents; unfair displacement compensation during expropriation of people from their holdings for public purposes; weak coordination among tiers of government; unnecessary intervention by top managements; inadequacy of required resources and high population migration to the city. Discussions of the focus group also revealed that inability of the government to supply affordable land for residents of all income levels; high population pressure, lack of urban land cadastre; unfair displacement compensation (69.56Birr/m<sup>2</sup>) during expropriation; problems of good governance and less attention towards preventive measures are major causes for expansion of squatters' settlements in the city.

## **Impacts of informal settlement on development of Sebeta City**

It is obvious that the discussions presented above revealed that the proliferated informal settlements constructed on unauthorized public land impacted development of the City in multi-dimensions.

- ❖ Considering the magnitude and scale of the housing deficit and the lack of concerted action or inadequate response of the city government, there is no doubt of the positive role that informal housing on unauthorized public land play in housing thousands of the city residents. In this regard, the housing problem of more than 17,831 households have been solved by the houses constructed on unauthorized public lands<sup>13</sup>.
- ❖ Uneconomical use of urban land. There were about 17,831 houses constructed on unauthorized land area of 5,621,966m<sup>2</sup>. But had it been formally provided for the same number of households, a land area of 1,872,255m<sup>2</sup> was sufficient. Thus, the difference becomes 3,749,711m<sup>2</sup>. This indicates that the city administration lost at least  $3749711\text{m}^2 \times 3,800 \text{ Birr}/\text{m}^2$ <sup>14</sup> = 14,248,901,800 Birr.
- ❖ Violation of the city plan. The unauthorized constructions highly abused the land use plan of the city. This hampered development of the city as integration of the formal settlements with unplanned settlements constructed on unauthorized public land is difficult.
- ❖ Environmental degradation. The informal settlements impacted the environment in violation of the city plan. There were informal settlements occupied urban lands proposed for urban green and buffer areas. This directly degrades the urban environment. There were also improper waste disposal systems in the settlements, which negatively affect the environment. Beyond that most settlements were exposed

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<sup>13</sup> The figure is taken from table 4.14

<sup>14</sup> Minimum auction price registered in the City

to flooding as the city surrounded by chains of mountains and no drainage lines that could accommodate the runoff in rainy seasons.

- ❖ The city government response, demolition of the squatter's houses, resulted in social and economic crises. In 2017, only in 09 kebele (Furi Gara Bollo) in four consecutive days time, 4,386 houses and 176 fences constructed on unauthorized urban land have been bulldozed by decision of the City administration.
- ❖ In general, the proliferation of informal settlements in sebeta city had economical, social, environmental and legal impacts which cumulatively hampered development of the city.

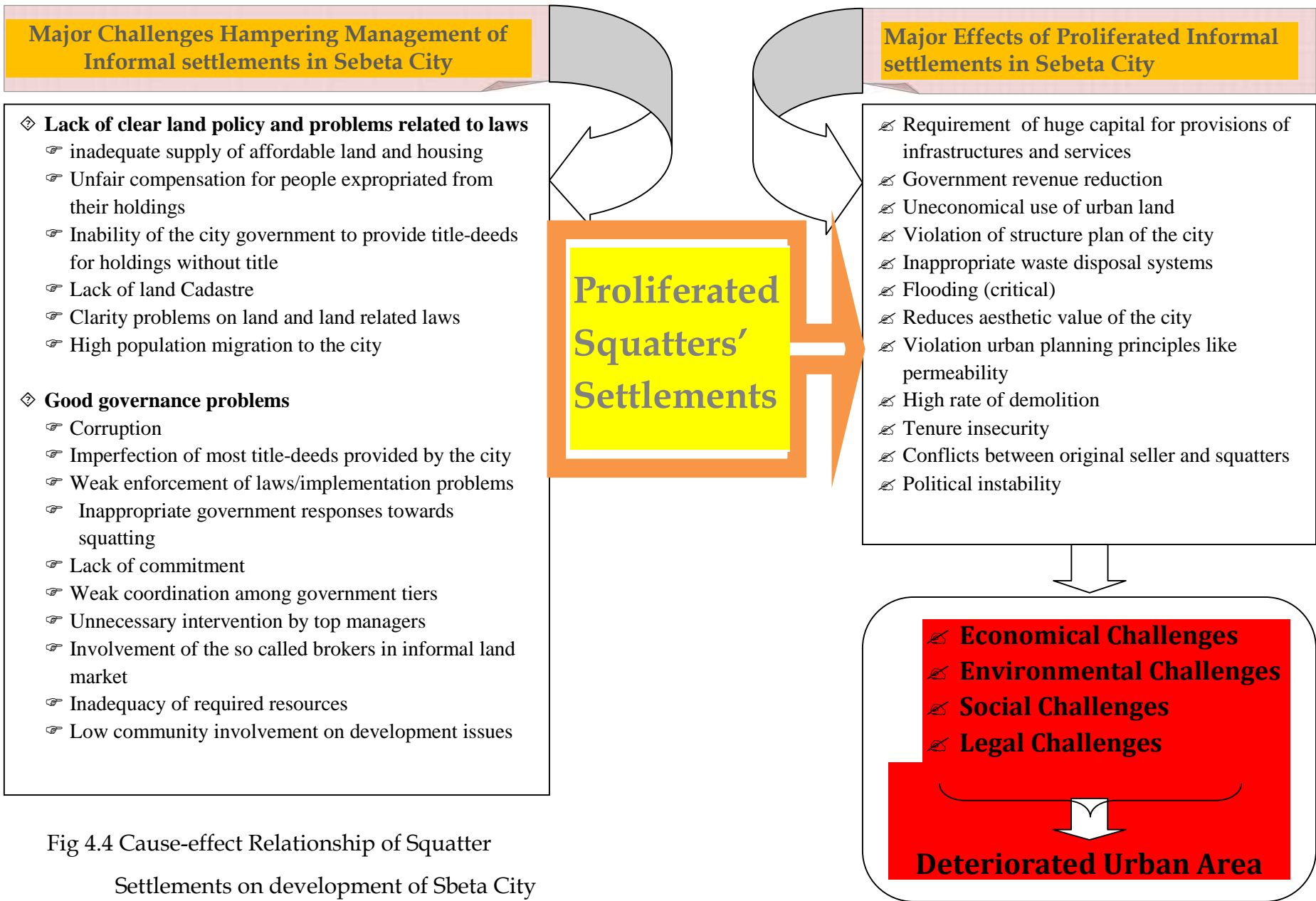


Fig 4.4 Cause-effect Relationship of Squatter Settlements on development of Sbeta City

## 4.22. Challenges associated with management of Informal settlement in Sebeta City

### 🏡 Responses of MUDH about Management of Squatting in Sebeta City

Responses of the Ministry of Urban Development and Housing revealed that managing Informal settlements in Ethiopian cities are challenging because of;

*Lack of clear land policy, shortage of urban housing and inadequacy of affordable land supply for all income levels of the urban residents are the major factors challenging management of Informal settlements in urban centers<sup>15</sup>.*

### 🏡 Responses of OULDMA

The responses of Oromia Urban Land Development and Management Agency indicated that factors made management of squatters' settlements challenging are:

*Lack of clear land policy; lack of clarity on some provisions of urban land lease laws; impractical urban land lease laws; involvement of the government authorities in squatting; inadequate displacement compensation for people expropriated from their holdings for public purposes; lack of commitment and capacity problems of man power in government structures involved in controlling squatting at kebele and village ('got') levels; lack of Land Information System(LIS), inadequate law enforcement; citizens' inadequacy of formal land and housing supply and weak land and land related documentation system in the city are major problems challenging management of squatting in Sebeta City<sup>16</sup>.*

### 🏡 Responses of Sebeta City ULDMA

The information obtained from the city Urban Land Development and Management Agency stated that problems encountered management of Informal settlement in the city are:

*Lack of clear urban land policy with regard to management of Informal settlement; Impractical urban land lease laws; governance problems; unfair displacement compensation for people*

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<sup>15</sup> Information obtained from MUDH,2018

<sup>16</sup> Information obtained from OULDMA,2018

*expropriated from their holdings are prominent factors challenging management squatting in the city<sup>17</sup>.*

Cumulatively, Ministry of Urban Development and Housing reported that lack of clear land policy with regard to management of Informal settlement; Shortage of Urban Housing and inadequacy of affordable land supply for all income levels of the urban residents were prominent factors challenging management of squatting in towns and cities.

On the other hand, Oromia Urban Land Development and Management Agency revealed that lack of clear land policy; lack of clarity on some provisions of urban land lease laws; impractical urban land lease laws; involvement of the government authorities in squatting; inadequate displacement compensation for people expropriated from their holdings for public purposes; lack of commitment and capacity problems of man power in government structures involved in controlling squatting at kebele and village ('got') levels; lack of Land Information System(LIS), inadequate law enforcement; citizens' inadequacy of formal land and housing supply and weak land and land related documentation system in the city are major problems challenging management of squatting in Sebeta City were major factors challenging management of squatting.

Similarly, Urban Land Development and Management Agency of Sebeta City responded that lack of clear urban land policy; Impractical urban land lease laws; governance problems; unfair displacement compensation, were prominent factors challenging management squatting in the city.

Secondary data obtained from different legal documents indicated that other problems challenging management of squatters' settlements in the City are factors related to resources. In Oromia region, land sector renders a state function. The agency does not

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<sup>17</sup> Information obtained from ULDMA of Sebeta City Administration,2018

have own source of income rather than the budget allocated by the government since it renders state function. Article 12 of proclamation 179/2013 states that income of the Agency shall be from budget allocated by the government and various donations. The amount of budget allocated for the sector is too small relative to the vast services to be delivered by the sector<sup>18</sup>.

Another resource critically required is adequate manpower. Out of 66 persons required for urban land development and management Agency at city level; only 44 persons have been hired<sup>19</sup>. Thus, only 66.67percent of the plan has been implemented. Similarly, out of 99 employees required for urban land development and management Agencies at kebele level, only 30 persons have been hired. Thus, only 30.3 percent of the plan has been implemented. But kebele level is a place where adequate skilled and committed professionals are required to implement government policies and laws. Principally, as management of squatting is concerned, kebele level work forces have a lion's share to control squatting as required. But this can be practical only when there are committed politicians and professionals at all government tiers.

One of the powers and duties of Oromia urban land development and management agency stated under Article 8(14) of Proclamation 179/2013 is that the Agency undertakes researches to make compensation payment depend up on current market, submit it to concerned body and cause to be approved, implement and cause to be implemented with concerned body. But regardless of the problems encountered in this regard, the city administration is still using the law proclaimed in 2005.

#### **4.23. Government Responses towards squatters' settlements in Sebeta City**

Informal settlements in Sebeta city are increasing from time to time. The data obtained from Urban Land Development and Management Agency of Sebeta City indicates that

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<sup>18</sup> Information obtained from ULDMA of Sebeta City,2008

<sup>19</sup> Information obtained from ULDMA of Sebeta City,2008

even though the number of residential houses in the town is growing rapidly, more than 51.16 percent of the total residential houses in the city are squatter houses which are becoming headache for the City administration and top level governments. Even though there is a lack of clear urban land policy that would give directions on how to manage squatting in urban centers of Ethiopia, the urban land lease laws Article 6(4) of the FDRE Proclamation 721/2011 and article 9 of Oromia National Regional State Regulation 155/2013 and revised Regulation 182/2016 can be used as legal grounds to manage Informal settlements.

According to the provisions of the current urban land lease laws, the government responses towards squatting are preventive and curative measures. The preventive measures include expanding micro and small institutions, facilitating land supply through tender and allotment, undertaking housing development, and preventing not to construct on unauthorized land. The second government response set as an option in the laws is curative measures. These include regularization, up gradation, demolition and other similar actions on evolved unauthorized housing constructions on government land.

With regard to constructions undertaken on unauthorized urban lands, Art. 6(4) of the Proclamation 721/211 is read as" in order to regularize possessions held without the authorization of the appropriate body, the possessions which have found to be acceptable in accordance with urban plans and parceling standard following the regulations to be issued by regions and city administrations shall be administered by lease holding." The Oromia urban land lease Regulation 155/2013 and the revised Regulation 182/2016 under their Article 9 state that such holdings regularized in accordance with provisions of the proclamation. The regulations underline that only those constructions undertaken before February, 2013 (effective date of Regulation 155/2013) subject to regularization with other criteria cited in the regulation.

Concerning the time allowed by the law to regularize or to bulldoze such properties constructed on unauthorized urban lands, Art. 6(5) read as “The regularization process to be undertaken by regions and City administrations in accordance with Article (4) of this Article shall only be effective within four years of the coming in to force of this Proclamation. Thus, according to this proclamation the regularization processes had been completed up to 28<sup>th</sup> day of November 2015. But it is surprising that such regularization processes have not been started in Sebeta City.

The city administration has paid less attention towards preventive measures stated in urban development policy document. For instance, the city administration assigns what they call as “Denb-askebari” (regulatory) below kebele administrations at village level with a monthly salary of 640birr and less to prevent constructions on unauthorized urban lands. But this is absolutely impractical. The information obtained from some key informants revealed that the ‘Denb-Askebaris’ assigned by the city administration to protect illegal constructions on unauthorized government land involved in corruption and did not prevent constructions on unauthorized land, rather they facilitate for the people who give bribe when and how to construct. The response of the city administration towards Informal settlements has focused on bulldozing the constructions on unauthorized urban lands. Undertaking constructions on unauthorized land and bulldozing had been the regular daily activities of the city administration, though it could not be a solution for the problem.

In 2017 only in 09 kebele (Furi Gara Bollo) in consecutive four days time, 4,386 houses and 176 fences constructed on unauthorized urban land have been bulldozed by decision of the City administration<sup>20</sup>. But to see the trend and action of demolition, there were no organized data in consecutive years except the general information that construction on unauthorized government land and bulldozing were regular daily practices in the city. As stated in many literatures, demolition was the practice of 1950s

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<sup>20</sup> Information obtained from Sebeta City Administration,2018

and 1960s in developed nations and even many African countries discourage it in their development policies.

Basically proliferation of squatters' settlement is anti development as shown on its effects. Bulldozing is nothing but damaging resources and social life. At individual level, it affects the life of the demolished property owner. But more than that bulldozing has negative consequences on national economy and societal concerns.

### **Demolished squatter house**



**Fig 5. Squatter's house Demolished Source: Photo taken by the author, 2018**

Sebeta city is dominated by Informal settlements. The prominent factors contributing for proliferation of Informal settlements in the city are lack of access to formal land and housing supply on one hand and unfair compensation for the people expropriated from their holdings on the other hand which extend their roots to problems of legal frameworks. Even though the urban land lease laws allow land delivery through auction and allotment, the city government focused only on auction approach.

Majority of the Informal settlements are located on suitable lands. Most households involved in Informal settlements in the city have access to most basic infrastructures and services. With regard to widths of the roads in Informal settlements, majority of them are above the minimum standard of roads within a formal neighborhood. Most settlements in the city contain combining squatters and old possession holders together.

The effects of the proliferated Informal settlements are huge capital requirement for provision of infrastructures and services; government revenue reduction; violation of urban plans; uneconomical use of urban land and critical flooding which cumulatively hamper development of the city.

The city government responses mainly focus on demolition. This approach may seem a solution for proliferated Informal settlement; but it never stops squatting in the city. Since causes of squatting are variable as factors from government side and squatters themselves, demolition cannot be the best option.

## CHAPTER FIVE

### CONCLUSIONS AND RECOMMENDATIONS

#### 5.1. Conclusions

- ✍ More than half of the residential houses in Sebeta city are unauthorized housing constructions on government land. The prominent factors contributing for proliferation of Informal settlements in the city are absence of clear legal frameworks; unfair amount of displacement compensation, high rural-urban migration, inability of the city government to provide title-deeds for properties without titles in accordance with the law; and lack of good governance are the major factors aggravating expansion of Informal settlements in the city.
  
- ✍ Unlike in many developing countries' cities in Sebeta City; the number of Unauthorized housing constructions on government land is greater than the formal ones; majority of squatters' settlements were well provided with infrastructures and utilities; majority of squatters are located on suitable lands; most squatters involved in squatting due to lack of affordable land and/or housing supply and majority of the squatters are educated, employed and in productive age group.
  
- ✍ Effects of the proliferated Informal settlements management system are huge capital requirement for provision of infrastructures and services; government revenue reduction; violation of urban plans; uneconomical use of urban land and critical flooding which cumulatively hamper development of the city.
  
- ✍ The city government responses towards squatting mainly focus on demolition. This approach may seem a solution for proliferated Informal settlement; but it never stops squatting in the city. Since causes of squatting are variable as factors from government side and squatters themselves, demolition can never be the best option to manage squatting in the city.

## 5.2. Recommendations

- ❖ Based on findings of the study, the following recommendations forwarded for policy makers at federal level, law makers both at federal and regional levels and implementers of all government tiers to reverse the evil squatting in Sebeta city.
- ❖ At Federal level, there should be clear land and housing policies which consider the current situations and future development needs of the country. There must be a legal base that allows fair displacement compensation for the people expropriated from their holdings for public purposes. There should be a clear policy to establish appropriate urban rural-linkages so as to reduce the pressure of population migration to cities.
- ❖ At regional level, there should be clear legal bases and strong institution with adequate necessary professionals to properly support and guide urban centers on urban land administration and management along with affordable provision of urban land and housing. The urban housing strategies should get government attention to solve the housing problems of the urban poor.
- ❖ At City level, the city administration should provide title-deeds for those holdings without title in accordance with the law.
- ❖ There should be coordination among government tiers, rule of law, and use of Land Information System, Accountability, and Community involvement on urban development activities. Urban land administration and management works should be undertaken only with required professionals who are responsible for their works.
- ❖ The City Administration is advised to focus on preventive approaches like supply of affordable land and housing than bulldozing. The existed squatters' houses better regularized in accordance with urban land lease laws. Demolition should never be taken as the best option to control squatting. Speculators should be controlled by enforcing the urban land lease laws and applying effective Land Information System.

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## Appendix

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#### Center for Regional and Local Development Studies College of Development Studies

Questionnaires and Interview questions are instruments used for data collection. These instruments are prepared to collect data used to conduct a research on “**Impact of informal settlement on development of sebeta city**” for the partial fulfillment of the Requirements for the Masters Degree in **Urban Land Administration and Management**.

Respondents are kindly requested to give me their valuable information without any fear understanding the following facts.

- 1. This research is conducted for Academic purpose.*
- 2. Writing Respondent's name is not needed.*
- 3. Information provided by Respondents will be Confidential.*
- 4. The right information obtained from the Respondents may lead the paper to be part of the solution for the problem.*
- 5. A question can have more than one answer.*

**Thank you in advance for your valuable information**



## Ministry of Urban Development and Housing

1. Why do you think management of squatting is challenging in Ethiopian Cities?
2. What are the factors contributing for the proliferation of Informal settlements in cities?
  - ✍ Factors related to policy(if any)
  - ✍ Factors related to laws regarding Informal settlement (if any)
  - ✍ Factors related to required resources (if any)
  - ✍ Other factors (if any)
3. How do you support urban centers of the country on controlling squatting?
4. What are your controlling mechanisms and follow up the implementation of Informal settlement management systems in urban centers of the country?
5. What challenges are encountered implementations of the urban land lease law/s?
6. How do you evaluate the effects of Informal settlements on urban development?
7. Is there any strategy or direction formulated by the ministry to address this huge developmental challenge?



## **Oromia Bureau of Urban Development and Housing/OULDMA**

1. Why do you think management of squatting is challenging in cities of Oromia region, especially urban centers surrounding Finfinne?
2. What are the factors contributing to the proliferation of Informal settlement in the city?
  - ✍ Factors related to policy(if any)
  - ✍ Factors related to laws regarding Informal settlement (if any)
  - ✍ Factors related to required resources (if any)
  - ✍ Other factors (if any)
3. How do you support urban centers of the region in controlling squatting?
4. What are your controlling mechanisms and follow up the implementation of Informal settlement management systems in urban centers of the region?
5. What challenges are encountered implementations of the urban land lease law/s?
6. How do you evaluate the effects of Informal settlement on urban development, specifically sebeta city?
7. Is there any strategy or direction formulated by the region to address this huge developmental challenge?



**Sebeta City Administration ULDMA**

1. What is the extent of Informal settlement in your city?
2. What are the challenges of squatting on development of the City?
3. Why is squatting proliferating in your city?
4. What are the problems encountered management of Informal settlement in your city?
  - ✍ Factors related to policy(if any)
  - ✍ Factors related to laws regarding illegal constructions (if any)
  - ✍ Factors related to required resources (if any)
  - ✍ Other factors (if any)
5. What is your strategy and plan to tackle the problems of squatting in your city?
6. What challenges are encountered implementations of the urban land lease law?
7. How many title-deeds have been provided for old possessions and legally accepted Constructions on unauthorized land/ since 2013?

Year	Number of title-deeds provided		Remark
	Old possessions	Constructions on unauthorized land	
2013			
2014			
2015			
2016			
2017			
Total			



8. How was the trend of urban land supply in the last seven years?

Year	Modality of transfer	No. of plots supplied	No. of plots transferred	Price in Birr/m <sup>2</sup> /year (Transfer price)	Building Height	Construction material
2013	Allotment					
	Tender					
2014	Allotment					
	Tender					
2015	Allotment					
	Tender					
2016	Allotment					
	Tender					
2017	Allotment					
	Tender					

9. What was the number of squats constructed each year in the last five years?

Year	Number of squats constructed by kebele				Total	Remark
	03	07	08	09		
2013						
2014						
2015						
2016						
2017						

10. What was the number of squats demolished in the last five years?

Year	Constructed	Number of squats demolished by kebele				Remark
		03	07	08	09	
2013	Before 2013					
	After 2012					
2014	Before 2013					
	After 2012					
2015	Before 2013					
	After 2012					
2016	Before 2013					
	After 2012					
2017	Before 2013					
	After 2012					



11. Man power requirement;

11.1) what is the total number of manpower of ULDMA at city level; a) plan\_\_\_\_\_

b) Implementation\_\_\_\_\_

11.2) what are total number of employees & leader/s working with right profession as requirement of the position; Number of Employees: \_\_\_\_\_

Number of Leader/s: \_\_\_\_\_

11.3) what are total number of employees & leader/s working without right profession as requirement of the position; Number of Employees: \_\_\_\_\_

Number of Leader/s: \_\_\_\_\_

12. What do you think are **the major problems** contributing for the proliferation of Informal settlement in your city?



**Kebele Officials (\*4)**

1. How do you control squatting in your kebele?
2. What legal grounds are there to control squatting in your kebele?
3. How is the implementation of the existing urban land lease law in your kebele?
4. How the city administration is supporting you in controlling squatting?
5. What are the bodies involved in controlling squatting?
6. What was the number of unauthorized housing constructions on government land demolished in the last five years in your kebele?

Year	Constructed Time	number of squatter houses demolished	Reason for Demolition	Remark
2013	Before 2013			
	After 2012			
2014	Before 2013			
	After 2012			
2015	Before 2013			
	After 2012			
2016	Before 2013			
	After 2012			
2017	Before 2013			
	After 2012			

7. What is the extent of Informal settlement in your kebele?
8. Man power requirement
  - 8.1) what is the total number of manpower of ULDMA at kebele level; a) plan \_\_\_\_\_  
b) Implementation \_\_\_\_\_
  - 8.2) what are total number of employees & leader/s working with right profession as requirement of the position; Number of Employees: \_\_\_\_\_  
Number of Leader/s: \_\_\_\_\_
  - 8.3) what are total number of employees & leader/s working without right profession as requirement of the position; Number of Employees: \_\_\_\_\_  
Number of Leader/s: \_\_\_\_\_
9. What do you think are **the major problems** contributing for proliferation of Informal settlement in your kebele?



## Squatter HHs

### *Personal Information*

Put "X" in the box in front of the right answer and fill the blank spaces with the correct answer.

✍ **Sex:** Male  Female

✍ Employment status: Employed  unemployed

✍ Employment Condition: Formal  Informal

✍ What is your average monthly expense (in birr)?

✍ Marital status: Married  divorced  widowed  single

✍ Age:\_\_\_\_(years), Family size: \_\_\_\_\_Place of birth\_\_\_\_\_

✍ Education level:\_\_\_\_\_

1. How did you obtain the land?

2. Area of the land occupied in m<sup>2</sup>\_\_\_\_\_.

3. Why did you occupy such unauthorized land?

4. Can you afford if the government supply you a plot of land formally?

5. When did you construct your house? \_\_\_\_\_(year)

Construction material: Wall\_\_\_\_\_, Floor\_\_\_\_\_

6. Do you have understanding of the urban land lease law?

7. Does your house have access to road?

✍ If yes, can you tell me width of the road?

✍ Does the road serve throughout the year?

✍ What is the material by which the road has been made from?

A/Cobblestone B/ Red Ash C/Gravel D/ Other (specify)

\_\_\_\_\_

8. Do you have water metre in your compound?

9. If your answer to Question No.7 is No, where do you get water service?

10. Does your house have electric metre ("kotari")?

11. If your answer to Question No.9 is No, where do you get Electric service?

12. What are the **major problems** observed in your area?



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**For key informants**

- 1. What do you think are the causes of Informal settlement in sebeta city?
- 2. Who are the squatters in the city? (The poor, speculators, etc)
- 3. What do you think are the remedies for such proliferated Informal settlements?

**Focus group discussion (Professionals from Oromia urban planning team & sebeta city administration)**

- 1. What do you think are the causes of Informal settlement in sebeta city?
- 2. What do you think are the effects of Informal settlements on development of the city?
- 3. What do you think are the challenges to control squatting in the city?
- 4. Who are the squatters in the city? (The poor, speculators, etc)
- 5. How Informal settlements in the city are characterized?
- 6. What do you think are the remedies for such proliferated Informal settlements?



**Photos**

Sample squatter's houses in Sebeta City



Source: Photo taken by the author, 2018

**Sample road surfaces in settlements on unauthorized government land**



Source: Photo taken by the author, 201

**Sample road surfaces in formal houses dominated settlements in selected kebeles**



**Formal Settlement**



**Source: Photo taken by the author, 2018**

Roads surfaces in Informal settlements



Road surfaces in formal settlements



Source: Photo taken by the author, 2018  
Roads Conditions In Formal And Informal settlements in Sebeta City



Informal settlement



Formal Settlement



Source: Photo taken by the author, 2018