

**ADDIS ABABA UNIVERSITY**  
**SCHOOL OF GRADUATE STUDIES**  
**Institute of Regional and Local Development Studies**

**THE CAUSE AND EFFECTS OF SQUATTER SETTLEMENTS**  
**ALONG THE KEBENA RIVER BANKS:**  
**IN BOLE AND KIRKOS SUB-CITIES**

**BY: DANIEL DEBEBE**



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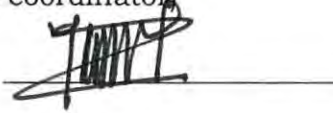
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A Thesis Submitted to the School of Graduate Studies of Addis Ababa  
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## LIST OF ACRONYMS

AACA	Addis Ababa city Administration
AAMPRO	Addis Ababa master plan revision office
BA	Bachelor of Arts
CGAA	City Government of Addis Ababa
CSA	Central Statistical Agency
E.C	Ethiopian Calendar
ECA	Economic Commission for Africa
FGD	Focus Group Discussion
FUPI	Federal Urban Planning Institute
GIS	Geographical Information System
GPS	Global Positioning System
Ha	Hectare
HCB	Hollow concrete blocks
NUPI	National Urban Planning Institute
ORAAMP	Office for the Revision of the Addis Ababa Master
SNNP	Southern Nation Nationalities and Peoples
SPSS	Statistical Package for Social Science
Sqm	Square Meter
TB	Tuberculosis
UN	United Nations
UNCHS	United Nations Center for Human Settlement
WB	World Bank
WHO	World Health Organization

## Abstract

Now days squatter settlements are no more a coping strategy of housing problems; rather it is becoming an adaptive strategy designed by many urban citizens who have no access to formal housing or plots to build their own houses. The Contemporary shelter crisis experienced by many cities of the world are the result of chronic shortages of low cost houses and accompanied basic social and physical infrastructure and services. Formulation of sound policies and strategic plans to address shelter crisis, there is a need to understand the underpinning causes for the rapid growth of squatter settlements. More importantly, there is a need to admit that previous policy interventions did little or failed to address the problem effectively. With this background this research is an attempt examine the cause and consequences of squatter settlements along river banks in selected kebles from Bole and Kirkos sub cities.

The Study used household surveys, unstructured interviews, focused group discussions and observations to gather primary data. Relevant information also obtained from secondary data including books, unpublished documents, policy papers, regulations and guidelines. Both primary and secondary data are analyzed using both qualitative and quantitative data analysis techniques.

This empirical study uncovered that the major causes of squatter settlements are mainly poverty driven which include unaffordable house rent, rapid rural urban migration, development induced displacement, unaffordable access to formal housing or urban land and people's anticipation to become squatter land lords and generate substantial income from squatter tenants.

This study also revealed that squatter settlements have suffered from various socio-economic and environmental problems. The fact that the squatters are situated along river banks, they are highly vulnerable to frequent floods which risks residents' live and property. Since the settlements grow outside the master plan framework of the city, they are deprived of basic social and physical infrastructure. Lack of basic social and physical infrastructure has resulted in severe health problems which manifested as prevalence of various diseases. On the top of this, the most serious problems mentioned by the people is uncertainty which is related to their land tenure status. All the squatter settlements identified in the area are highly unsecured of the plot they occupied. This negatively affected investment initiatives to improve the social and physical environments of the area.

## CHAPTER ONE

### 1.1 Background of the Study

Most cities in developing countries are characterized by a multitude of problems. Rapid population growth in the cities of developing countries results from both natural increase and the high rates of rural-urban migration. However, the inability of governments and urban local authorities to provide adequate housing has led to the mushrooming of squatter settlements in most cities. These squatter settlements are established mainly by the urban poor who have very restricted means to address their basic problems including acquiring decent housing. A large proportion of the urban poor comprise rural-urban migrants and refugees with little skills whose aim of getting better opportunities in urban areas has not been fulfilled. The aspiration of this low-income group to long term or permanent urban residence is the other contributory factor in the growth of squatter settlements (Abudho and Mhlanga, 1998).

Millions of disadvantaged in developing countries perceive urban centers as places for improving their quality of living. Better access to paid jobs, more varied diets, better education and better health care have made the city a destination of choice. The aim and objectives of migration may change over time and depend on various conditions. Not only better employment opportunities in the city, but natural disasters like flooding, droughts and landslides, poor pastoral and agricultural management, deforestation and overgrazing with resulting erosion in rural areas may prompt rural-urban migration. Once the disadvantaged rural migrants arrive in the city, they face many problems. One of the most serious, which persists for many years a part from finding a livelihood-is adequate housing. The massive rural to urban migration in developing countries has been identified as the causes for the existence of squatter settlements in major urban centers of poor countries (Mangin, 1967).

In metropolitan cities urban squatter settlements are usually located nearer to the central business districts. This location is advantageous to the residents to avoid high transport costs. However, urban low income settlements can be located anywhere depending on the availability of cheap unoccupied land. In Latin America, this cheap unoccupied land is often found on hill slopes (Gilbert, 1987). In other cases such land is found along rivers, railway lines and swampy areas. This is usually difficult and expensive to upgrade. The presence of squatter settlement in a society is a clear indication of the failure of a society and government to provide adequate habitat for human development. It indicates a crisis because they lack the primary, fundamental requirement of security of tenure (Brain and Ranvinder, 1995).

Like many developing countries, Ethiopia has been experiencing the demographic phenomenon of urbanization which is one of the driving forces for the mushrooming of informal settlements in the urban centers. Ethiopia is one of the least urbanized countries in the world. Even by African standards, the level of urbanization is low. The proportion of urban population was 8.5 percent in the mid of 1960s, this proportion increased to 11.4 percent in 1984 (CSA, 1984) and to 15 percent by the year 2000 (CSA, 2001b) the urban population of Ethiopia is highly concentrated in urban centers and the urban system of the country is dominated by Addis Ababa, which has a status of primate city, which comprises 22.5 percent of the urban dwellers of the country (CSA, 2009). As the number of urban population increases numerous interrelated problems aggravated. The proliferation of the squatter houses in response to the critical scarcity of shelter in the city is one of the visible consequences of rapid population growth. These residential dwellings built on publicly owned land without permit or authorization from the municipal government.

It is an irrefutable fact that the population number of Addis Ababa is growing at a faster rate. It is equally true that the housing demand will be increasing corresponding to population growth. The growth of housing demand is the function of shortage of houses which in turn forces the people especially the urban poor to occupy the land and illegally construct informal housing units. In this connection the city government would not be able to provide housing to this increasing demand. Especially at present the growing shortage in housing together with a break in the land provision in the city brought about a huge deficit that led to massive expansion of squatter settlements on the city's expansion area without securing legal permits (ORAAMP, 2000).

The housing problem in Addis Ababa could be understood in terms of its qualitative and quantitative dimensions. The total housing stock in 1995 was 350,000. Of this 112,000 houses are used for trade and businesses while the remaining 238,000 houses are used for residential purposes. The housing demand of the 2.3 million people in the city with an average family size of 5 persons is 460,000. This indicates that there is a deficit of 222,000 houses in the city. This shortage could be met by constructing 22,200 houses each year for 10 consecutive years (AACG, 1997). The problem of housing shortage remains a burning issue to the city of Addis Ababa. This has resulted in the expansion of squatter houses in the expansion areas and along the rivers banks.

## **1.2 Statement of the Problem**

One of the serious and rampant problems in developing countries like Ethiopia today is the shortage and problem of shelter for the urban dwellers. Housing or shelter is one of the basic needs after food and clothing for human beings. However, housing for many urban dwellers has been difficult and unaffordable. Nowadays squatter settlements have become the common features of cities and towns of many developing countries. In some countries squatter settlements are the home for a large proportion of the urban population.

For example, cities such as Bangkok, Bogotá, Bombay, Cairo, Delhi, Lagos and Manila each have over one million people. Squatter settlements comprise 30-70 percent of the housing stocks in many cities and towns of developing countries. The scale is attributed to the inadequacies of housing finance system and land development, along with the pressing realities of demographic growth and mass poverty (Bhakdi, 1987).

The growth of urban squatter settlements are a particular challenge to developing countries. Ethiopia is one of the third world countries which severely affected by squatter settlements. The reason for the emergence and expansion squatter settlements are different in geographical area and span of life. The proliferation of squatter settlements have become one of the major planning and management impediments in Addis Ababa today.

One of the critical problems that the city faces is the proliferation of squatter settlements in the center of the city and other expansion areas, which reserved for various types of land use. Some settlers live in comfortable plain areas while others live in sloppy mountainous and flood prone areas. Informal settlements also occupied a land which was designed to be used for various land use, which are not residential. This largely affect the planned development of the city. The study which conducted in 1991 indicated that there were a total of 4394 informal housing units in Kotebe, Akaki, Lideta and Nifas Silk areas. According to this study, this figure accounts for 1.6 percent of the total housing stock in the city in 1988. Of the 94, 135 housing units built between 1984 and 1994, 15.7 percent or 14,314 units were built by the informal settlements. Such settlements expanded in other parts of the city such as along Jimma road, Ayer Tena, Furi Hana, Kaliti, Gourd Shola, CMC areas, Kotebe (the largest settlement over 470 hectares of land), and Kara-Alo (along both sides of the Dessie Road). All in all there were an estimated 60,000 housing units in these settlements by the year 2000 in Addis Ababa and an estimated 300,000 people live in these settlements (AAMPRO, 2001).

Broadly speaking, the general characteristics of squatter settlement in the expansion areas of Addis Ababa do not have much difference. Though slight differences might be observed in age, causes of squatting, types of construction materials they are built, socio-economic profile of the residents, types of land acquisition, land holding status and accessibility to urban services. It is possible to conclude that these settlements have similar characteristics all of them constructed against the proposed master plan of the city. The growth of the squatter settlements has resulted in many, and complex socio-economic and environmental related problems. These include pollution, deforestation, flooding, waste of agricultural lands and the like.

After going through the literature on squatter settlements and familiarizing with the problem, the researcher discovered that much has been written about the squatter settlements which are found in the peripheries of Addis Ababa but nothing has been done regarding the extensive squatter settlements which are found in the central part of Addis Ababa in general and along the river sides in particular. To this end, this study attempts to bridge the information gap by emphasizing on river side squatter settlements which are situated in the centre of Addis Ababa, particularly along the river banks of Kebena in Bole and Kirolo Sub-cities.

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

The general objective of the study is to assess the causes and effects of squatter settlements along the river banks of Kebena in Addis Ababa.

The specific objectives are to:

1. Identify the major factors contributing to the emergence and expansion of squatter settlements;
2. Investigate the socio-economic status of the squatter settlers, their housing condition and acquisition of land;
3. Assess the major problems the squatters encountered in the present site and their perception towards the squatter settlement they reside;

4. Examine the implication of squatting for the squatter settlers and
- 5 Suggest solutions to alleviate the problem of squatting.

In order to attain the above objectives, the following research questions are formulated.

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

1. What are the major causes of squatter settlements?
2. Which section and income group of the society are involved in squatting practice and what are the housing characteristics of squatters?
3. What are the major problems the squatters encountered in the present site?
4. What positive and negative implications these type of settlement results?..
5. What would be the possible solutions to tackle the problem of squatting in the study areas?

#### **1.5. Research Methodology**

##### **1.5.1. Sampling Procedure and Sample Size**

A river sides squatter households were selected through three stages sampling procedures. First, Bole and Kirkos sub-cities are selected purposely; the pivotal justification is that both sub-cities have one Kebele which situated along river Kebena. Second, two Kebeles (Kebele 01 from Bole sub-city and Kebele 04 from Kirkos sub-city) selected because the two Kebeles are found in the opposite sides of the river and have the highest concentration of squatter households which situated along the river. Third, According to the information obtained from the two Kebeles code enforcement offices 230 and 23 river side squatter households found in Kebele 01 of Bole and Kebele 04 of Kirkos sub-cities respectively. Hence, primary data were collected from the total of 134 river side squatter

households from two Kebeles. In this case all squatter household heads in Kebele 04 who are living closer to the river filled the questionnaire.

### **1.5.2 Types and Sources of Data**

Multiple sources of data have been used in order to achieve the objective of the research. The study is therefore, based on primary data generated from various sources like Interview, focus group discussion and observation, photographs and secondary data from official records, previously conducted studies, publications, maps, journal articles, reports and other documents.

#### **Primary Data**

The primary data collected through intensive field work. It enables the researcher to obtain reliable information about the root causes and effects of squatting in the study area. The socio-economic, demographic and the housing condition of squatters as well as other relevant qualitative data regarding the survival strategy of the poor people in the area.

#### **Questionnaire**

In order to obtain primary data questionnaire was designed and distributed to 210 squatter household heads in the two kebeles. The questions include in a questionnaire is the demographic and socio-economic status of the squatters, their housing condition, ways of land acquisition, causes and effects of squatting. Out of the total distributed about 134 questionnaire were completely filled.

#### **Focus Group Discussions**

The FGD held with members of squatter communities are falling in to two categories. The first category comprises key informants who know the area since its origin and committee members in the squatter community. The second category include only female discussants because they are the principal victim for any problem in relation to squatter settlement. In both group discussion, issues related to the underlying causes of squatting, its related effects and coping mechanisms of the dwellers were raised.

## **Personal Observation**

In order to supplement the data acquired by other methods personal observations undertaken in the area. Whenever needs arise unstructured interview undertaken to know the perception of the respondent regarding different issues under study. Personal observation is especially important because it helps the researcher to observe crucial aspects that the respondents might not think important for the study. Moreover, tape recorder and camera used to record the perception of the squatters on different issue and to keep a visual document of different situations in the study area.

### **1.5.3 Data Analysis**

As mentioned on the above, this study has employed different methods and multiple data Sources. This empirical data collection technique requires a mixed data analysis approach. In order to analyze the qualitative data narration and discussion was employed. while in order to analyze quantitative data the SPSS software were used to produce statistical tables and graphs from the data generated from the household survey. The land use change which occur as a result unplanned expansion of squatter settlements in the study area was analyzed using GIS (Geographical information systems) techniques on the basis of the aerial photo of the study area taken in 1988 and 1994E.C.

### **1.6 Significance of the Study**

Generally speaking, the prevalence of squatter settlement is a critical problem in Addis Ababa. The problems have been intensified due to numerous problems in the city. The rising number of urban dwellers aggravated the problem of squatting through time. This study is very timely and relevant for the reason that a number of squatter settlers live along the river banks in a flood prone areas. Therefore, it is hoped that the finding of the study will contribute towards a better understanding on the extent of the problem.

Furthermore, the result of the study may also be useful for city administration professionals, for those involved in urban planning, land management, housing development and for other stakeholders who strive to bring a sustainable solution for this critical urban problem.

### **1.7 Organization of the Paper**

The thesis is organized in to six chapters. The first chapter deals with the statement of the problem, objectives of the study, research question and methodology. The second Chapter deals with review of related literatures. The third chapter describe the area under study in general. The fourth chapter presents the finding of the study regarding the demographic and socio-economic characteristics of the squatters. Chapter five depicts the analysis of the causes and effects of squatter settlement in the study area. The last chapter deals with conclusion and recommendations.

## CHAPTER TWO

### REVIEW OF LITERATURE

#### 2.1 Concepts and Definitions

The term “squatter settlements”, and “slum” have been used interchangeably and this led to the misconception of the actual meaning of each term. A “slum” which has always been regarded as “squatter settlement”. The term “slum ” is a highly congested urban areas marked by deteriorated, unsanitary buildings, poverty and social disorganization (Brian and Ranvinder, 1995).

As defined by Abudho and Mhlanga (1998) slum is a collection of substandard housing constructed with waste materials such as wood and corrugated iron sheets where there are no planned road networks, sewerage systems and other basic amenities. The term “slum” emphasize on the condition and appearance of housing units and their immediate physical environment. Unlike “slums”, “squatter settlements” refers to the illegal occupancy of land which necessarily involves insecurity of tenure, irrespective of the quality of building and the prevailing physical condition. Thus tenure insecurity is a typical characteristics of squatter settlements. Therefore in principle, “squatter settlements” are not necessarily “slums” because not all houses in a squatter settlement are sub- standards. A “squatter settlements” can only be “slums” when the houses are sub-standard and if there are no adequate sanitary facilities and amenities.

Squatter settlements have been defined differently by different scholars and practitioners in the field. The definition of a squatter settlement varies widely from country to country and depends on a variety of defining parameters. In the Ethiopian context Squatter settlement defined by ORAAMP (2002) as a housing unit which built on a publicly owned land without the legal ownership and property right and/or an illegally acquired plot of area without the required permit and in addition if it does not meet the local

building codes, laws, regulation and the minimum requirements of a habitable housing. On the other hand, (Dwyer, 1975) squatter settlement is considered to be a residential area in an urban locality, inhabited by the very poor, who have no access to tenured land of their own, and hence squat on vacant land, either private or public.

## **2.2 Theoretical Framework**

There has been much concern about the expansion of squatter settlements especially in most part of developing countries. Many people blame the mushrooming of squatter settlement on poverty (Hart, 1989). The fact that deep rooted poverty, particularly in major urban areas of poor countries aggravated the extent of the problem. Poor people in the urban areas forced to squat in any available space without the permission of the local government. Hardoy et al (2001) also argued that squatter settlements are “poverty driven” settlements. They are established mainly by the urban poor who have very restricted means to address their basic problems including acquiring decent house. A large proportion of the urban poor comprise rural migrants and refugees with little skills whose aim is to get a better opportunity in urban areas. This group mainly engaged in low income informal activities which do not provide adequate income to meet their needs. The aspiration of this low income groups is to acquire permanent urban residence. However, squatter settlement are the outcome of complex factors is a complex problem and poverty alone may not explain the emergence and rapid expansion of squatter settlements which experienced in Ethiopia and in many other developing countries.

Regarding the causes of squatting Sandhu (1989) stated that through out the history of the existence of squatter settlement, one of the major causes has been the failure or inability of the responsible institutions to provide residential plot to the ever increasing urban population, while official application for residential plots in many countries have been steadily increasing, supply of the same staggering or inadequate. Similarly Golger

(1972) argued that there is a general perception among dwellers that there is virtually no possibility of getting residential plot from the land authority. Therefore, the mushrooming of squatter settlements could be seen as a process of "filling the gap" as determined and driven by the basic economic principle of demand and supply. Therefore, to regard the problem of squatting as a consequence of urban poverty alone and the failure of governments to provide housing to the urban dwellers is to over simplify the problem, creating a danger of mistakenly formulating inappropriate policies to solve it.

The problem of squatter settlements in general need to be seen in a broader perspective. No single cause of squatter settlement may be identified and analyzed. According to Van (1987) the proportion and the factor that led to squatting varies from country to country and between regions because each nation has its own unique, complex mix of economic, social, political, ecological and demographic characteristics which led to the emergence and expansion of squatter settlements. There are also a significant differences between cities in the same country.

As argued by El Kadi (1998) the expansion of squatter is strongly associated with instable political situations of a given country. As he stated land invasion within squatter settlement takes place as soon as land tenure is in doubt, during the transaction between various governorates, the transformation of the economy or regulation, and during national and local election time with in the country; at this time the process of land invasion frequently encouraged by the government opposition parties. This view is also shared by others. For example, according to UNCHS (1996) land occupation and housing construction on unauthorized plots often occur under unstable political circumstances.

On the other hand Bhakdi (1987) distinguished two reasons for the formation of squatter settlements; one is internal to the squatter, and the

other is external. Internal reasons include lack of collateral assets; lack of saving and other financial assets; low income jobs. External reasons include, high cost of land and other housing services, apathy or anti-apathy on the part of the government to assist them, high building standards, rules and regulation and loop sided planning.

Regarding the location of squatters and the problems they encountered Van (1987) stated that informal settlements are often located on marginal land (along riverbanks, railway lines, steep slopes and on or near garbage dumps) and are prone to natural and man-made disasters. Because of their illegal status, they are often not provided with formal basic infrastructure and services such as piped water, electricity, wastewater disposal and solid waste collection by government agencies and organizations. The real danger lies in the fact that due its proximity to the river many of the dwellers exposed to flood and health hazards. Furthermore, Ameyibar et al (2003) added that Since there is no tenure security in most of the cases, the investment in informal settlements is constantly under threat of being lost ('dead capital'), particularly due to environmental hazards (floods, landslides, earthquakes) or demolition in cases of road widening and other major infrastructure developments.

The environmental challenges in informal settlements are associated with an unplanned use of land, contributing to urban sprawl and defunct infrastructure. People lack access to clean water, adequate roads, public transport, and reliable electricity. The situation also adversely affects the quality of life in the "formal" areas of the city, where urban run off, downstream pollution from garbage and sewer discharged directly in rivers create serious environmental threats (Hardoy et al, 2001).

From the preceding discussion, it is evident that the so-called causes of squatter settlements such as deep rooted poverty, migration, the mismatch between housing demand and supply, the inability of government to provide housing, political factors and various internal and external reasons

to the squatters outlined. With this theoretical framework this study attempts to investigate the underpinning causes of squatter settlements and their over all socio-economic and environmental impacts.

### **2.3 The Global Overview of Squatter Settlements**

The relationship among people, land, and shelter is complex and differs between nations depending on their history, culture and legal system. Informal settlements are not simply a result of massive rural-to-urban migration. Informal settlements are products of national and regional inequalities due to the changing economic nature of nations and the lack of appropriate policies to mitigate the effects of change. Modernization and industrialization act as catalysts for the reorganization of labor and economic relationships within rural and urban areas. The economic push and pull associated with these processes is related to employment and is affected by geographic, infrastructure and service factors. A significant economic push from rural areas can be attributed to the exclusion of small farmers from the agricultural economy by large landholders. With massive numbers of displaced small farmers relocating to urban core areas for access to wage employment, uncontrolled and unplanned urbanization was inevitable. The housing supply in urbanized areas was inadequate, and with the low wages these workers were earning, formal housing was not affordable; their only option was squatting (Doebele, 1983).

The universal history of squatter settlements dates back many years between the industrial revolution and the late 1959. Almost all cities of the developed world have substandard and unhealthy informal settlements. Most of this settlements in western Europe have disappeared. Today, millions of the disadvantaged majority in the developing world are flocks to urban areas of their countries. This uncontrolled rural-urban migration is the root causes for many urban problems like informal settlements. In several countries the formation of informal settlements is not new. The history and evolution of squatter settlement is diversified and varied in

terms of standards (from slum to luxurious residents), location (from suburbs to city core and protected areas) and size (from single family houses to multi-story buildings). The presence of squatter settlements is a clear indication of the failure of a society and government to provide adequate habitat for human development (Brian and Ranvinder, 1995).

Squatter settlements is a common figure of major metropolitan cities of Brazil. In 1950, only 7.2 percent of the Rio de Janeiro lived in these settlements. The first favelas appeared in the largest Brazilian urban areas at the end of the nineteenth century, first in Rio de Janeiro then in Sao Paulo. By 1948, there were 105 favelas in the city of Rio de Janeiro. In percentage terms, Rio's favela population represented 6.7 percent of the total population in 1950, 9.3 percent in 1960, and 13 percent in 1970. The estimates for 1979 suggested there were approximately 1.5 million people, or 25 percent of the city's population, living in 375 favelas. In 1983, 377 favelas were identified in Rio de Janeiro. A study in 1993 revealed that the total number of cadastered favelas was 573, representing 17.7 percent of the population (Anthony, 1979).

Squatter settlements are widely spread in Africa for instance, in Kenya informal settlement have mushroomed and distended in the city of Nairobi, over 60 percent of the total population, i.e. upward of one million people live in informal settlement. In Tanzania nationally between 40 and 70 percent of all urban population live in these settlements. In Dar-es-salaam itself, squatter houses increased at annual rate of 16 percent between 1965-1969, by 1972, the figure had risen to 44 percent and by 1978 to 62 percent. Even in the new capital Dodoma, squatter areas now produce the accommodation for approximately 30 percent of Dodoma's population (WB, 1992).

Squatters are the part of urban landscape of more than 15 countries in Europe. In southern Europe its origin dates back to the 1960s; others in the post-socialist countries of the former Yugoslavia were established in the

1979 and 1980s, while in central Asia they have much more recent origin-in the early 1990s. These settlements are primarily the results of rapid movement to cities due to migration and change in urban economies. For instance, in Albania informal settlements contain up to a quarter of the population in major cities and 40 percent of the built up area. In Macedonia they are a home of 11 percent of the population in 14 largest cities. In Belgrade informal settlements take up to 40 percent of the residential area (Deda, 2003).

Squatter settlements are a common figure of major metropolitan cities of Brazil. In 1950, only 7.2 percent of the Rio de Janeiro lived in these settlements. In 1960, this figure reached 10 percent and in 1970 it rose to 13 percent, and 17.5 percent by the year 1991 (Brian and Ranvinder, 1995). The existing facts regarding squatter settlement reveal that housing crisis in most third world cities will go from bad to worse. According to VIV (2004) 90 percent of the urban population live in slum and squatter settlements in Addis Ababa.

**Table 2.1: Squatter Population in Selected Cities in Percentage**

<b>Cities</b>	<b>1965-67</b>	<b>1968-69</b>	<b>1970-71</b>	<b>1972-73</b>	<b>1974-79</b>	<b>1980-85</b>	<b>1986-00</b>
Jakarta	-	-	59	24	26	30	29
Bangkok	15	-	19	20	24	19	6
Kuala Lumpur	-	30	37	35	30	24	31
Manila	23	35	-	43	35	38	38
Seoul	-	-	-	30	-	29	-
Mexico city	-	46	-	-	-	46	60
Lima	-	-	24.4	40	32	50	-
Rio de Janeiro	-	-	-	-	30	30	-
Sao Paulo	-	1.2	1.6	5.0	3.9	7	-
Kinshasa	-	-	-	-	60	60	23

**Source.** VIV, 2004

## **2.4 Major Causes of Squatter Settlements**

What causes squatter settlements? Studies have shown that no single factor can account for the emergence and proliferation of squatter settlements that have been experienced world-wide especially in developing countries. Rather, the problem is a result of a multiplicity of factors.

### **2.4.1 Urbanization – A driving Force**

Over the last 40 years, there has been an enormous increase in the level of urbanization in the third world. In 1950, less than 300 million people in developing countries lived in urban areas, by 1985 this figure had reached 1.1 billion. Estimates for the year 2000 suggested that nearly 1.9 billion people in developing countries live in towns and cities, representing two thirds of the world's urban population. Cities will absorb more than 95 percent of the world's expected population growth by the year 2030. There is a crises in housing in the third world. Large increases in urban population of the third world countries have dramatically increased the demand for housing. Sao Paulo, Brazil, for instance, has grown from under three million in 1950 to almost 24 million 1990. In India the estimates of inadequate housing of the urban population run as high as 20 to 25 percent. Housing in the large cities has continued to deteriorate over the last 30 years (Brian and Ranvinder, 1995).

The demographic phenomenon of urbanization is the driving force for the mushrooming of informal settlements on the fringe of urban centers. Along with the high natural growth rate of the urban population, the massive rural to urban migration in developing countries has been identified as the cause of the existence of squatter settlements in neighboring urban areas .Under intense urbanization, the number of urban migrants exceeds the capacity of the receiving city to provide adequate housing.

### **2.4.2. Poverty**

The most critical limiting factor in the acquisition of shelter is non-affordability or poverty. However, it should be noted that although squatter settlements and poverty are closely related and mutually reinforcing, the relationship is not one to one. Squatter dwellers are not a homogenous population, and some people of reasonable income choose to live with in or on the edges of squatter communities. Moreover, even though most squatter dwellers work in the informal economy, it is not unusual for them to have incomes that exceed the earnings of formal sector employees. Nevertheless squatter settlement are designated areas where it is easier to see poor people in the highest concentration and the worst conditions are poor, it is the vulnerable who suffer from environmental degradation and inadequate service provision (Anthony, 1979).

### **2.4.3. Land Related Issues**

In the last decades there have been a number of experiments with regard to spatial planning and land management in developing countries. Subsequently, as Martin (1983) argued the development of the planning and land tenure system is indeed marked by several shifts that have caused contradictions in the institutional and legal framework and have led to confusion in land management and to uncontrolled urban growth. There are many land related issues which can be directly linked to the growth of the informal settlements. These issues include the following factors.

#### **2.4.3.1 Inadequate Formal Land Distribution**

Throughout history the existence of informal settlements attributed to the failure or inability of the responsible institution to provide residential plots to the ever increasing urban population. Official applications for plots have been steadily increasing, while supply of the same is staggering inadequate. There is a general perception among the urban dwellers that there is virtually no possibility of getting residential plot from the land authority.

Therefore, the mushrooming of the squatter settlements could be seen as a process of “filling the gap” as determined and driven by the basic economic principle of demand and supply (ibid).

#### **2.4.3.2 Lack of Resources**

The government has been experiencing chronic shortage of financial resources to compensate people in order to acquire land for urban development. Likewise, the land authority in many developing countries have very limited technical capacity in terms of qualified urban planners and surveyors. This problem is compounded by the adoption of sophisticated and rigid planning and survey methods (Dwyer, 1975).

#### **2.4.4 Political Factors**

Because squatters are constituting the vast majority of population and concentrated in some specific areas major political parties or elected officials consider squatters an important political constituency or as “vote bank”. Politicians started interacting directly with the population, particularly during election campaigns, exchanging promises to extend infrastructure and transportation lines for allegiance. Some scholars have argued that major political parties or governments requiring the political support of the poor is one of the factors allowing informal settlements to develop in the first place (Ameyibar et al, 2003). For instance as a survival strategy, almost every squatter settlers in Jamaica have to declare its political allegiance either for the JLP or the PNP. Especially during the period of election to ensure continued legalities, party leaders have often supported and enhanced the activities of their respective squatter settlers. Furthermore, there is a phenomena known as ‘political tribalism’ where member of one political party dominate an area and all other residents and businesses are terrorized by the violence and leave. In this way the areas in central Kingston which are nearly a hundred and look as though a war or a

hurricane hit them. The low-income victims of 'political tribalism' tend to squat on the edge of the town (Isaacs, 1989).

In Afghanistan, most of the informal houses were built at the slopes of the mountain. In 1992, many people flee their provinces of origin in pursuit of safety in Kabul and settled at the slopes of mountains. Credible accounts indicated that the government tacitly encouraged the informal construction of houses on the slopes of the mountain in the district. The government tacit encouragement was based on political reasons. First, the government emphasized on these areas with the aim of drying up the pool of potential recruits of the opposition, second, the government consider these settlers as vehicles of political support (VIV, 2004).

#### **2.4.5 Housing Shortage**

The inability of governments and urban authorities to provide adequate housing has led to the mushrooming of squatter settlements in most cities. The squatter settlements are established mainly by the urban poor who have very restricted means to address their basic problems including acquiring decent housing. The advent of informal settlements has also been attributed to the inability of governments to provide affordable housing to low-income families, particularly in the largest urban centers of developing countries (Abrams, 1964; Turner, 1977).

A large proportion of the urban poor comprises rural-urban migrants and refugees who migrated with the anticipation of getting better opportunities in urban areas. In most Asian cities, inadequate housing accommodates 25 to 80 percent of the population. Inadequate housing in African cities ranges from a minimum of 33 percent to a maximum of 90 percent. Informal settlements are an alternative for those who are too poor to participate in the formal market of planned and serviced housing. The manner in which these settlements materialize is similar across the majority of developing countries (Brian and Ranvinder, 1995).

## **2.5 Major Effects of Squatter Settlements**

The impacts of squatting include those that afflict the squatters themselves and the wider society as a direct result of squatter settlements. The list provided below is a summary of the major effects of squatting.

### **2.5.1. Social Impacts**

The overall social impacts of squatting summarized as follows:

**The lack of social amenities**, lack of access to urban services is one of the most common problems caused and experienced by the residents of the informal settlements. Because neither the layout plans nor the regulatory machinery consider these settlements. It has become impossible to provide access road to these areas as there is no space for this. Likewise, no area is left open for social services like schools, hospitals, children's play grounds, etc. consequently, people and service movements in this areas are very restricted (Hart, 1989).

**Educational opportunities** are very limited in squatter communities due to this children have to travel long distance to attend school, and to make matter worse education is not a priority in these communities. Consequently, there are numerous school dropouts, and many children not going beyond the elementary level (ibid).

**Health Impacts:** Many municipal governments have not provided or improved basic services to poor communities because they do not want to encourage or legitimize extra- legal settlements. This largely affects the health and welfare of both the resident population and communities around informal settlements. Expansion of the informal settlements has been the major cause for pollution of ground water sources. The major health-related problems frequently affect the area are air-borne disease like acute respiratory infection are common due to overcrowding and poor ventilation. Outbreaks of water borne diseases like cholera and typhoid are very prevalent because of the absence of proper water supply, sewage and solid

waste disposal systems. Foul-smelling garbage and smells from open dumping affect squatter communities, especially children. Unreliable collection of waste often results in the prevalence of rats, cockroaches and spiders, all of which may result in a health hazard especially for children. The implication of all of the above is that squatter settlements are a potential hazard not only to their inhabitants, but also to the public at large that interfaces with many of these people on a daily basis. The problem of sanitation is more severe in the areas situated along the rivers because there is no centralized sewage system, liquid waste including water from washing, laundry, kitchen, toilet, bath and other domestic uses is haphazardly discharged to the nearby river. This disposal practice pollutes the river water and marine environments and is a major cause of water-borne disease. Besides, due to the absence of established collection points, piles of garbage are scattered in and around residential areas which leads to severe environmental and health problems (UNCHS/Habitat, 1991).

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#### **2.5.2. Economic Impacts:** - are expressed in Various Forms:

The sprawling of poorly controlled settlement development has resulted in the rising of demand and cost of urban services. Unplanned settlements may also cause the destruction of areas of ecological importance such as mangroves, which also have an impact on the fishing industry. There are also economic costs resulting from the conversion of suitable land for agriculture, tourism and industrial uses to unproductive illegal settlements. This trend has not been reversed as more and more people are flocking into urban areas. The loss of agricultural land means a decrease of crop production and income of poor agricultural families. In addition to this, because they reside and work on land which they have no rights, squatters are highly insecure, thus undermining their ability to be productive members of society (Murphy, 1993).

### **2.5.3. Environmental Impacts:**

**Flooding:** the destruction of the physical environment strongly associated with the squatting process. Dwellers are poor and unable to afford electricity as a result of this squatters tend to rely on firewood and charcoal for cooking, leading to deforestation of their surrounding. Squatter settlements are often located in environmentally vulnerable areas such as steep hillsides, next to industrial sites, flood planes and swampy areas. Haphazard construction of houses had blocked many natural water ways and has led to frequent floods during rainy seasons. Soil erosion and land slides are strongly related to flooding which destroy house as well as unpaved roads. Houses and other properties are being washed away by flood and this forced the inhabitants to evacuate the area. Flooding which results in the overflow of pit latrine and septic tanks is also a major causes for pollution of water sources and marine environments. The development of human settlements initiated the threat to water sources. The byproducts of urbanization can affect entire ecosystems. Storm water runoff from urban areas carry polluting materials such as suspended solids, oxygen-demanding organic materials, nutrients, toxic metals and refractory organic compounds (Dwyer, 1975).

**Pollution from Solid and Liquid Wastes:** One of the fundamental problems that squatters encountered is the lack of a proper system for waste management. Due to this piles of garbage are scattered in and around residential areas which leads to environmental and health problems. Few residents opt to bury or burn their wastes close to their residences. As there is no centralized sewage system, liquid waste which includes water from washing, laundry, kitchen, bath and other domestic uses is haphazardly discharged onsite. This disposal practice pollutes the groundwater and marine environments and is a major cause of water born diseases. Due to the non-existence of drainage system, storm water creates big puddles that

become breeding places for mosquitoes which is the cause of malaria (WHO, 1988).

Today, the establishment of settlements within environmentally sensitive areas is a leading cause of watershed contamination. Increasing population concentration in urban areas has contributed to the contamination of fresh water by pathogens, as well as to the depletion of water sources. As population pressure continues to mount, health conditions in naturally hazardous areas, such as wetlands and floodplains of major rivers, create enormous potential for disaster. Informal settlements, because they have neither sanitation nor other infrastructure services, both contribute to and suffer from the health consequences of an unsafe water supply. The United Nations has estimated that between 30 and 60 percent of urban populations in developing countries live in such informal settlements and that, if the current growth rates remain, these populations will double every 10 to 15 years (Kuhner et al., 1977).

**Table 2.2: Problems and Impacts in Squatter Settlements**

No	Problem	Impacts
1	Contaminated water	Typhoid, hepatitis, dysentery, diarrhea, and cholera.
2	Inadequate disposal of human waste	Pathogens from excreta contaminate food and water, leading to facial oral diseases and intestinal worms
3	Waste water and garbage	Waterlogged soil leads to the transmission of diseases. Pools of stagnant water become contaminated they cause enteric diseases they also act as a breeding ground for mosquitoes, spreading of malaria and garbage also attracts disease vectors.
4	Cockroaches, rats and other insects	Disease vectors or parasites in house structures, with access to the occupants, their food and water
5	Inadequate house size	Ventilation problems: the spread of influenza and TB; increased frequency of disease transmission; and increase the risk of household accidents.
6	Illegal occupants	Lack of infrastructure, services and mental stress due to fear of eviction
7	Insufficient water for washing facilities and personal hygiene	Ear and eye infections, skin diseases, lice and flies

**Source:** Hardoy and Satterthwaite, 1989

## 2.6 Views on Squatter Settlements

### 2.6.1 Pessimistic Views on Squatter Settlements

Different writers and researchers have been argued about the merit and demerit of squatter settlements, however, from the pessimist point of view the formation of informal settlements were viewed negatively before the early 1960s until and recently. Some researchers believed that informal settlements needed to be eradicated completely. Rural-urban migrations results the flocking of poor and backward peasants to the city in search of jobs in modern sector. It increases the city's unemployment level since there are more laborers than jobs for them. These new urban poor have

insufficient education and training or skills, and are inefficient in working. As a result they remain unemployed in the city. The rural migrants are less educated and they engage on jobs such as shoeshine boys, hawkers, beggars, prostitutes etc. These jobs do not contribute to the growth of the modern industrial sector. Consequently, the squatter settlements formed by them considered as a barrier to development of the modern sector and impedes the economic growth (UNCHS, 1987).

Those who support this view further stated that informal settlements are breeding grounds for organized and petty crimes of crime, insecurity, juvenile delinquency, family breakdown and illegitimacy, social disruption and hot bed for political unrest, spread of immoralities and corruption, trafficking of illegal drugs and alcoholic beverages, theft and rape. Some researchers advocate that informal settlements are like 'cancer', their presence and continued growth are destructive for the city. The inhabitants do not have intention to 'better off' themselves and their estimation on probable outcome of such efforts is always assumed to be negative or neutral (Abudho and Mhlanga, 1998).

The sprawling of poorly controlled settlements has resulted in many environmental and health related problems. Uncontrolled settlements is causing physical disorder, uneconomical land utilization and excessive encroachment of settlements into good agriculture land, environmental degradation and pollution risks. Squatters flout laws and live in areas that are unsanitary and full of crime-barriers to development that paralyze city planning (Deda, 2003).

### **2.6.2. Optimistic Views on Squatter Settlements**

Those who support this view argue that Squatter settlements are not only the threat to cities and towns but they are opportunities for the development of third world cities. Most of the informal sector activities are undertaken in the informal or squatter settlements. In this regard, squatters are a

conducive place for local entrepreneurs and it is a source of livelihood for the vast majority of the urban poor. Squatters also a substantial suppliers of cheap and abundant labor force for the cities and towns which is very important for industrial development. They strongly argue that their rural background is not hindrance rather it is the opportunity because the squatters have a higher capacity of adaptation, thus they easily get used to the urban life. Informal settlers neither abandon nor lose their ability to be part of social life in rural areas. As a result they are advantageous to live in both rural and urban circumstances (UN-Habitat, 2003).

Inhabitants of informal settlements have common interests and they organized against the threat of eviction. They often engage on a wide range of occupation and activities. Their integration can be seen in every sector – political, economical, social, and cultural. Besides, they are self supporters in acquiring house/shelter instead of being burden to the government (ibid).

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## **2.7 Characteristics of Squatter Settlements**

### **2.7.1 Social Characteristics**

Many scholars argue that squatter settlement households are belong to the low income groups, who work either as wage-paid laborers or in various informal sector enterprises. On average, most earn wages at or close to the minimum wage level. Squatters are predominantly migrants, either rural-urban or urban-urban. Squatter settlements are areas accommodating clusters of substandard and or illegal dwellings. The houses are generally small, overcrowded, and substandard. The socio-economic standards of the residents are low in terms of education and income. Low educational levels, a lack of work capabilities and low family assets, are usually the cause of poverty for residents (Hardoy and Satterthwaiter, 1989).

Their behavior is usually complex, varied and situational oriented. For instance they play political games opportunistically to their own survival. This behavior is due to inhabitant's firm intention to become better-off.

Inhabitants of informal settlement behave as a one family. Kinship and friendship line pervade everywhere in informal settlements. This situation helps social interaction and mutual aid revalue around exchange and transactions of economic and social kinds among the households (UNCHS, 1987).

### **2.7.2. Physical Characteristics**

On account of its inherent “non-legal” status, a squatter settlement has services and infrastructures below the adequate or minimum levels. services include both networks and social infrastructures, such as water supplies, sanitation, electricity, roads drainage, school, health centre. The water supply to individual households may, for example, be absent. Alternatively, a few public or community stand pipes based on either the city network or a hand pump itself may be provided similar arrangements may be made for electricity, drainage, toilet facilities (Abudho and Mhlanga, 1988).

Ameyibar et al (2003) further stated that the physical conditions of the area including housing condition, crowding, and sanitary facilities are important determinants influencing the mental well-being of the residents in the squatter settlements. Most of these settlements built on steep slopes ground which characterized as the edges of hills and others were located in valley bottoms are subject to flooding during wet weather besides, the majority of roads and footpaths are narrow and unpaved. Squatter settlements have some similarities in their physical features, which are a limited location, lack social and public facilities. There are differences in housing heights and the width of streets and the sanitary services installed within squatter settlements. These similarities and variations add up to the fact that some areas are in a bad conditions as compared to others.

### 2.7.3. Legal Characteristics

The key characteristic that distinguishes squatter settlements is the lack of ownership of the land on which the dwellers built their houses. The area could be vacant government or private land, or marginal land. Thus when the owner is not using the land productively, the squatters find it appropriate for building a house (ibid).

### 2.8 Typology of Squatter Settlements

Different studies have been undertaken to identify the typology of squatter settlements. Based on tenure status, the socio economic status of occupants, the location of squatter settlements and the manner of land acquisition. The typology of squatter settlements varies from country to country. In this regard VIV (2004) categorized squatter settlements in to nine types. These are:

1. **The owner squatter:-** the squatter settler own his or her own shaky. He/she erect the shack on any vacant plot he/she can find. The owner squatter is the most common type of squatter.
2. **The squatter tenant:-** it is the most vulnerable groups of the squatter settlers and who belongs to the poorest class, does not own to build the shack, but pay to another squatter settlers
3. **The squatter holder: -** is a farmer tenant who has ceased paying rent and whom the landlord is afraid to evict.
4. **The squatter landlord: -** is usually a squatter of long standing who has rooms or huts to rent, often at exorbitant profit.
5. **The store squatter or occupational squatter:-** Store squatters is usually establish in small lockup store on the land that he/she does not own legally. However, they may do a thriving business without paying rent or tax. Sometimes their family sleeps in the shop.
6. **The floating squatter: -** lives in an old hulk or junk which is floated or sailed in to the city's harbor.

housing provided for them were beyond their financial limits. Also destruction of squatter settlements meant loss to low income families who had invested considerable sums of money in their dwellings. For instance there were massive eviction programs in many countries. For instance in 1991, the movement for political party won election and a new government came into power in Zambia. One of the first action carried by this government was to demolish a housing area and a market to curb the mushrooming of squatter settlements. As a result of this measure 5,000 families made homeless (Abudho and Mhlanga, 1998).

The eviction policy has brought criticism for not considering the plight of poor families and being ineffective. Because of the criticisms associated with the destruction of squatter settlements after 1960s most governments realized that they should step in to the problem by building and subsidizing the necessary housing units. Unfortunately, the experience of this led to the realization that governments would not mobilize enough resources to make such programs effective. As a result most governments resorted to the initiative of upgrading squatter settlements as a cheaper solution to provide housing. It has three major impacts on those affected people: physical, economic and psychological. Eviction reduces the housing stock of city. It detaches the squatters from employment opportunities which are usually nearby or even in the settlement it self. The most harmful impact of eviction may actually be the fear of being evicted. The fear makes people fatalistic, loss confidence in themselves and discourage them from improving their housing (Murphy, 1993).

**Upgrading** is an approach which applies to slum and squatter settlements where dwellings have been constructed in the absence of adequate urban services. Upgrading programs therefore aim to provide these basic services, such as potable water, toilets, surface drainage, garbage collection, electricity supply and paved roads in an already existing settlements. Since most of the houses in squatter settlements are usually built without any

## 2.9 Policies towards Squatter Settlements

Many policies have been adopted towards squatters in different countries. It ranges from passively ignoring or actively harassing squatter dwellers, to interventions aimed at protecting the rights of squatter dwellers and helping them to improve their incomes and living environment (Butcher, 1986).

**Negligence** is a strategy prevailed in most developing countries and it is based on the two main assumptions; squatters are illegal and temporary. Overall, it appears that between 1950 and 1960, most of urban authorities in developing countries adopted a laissez-fair attitude towards burgeoning squatters (Brian and Ravinder, 1995).

**Squatter clearance** is one of the universal policies adopted by many countries. This policy generally involved destroying large amounts of housing near place of employment. This most often meant relocation of urban squatter settlements to another area. This approach has had limited success and resulted in the relocation of large number of urban residents to urban fringe areas or to other regions of the country. Most of the time they were very distant from the job held by the residents. These policies generally created a great deal of social unrest and leads to injury, death and the development of major political unrest. Whether it is legal or illegal, eviction usually has generally negative social impacts on the concerned population. This initiative was taken because the responsible authorities thought that allowing squatter settlements undermine the rule of law since their growth was against the interests of the affluent population of the cities. In some instances the squatter have been resettled in other areas but in other cases the dwellers have been forcibly evicted without providing alternative housing (Butcher, 1986).

The demolition of squatter settlements without provision of decent housing elsewhere has produced negative results throughout Africa. In most cases the evicted families established similar squatter in other areas because the

7. **The squatter “co-operator”**:- is a part of the group that shares the common foothold and protect it against intruders, public and private. The members may be from the same village, family, or tribe.
8. **The semi squatters**: - they primarily build their hut or house on private land later on they leave the area when the owner chase them away.
9. **The speculator squatter**: - speculator is usually a professional to whom squatting is a sound venture. They squat for the tribute they expect the government or the private owner to grant them sooner or later. They often the most eloquent in his protects and stubborn in resisting eviction. Since squatter settlements are illegal, their origin and the place where they situated vary widely among countries, they are know by different local names across the world. Some of their names stated in following table.

**Table 2.3: The local names of squatter settlements in different countries**

LATIN AMERIC	LOCAL NAMES	ASIA	LOCAL NAMES	EUROPE	LOCAL NAMES	AFRICA	LOCAL NAMES
Brazil	Favelas (squatter settlements)	Pakistan	Kachi abadi (Temporary settlements)	Greek	Atavism's	Ethiopia	Yechereka bet (sened alba bet)
Peru	barriadas (young towns)	Vietnam	Nahaa tambo (rat hole settlements)	Serbia	Kartonso k naselje	Kenya	Kijiji
Argentina	Villa miseria (poverty town)	Sri Lanka	Pal path (Shanty towns)	Hungary	Putri	S. Africa	Imijondolo
Venezuela	Rancos or barrios	India	Bastee (dirty settlements)	Wherever French is spoken	bidonvilles	Morocco	karyan
Costa Rica	Precarious (squatter settlement)	middle east	khoshash	Lithuania	Lusnyani		

**Source:** Compiled by the researcher from different sources

plan. During the upgrading process some families have to be relocated to pave way for the development of infrastructure. This approach also provides a means of preserving the housing stock, due to this the urban poor will not lose the income they invest in housing programs. In addition to this, the residents will acquire security of tenure and will have the incentive to invest in order to improve their dwellings. On site upgrading also preserves kinship friendship, associational network and encouraging long term economic and political stability (Desai and Devadas, 1990).

It pursue 'if you can't fight them, then join them' philosophy. Under various regimes the squatters and political elites reached an understanding in which some semblances of service were provided to the squatter areas. At a more fundamental level, and often with the support of international agencies, site-and service projects were introduced to try and upgrade these areas and provide higher level of services. In most advanced cases, entire areas were built in to high rise housing or more standardized units. It generally involved providing some basic resources to the residents of an area (Sandha, 1989).

Martin (1983) further identified four advantages of upgrading. First, it preserves existing economic system and opportunity for the urban poor. Second, it preserves the low cost housing stock already in existence at its present location. Third, it preserves the community structure and safeguards that already exist for the family and the community group. Finally, the alternative, resettlement, is socially disruptive, usually at a less favorable location. Squatter upgrading was seen as one way of legalizing the informal housing which had sprouted almost everywhere in the urban environment. For instance Tanzania, Zambia, Pakistan, South Korea and other Africa countries launched this program with the help of World Bank loan.

**Regularization and Legalization** is usually associated with tenure Security. Regularizing informal settlements is providing security of tenure

to the residents. Households should not be evicted by an administrative or court decision for the sole reason that they are not the owners of the land or house they occupy, or that they have not entered into a formal agreement with the owner, or do not comply with the planning or building laws and regulations. If this proves impossible for planning, public health or environmental reasons then security of tenure means that households must be given fair compensation or be relocated to another comparable place. More importantly, it means that households concerned must have access to basic urban services (Durand, 2002).

Legalization of informal settlements has been implemented widely in many countries across the world, or is in the process of being implemented. This approach emphasizes the integration of informal land and housing markets within the sphere of the formal economy. The integration has mainly been promoted by providing access to land ownership through property titles. Such approach forms part of an urban development strategy combining privatization and cost recovery for urban services. The legalization of the unintended *status quo* is driven by efforts to capture public revenue (such as taxes on land and economic activities, other land related fees or revenue from penalties). The need for tighter integration of legalization processes with the objective to stabilize large urban communities through potential social and infrastructure upgrading programs has been recently acknowledged (Belgrade urbanism institute, 2003).

Access to land and legal security of tenure are strategic prerequisites for the provision of adequate shelter for all and for the development of sustainable human settlements affecting both urban and rural areas; it is also one way of breaking the vicious circle of poverty. In order to ensure adequate supply of serviceable land, governments should recognize and legitimize the diversity of land delivery mechanisms; decentralize land management responsibilities and provide capacity building programs that recognize the role of key interested parties, where appropriate; explore innovative

arrangements to enhance security of tenure, other than full legislation, which may be too costly and time-consuming in certain situations (Ibid).

Overall, responses to legalization vary according to local contexts, the types of informal settlements, governments' political orientation, pressure from civil society in general and from concerned communities in particular. In some countries (Croatia, Montenegro, and Greece) legalization is carried out as an integral part of renewed efforts to develop statutory plans regulating development at the local level. In other countries (Albania and Serbia) legalization of informal settlements is addressed through special legislation, although implementation has been limited. Albania adopted *Legalization Law*, in 2007, provides special provisions for the informal settlements of the poor to legalize their tenure status despite violation of existing planning and construction legislation (Deda, 2003). Such tenure regularization has four distinct advantages;

- *It improves households to improve their own homes;*
- *It encourages and facilitates investment in home base activities which play a major role in poverty alleviation;*
- *It facilitates the provision of urban services in the settlements*
- *It helps to mobilize communities to contribute to the management and maintenance of their settlements environment.*

## **2.10 The Emergence of Squatter Settlement in Addis Ababa**

Informal housing development have become one of the major planning and management impediments in Addis Ababa. The proliferation of squatter settlements in Ethiopia is the collective effects of the wrong policies and strategies followed by the previous governments. In the pre-1974 revolution, the major parts of urban land in Ethiopia were owned by small elite, and the majority of the urban population were banned from access to land. Due to this there were no any possibility of squatting in urban areas (FUPI, 2006). Regarding the gradual emergence of squatter settlements during the post-

1974 period Teye (2002) stated that there were problems in the implementation of nationalization of rural land. With respect to this, leaders of peasant associations misunderstood the idea of proclamation and began to provide land to the factory workers. As a result of this, many people began to apply to obtain land for housing construction but the involvement of higher officials had induced this illegal activities. Peasant associations and individual had a significant role for the proliferation of squatter settlements in the periphery of Addis Ababa further Minwuyelet (2005) clearly indicated the cause of squatter settlements in the peripheral areas of Addis Ababa as follows:

Squatter settlements has occurred due to high building standards of legal houses, delayed response and procedural problems of the legal land provision system, high housing rent in the center of the city, less government control over open spaces, absence of consistent legal response to the problem of squatting and the practice of selling land for profit have contributed to the emergence and proliferation of squatter settlements.

According to Tamirat (1997) there are two major types of squatter settlements in Addis Ababa. The first group of squatters found in the central areas of the city but the second one mainly found in the outskirts of the city. Both are similar in their nature of illegality and irregularity but they are differ in their origin, causes, and characteristics of shelter. People who squat in the central areas of Addis Ababa are very poor. In most cases the people who squat in the central areas of Addis Ababa are very poor and do not have reliable source of income to rent rooms at minimum renting price and to construct the houses even if they were given the required plot of land. These people live and work in the street. According to Mengistu and Orjan (1999) those who squat in the peripheral areas of the city have the capacity to construct houses if they were supplied land but due to fear of the city's administration measure and the absence of enough open spaces in the center of the city they prefer the outskirts of the city. These squatters in most

circumstances construct their houses in a short period of time in two or three nights.

Major informal settlements in Addis Ababa are located at the peripheries of the city on the land designated for new housing expansion, public parks, green areas, freight depots and industries. Specifically these areas found at previous wereda 16, 17, 19, 24, 27 and 28 (at the south, south eastern, south western and eastern parts of the city) that are potential development and expansion areas. This part of the city are favorable the expansion of those settlements because it is plain (AAMPRO, 2001). This can be depicted on the following table.

**Table 2.4 : Informal Settlements Their Distribution and Area Coverage  
in Addis Ababa in 2000**

Location	Woreda	Kebele	Area(Ha)
Reppi,	24	16	228.13
Jimma road on the right side of the road to sebeta	24	16	138.75
Jimma road, the location is the same as the above but smaller in size	24	16	47.5
The Settlements around the ayertena UDPO housing settlement	24	15	115.63
Furi Hana, three spots along the left and right side of the first phase of ring road	19	60	288.13
Kaliti around the waste treatment plant, settlements along the river	27	11	62.5
Kaliti, Worku sefer	19	59	95.00
South of Worku sefer.	27	11	38.75
North of worku sefer, saris area	17	20	80.00
Gourd sholla south of transport ministry workers residence.	28	04	117.5
CMC area a settlement north of the special housing project houses	28	01	62.5
Meri at south and northern parts of the road to ayat housing project.	28	03	90.63
Kotebe, the northern parts of developments along the main road	16 and 28	01,02,03(woreda28) and 22(woreda16)	526.88
Kara Alo, settlements along both sides of Dessie road at the boundary of the city.	28	03	112.5
Estimated total area (approximately)			2003.9

**Source:** CGAA, 2002

These settlements cover more than 2000 hectares i.e. about 4 percent of the total area and 7 percent of the built up area. This data is from 2000 records and currently it may be higher and will be grown at alarming rate. Broadly speaking, the general characteristics of the informal settlements in the expansion areas of Addis Ababa do not have much difference. Some settlers live in comfortable plain areas and others live in sloppy, mountainous and swampy areas. Furthermore, informal settlements occupied a larger area in Addis Ababa against the proposed master plan which reserved for various purposes. For instance in wereda16 a land which was reserved for greenery; in Wereda 17 for formal residence, industry and services; Woreda 19, informal housing infested lands reserved for forest, formal residence and industry (AAMPRO, 2001).

As stated in the previous section squatters occupied different place either in the center or periphery of Addis Ababa which designated for various purposes. River sides are one of the areas largely occupied by squatter settlers. In order to protect river sides from any forms of settlement CGAA (2004) prepared the following implementation rule based on the revised master plan of Addis Ababa. It stated as follows:

- a) In a built up area the minimum protection distance will be 15 meter on each side of the river bank measured from the tip of the river bank i.e. on each side of the river there will be 10 meter for green area and 5 meters for walking and maintenance.
- b) In areas where the slope is more than 20% only forest conservation activities are allowed. Out side the protection distance all areas will be used according to the land use.

### **2.10.1 Government Response to Squatter Settlements**

Addis Ababa city administration has responded to the practice of squatting in different ways. The first and most common measure to curb the mushrooming of squatter settlements was demolishing of these housing

units. This measure was not successful in most part of the city because it results in a number of complicated problems. Due to this measure, the houses and economic activities in informal settlements have often been destroyed by public authority. Destruction of informal settlements without the provision of formal housing construction decrease the housing stock, increase poverty and only shift such settlements to other location within the city. Generally instead of solving, it aggravated the existing housing problem. Though compiled and well organized data about the total number of demolished squatter housing units is not available. Monitor (2005) reported that Addis Ababa City Administration undertaken a demolition measure in September 2002. As a result of this measure some 10,000 people from Bole Bulbula area forcibly evicted to expand Bole International Airport and further 30,000 people were evicted from land being cleared by a foreign developer in preparation for sale in Addis Ababa. The government offered no compensation to the victims.

The other measure that taken by the city government of Addis Ababa was the introduction of Regulation number 1, in December 1998. Under this regulation, a housing plot that has been illegally occupied since the issuance of Proclamation No. 47/1975 up to May 1996, will obtain legal status, if it is within the master plan and not exceeding an area of 175 square meters (Regulation Number 1, 1998).The Regulation is confusing and for the most part and it observed as instrument for additional informal settlements to be flourished. The intention of this regulation was misinterpreted to mean just legalize all informal settlements. According to CGAA (2002) Regulation number 1 had the following achievements and drawbacks.

Its achievements are:

- It goes with the , standards, principles and regulation of the master plan,
- Provision of title deeds,
- It prohibit occasional bulldozing,

- Application of land regularization,
- Possibility of collecting taxes from the settlers.

Some of the drawbacks of the regulation are:

- It was not detailed and was tied by regulation number 2 which is not still announced,
- No option was put for those settlements built after 1995,
- Misuse of land information available at the city's information center,
- Lack of co-ordination and integration among the Bureau, Weredas, Kebele and housing associations in implementing the regulation.
- No justification were given to provide title deeds for those informal settlements built up to 1995, and ignore others built after 1995.

## CHAPTER THREE

### BRIEF DESCRIPTION OF THE STUDY AREA

A brief description of the study area is presented in this chapter. The description include the geographical location, area, total population and other characteristics of both sub-cities.

#### **3.1 Addis Ababa**

Addis Ababa is the capital city of Ethiopia. Being the center of the country it has a wider role in the economic, political and administrative issues. The center of Addis Ababa is located approximately at 9° latitude and 38° longitude with a height of 2000 meter to 2500 meter above sea level. Its area is about 540 square kilo meter. The total population of the city is estimated nearly 3 million (CSA, 2009). The city is endowed with numerous streams that starts from north west and north east running towards the south and drain to the awash river. The most important streams and rivers are Kebena, Ginfle, Bantyyketu, Buhe, Akaki and Ketechene rivers (Zerfie, 2008). For administrative purpose Addis Ababa is divided into 10 sub-cities.

#### **Bole Sub-City**

Bole sub-city is one of the ten sub-cities of Addis Ababa. The sub-city has 11 Kebeles, which are the smallest administrative level in Ethiopia and it is located in the north eastern periphery of the city. It has a total area of 11,970 hectares and it is the second largest sub city in terms of area next to Akaki-Kality sub-city. It is also the second sparsely populated sub-city next to Akaki-Kality sub- city with a population density of 26 persons per hectare and its total population is about 308,714 (CSA, 2009).

Bole sub city is known in its larger residential investment sites like CMC, Hayat real estate. It also endowed with a high supply of construction stone locally known as 'Kotebe' stone in bole Kotebe and potential gravel quarry in bole Bulbula specifically located south of Bole international airport. The existing quarry sites serve as a supply of construction material in the city.

The sub city dominated by planned residential areas, private and government owned hospitals, educational institution. Bole international airport is also found within the sub city. Besides, both rich and poor people live side by side in the sub city.

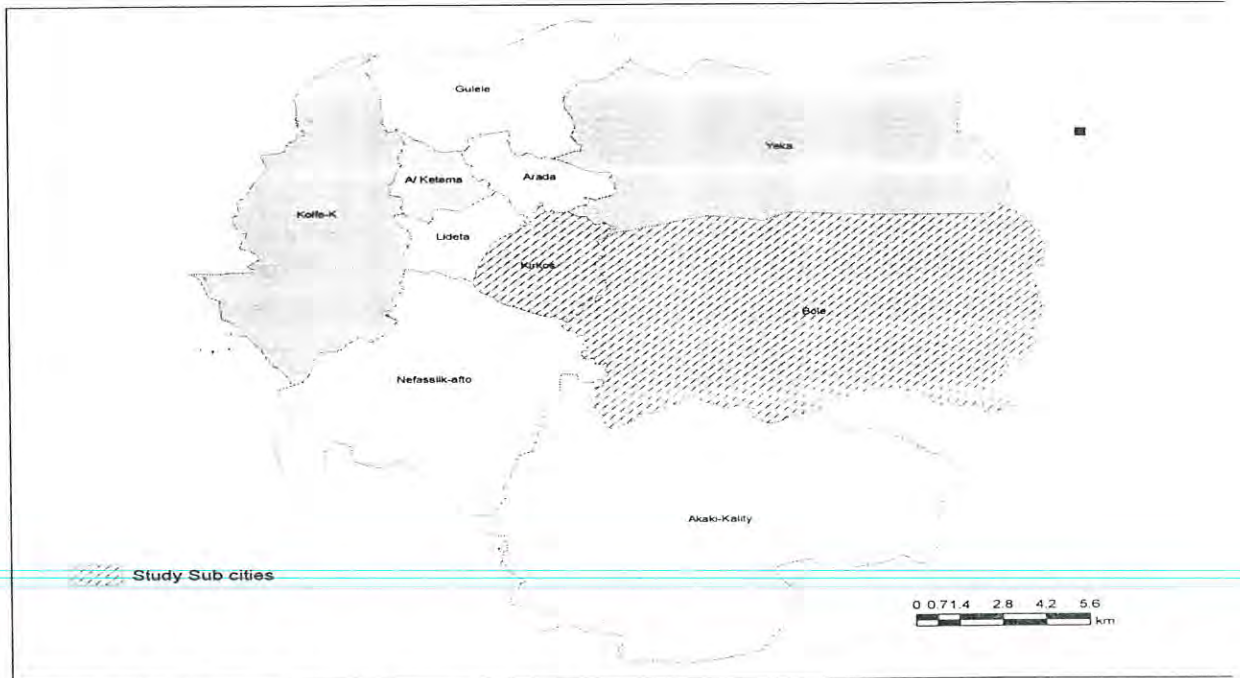


Figure 3.1. The sub-cities under study

**Kirkos Sub-City**

Kirkos-sub city is one of the 10 sub-cities of Addis Ababa. As it can be seen from the map Kirkos sub- city is located at the center of Addis Ababa. The sub- city hosts the office for African Union (AU) and the United Nation Economic Commission for Africa (ECA) and more than 16 countries embassies. Besides, five star hotels like Sheraton Addis and Hilton hotel, Meskel square, the National palace and National Theater are found in the sub- city.

Kirkos sub-city covers a total area of 1,472 hectares. Its population is about 220,991 (CSA, 2009). The sub-city is among one of the densely populated sub cities in Addis Ababa with a population density of 150 persons per hectare (AACG, 2008). The sub- city is characterized by a combination of

modern building and old residential settlements. Kirkos sub-city share a boundary with other five sub cities in Addis Ababa. In the north with Arada, in the south with Nifas Silk Lafto sub-city, East with Bole and Yeka and on the West with Lideta sub-cities.

The area under study in both Kebeles due to its proximity to the river serve as a waste disposal site for many years to the near by inhabitants. In Bole sub-city Kebele 01 alone three squatter sites have been identified by the Kebele code of enforcements with a total of 383 squatter houses but the researcher focus on one of this settlement which comprises 230 squatter houses and closer to the river Kebena that is “Gorgorios and Soap factory site”. This site gained its name because both the church and the Soap factory found closer to this squatter settlement. On the other hand, 23 river side squatter houses found in Kebele 04 closer to the river and according to the information obtained from the field by GPS they situated at 2269 meter above the sea level but the near by river Kebena along this settlements is 2267 meter above the sea level. This revealed that all of these 23 squatter houses are situated with in two meters altitudinal difference with the river Kebena. From this we can realize that squatters due to their proximity to the river easily exposed to heavy flood during rainy seasons.

River Kebena is one of the largest river in Addis Ababa and the focus area of the research. It serves as a natural boundary between Bole and Kirkos sub cities. The river is fed by a multitude of little torrents which are all active during the rainy season. The streaming is rather strong since there is no vegetation left to stop it, the rain water piles up in the torrents that feed the river Kebena.

## CHAPTER FOUR

### DATA PRESENTATION AND ANALYSIS

#### 4.1. Demographic and Socio-Economic Characteristics of the Squatters

In this section an attempt is made to discuss the demographic, socio-economic and housing characteristics of 134 squatter household heads from the two adjacent Kebeles. The major demographic and social characteristics discussed in this section are age, marital status, family size, ethnic composition and religion.

##### 4.1.1 Age of the Household Heads

As indicated in table 4.1 below, the majority 36.9 percent of the household heads in Kebele 01 and 43.5 percent in Kebele 04 was between the age range of 31-39, while 33.3 percent in Kebele 01 and 39.1 percent in Kebele 04 responded that they are under the age of 30. The age group between 40-49 comprises 20.7 percent and 17.4 percent of the household heads in Kebele 01 and 04 respectively. The household heads who are older than 50 years of age were 9 percent in Kebele 01 but no household head was found in this age category in Kebele 04. This implies that in most cases the more active age groups are highly involved in squatting but as the age increases the tendency of squatting decline.

**Table 4.1 Age of the household heads**

Age	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Under 30	37	33.33	9	39.1
31-39	41	36.93	10	43.5
40-49	23	20.72	4	17.4
50-59	6	5.40	-	-
60and above	4	3.60	-	-
Total	111	100	23	100

Source: Household survey, 2009

#### 4.1.2 Household heads

Regarding household heads, in both Kebeles the percentage share of male headed households was many times larger than that of female. Out of the total squatter household heads male headed families was 80.2 percent and 91.3 percent in Kebele 01 and 04 respectively. A significant number of families 19.8 percent in Kebele 01 headed by female while only 8.7 percent families headed by female in Kebele 04. It is more important to note that even if, it is illegal activity many females try to solve their housing problem like other male through squatting in the study area.

**Table 4.2. Household heads of Squatters**

House hold head	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Male	89	80.18	21	91.31
Female	22	19.82	2	8.69
Total	111	100	23	100

Source: household survey, 2009

#### 4.1.3 Marital Status of Squatters

As indicated in the table below the proportion of married household heads are higher than that of unmarried in both Kebeles. 78.4 percent of the respondents in Kebele 01 and 73.9 percent in Kebele 04 responded that they are married. Single is the second largest in both Kebeles which constituted 12.6 percent and 21.7 percent in Kebele 01 and 04 respectively. Widowed are 8.1 percent in Kebele 01 and 4.3 percent in Kebele 04 but only one divorced women was found among the household heads.

**Table 4.3. Marital status of the Squatters**

Marital status	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Single	14	12.62	5	21.74
Married	87	78.38	17	73.91
divorced	1	9.00	-	-
widowed	9	8.11	1	4.35
Total	111	100	23	100

Source: household survey, 2009

#### 4.1.4 Family Size of the Squatters

As shown in table 4.3 among all house hold heads in Kebele 01, 52.3 percent or more than half of the household heads have 3-4 family members and it was followed by 27.9 percent with 5-6 family members. 6.31 percent of the household heads have greater than six family members but 13.5 percent of them have the smallest family size that is from 1-2. However, in Kebele 04, 39.13 percent of the household heads have from 5-6 family members, it followed by 34.8 percent and 17.4 percent of the household heads from 3-4 and more than six family members but only two of them have from 1-2 member of families. This revealed that in both Kebeles many households have a larger family size.

**Table 4.4. Family Size of the squatters**

Family Size	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
1-2	15	13.5	2	8.7
3-4	58	52.3	8	34.8
5-6	31	27.92	9	39.13
> 6	7	6.31	4	17.4
Total	111	100	23	100

Source: household survey, 2009

#### 4.1.5 Ethnic Group of the Squatters

The most striking characteristics of the study area is that squatters are ethnically mixed, but the researcher found that certain ethnic groups over represented in number. Respondents in both Kebeles were asked about their ethnicity. As clearly indicated in table 4.4 Amhara is the dominant ethnic group in Kebele 01. Which constituted 59.5 percent of the household heads, especially those who came from north Wello and north Shoa are dominant among Amhara and followed by SNNP and Oromo that is 18.9 percent and 11.7 percent respectively. But the small proportion of them who came from Tigray constituted 9.9 percent only. On the other hand, squatters in Kebele 04 are dominantly Siltie, Hadiya and Gurage which followed by Oromo Amhara and Tigray.

**Table 4.5. Ethnic group of the squatters**

Ethnic composition	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Amhara	66	59.5	2	8.69
Oromo	13	11.7	4	17.39
Tigray	11	9.9	2	8.69
SNNP	21	18.9	15	65.21
Total	111		23	100

Source: household survey, 2009

## 4.2 Economic Characteristics of the Squatters

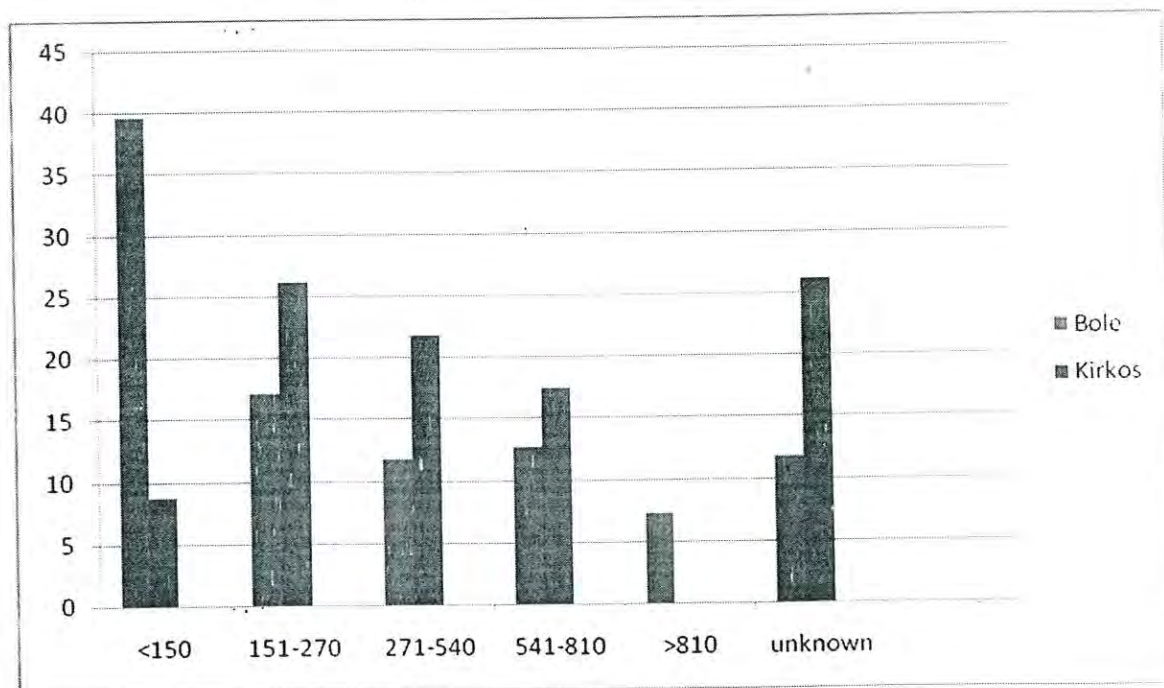
### 4.2.1. Household Income

Among other factors, household income is one of the major determinant factor which affect the quality of housing units and their quality of life. As clearly observed from the results of the survey poor quality houses in the study area built by low income people.

Among all household heads in Kebele 01, those who earned the lowest income less than birr 150 per month per household constituted the large proportion that is 39.6 percent, those who earned a monthly income

between birr151-270 comprised 17.1 percent, those who earn between birr 541-810 per month accounts 12.6 percent and 11.7 percent of the household heads earn between birr 271-540 by contrast, those who earned relatively high income that is more than more than birr 810 per month constituted only 7.2 percent of the household heads. 11.7 percent the household heads responded that they do not know their monthly income because they do not have a secured job and their income is intermittent. When we see the monthly income of squatter household heads in Kebele 04, 26.8 percent earn between birr 151-270 per month, 21.7 percent and 17.4 percent of them responded that their monthly income is between birr 271-540 and 541-810 respectively. 8.7 percent reported that they earned less than birr 150 per month but due to the nature of their job 17.4 percent of them responded that it is difficult to know their monthly income. This implies that the majority of squatter households in both Kebeles found in the low income category and they do not have secured source of income.

**Figure 4.1. House hold income in percentage**



#### 4.2.2 Educational Status of the Squatters

It is important to describe the educational status of squatter household heads because it is one of the key variable which largely determine their income and occupation status. Those who are educated have a high probability to get secured job and to lead a stable life than the illiterate house hold heads.

Table 4.5 shows that in Kebele 01 about 56.8 percent of the household heads are in primary and junior secondary level of education. While, 20.7 percent are in senior secondary level. Among the literate households, the percentage share of certificate and diploma holders and BA holders was 8.1 percent and 2.7 percent respectively. On the other hand, low level of education is one of the distinct characteristics of squatter households in Kebele 04. In general 78.2 percent of the household heads are in primary and junior secondary school while the rest 21.8 percent are illiterate. This revealed that the majority of squatter household heads in both Kebeles have low educational status. This largely influence the occupation status and monthly income of the household.

**Table 4.6. Educational Status of the squatters**

Education status	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Illiterate	13	11.71	5	21.74
Grade 1-6	41	36.94	12	52.74
Grade7-8	22	19.82	6	26.08
Grade 9-12	23	20.72	-	-
Certificate to diploma	9	8.1	-	-
Degree and above	3	2.7	-	-
Total	111	100	23	100

**Source:** Household survey, 2009

### 4.2.3 Occupation of the Squatters

It is important to discuss the occupation status of the household heads because it determine the monthly income, level of living and the quality of housing of respondents. The largest proportion of household heads engaged in informal sector activities. This includes activities such as petty trade, daily laborer, servant, waiter, guard, carpenter, vegetable vending, tailoring, and others. Those who earn a living from the informal sector are significantly high in both Kebeles. It clearly indicated in table 4.6 below that the majority 83.6 percent of the households in Kebele 01 and all of the households in Kebele 04 engaged in informal sector and while only 6.3 percent of the households engaged in a formal sector. These comprises government employees like bankers, teachers, Journalist and accountants. This small proportion of household heads engaged on formal sector have secured income and lead stable life but the families who engaged in informal sector have intermittent income to support their family. Among all household heads 9.9 percent of them responded that they are unemployed. This shows that there is a positive correlation between squatting and informal employment.

**Table 4.7. Occupation of the squatters**

Occupation	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Formal sector	7	6.3	-	-
Informal sector	93	83.8	23	100
unemployed	11	9.9	-	-
Total	111	100	23	100

**Source:** household survey, 2009

#### **4.2.4 Livelihood Strategy of the Squatters**

The livelihood strategies the poor squatters adopt is crucial to understand how the poor cope in the urban environment. Squatters usually have extremely limited resources, no assets and very few livelihood choices. Most get absorbed into the urban informal sector to earn a living. Poor households take up various strategies for survival. The most common strategies adopted by the poor squatter households in the study area stated in the following section.

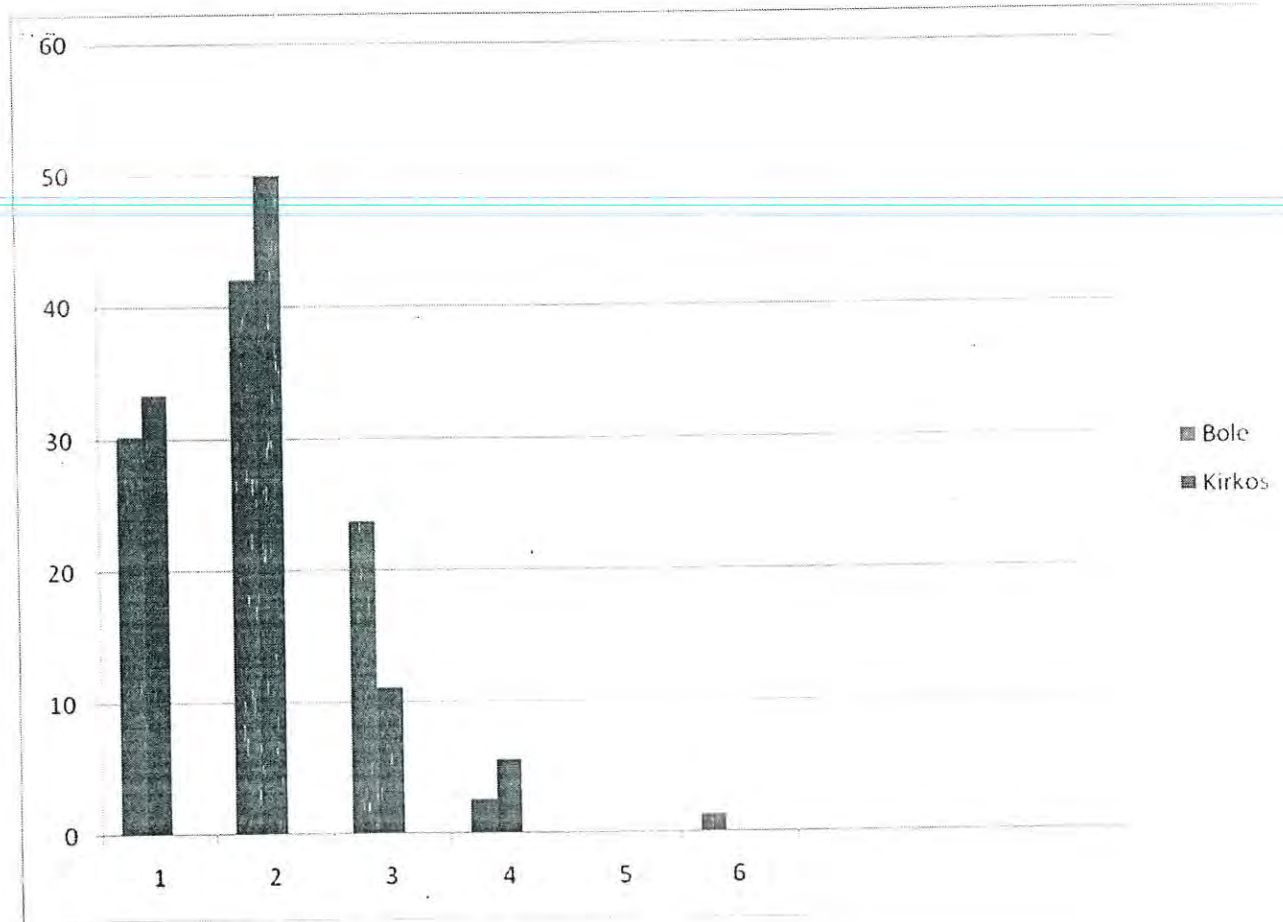
As indicated in the preceding section the inhabitants in the study area dominated by poor people with low level of education. The squatters struggle to earn a living as low wage daily laborers, street vendors and many of them spend their days amid of the stench of the city dumps, rummaging through piles of garbage, looking for re-usable plastic bags that they can wash and sell it in the local market. Others have no choice but roam on the streets of Addis Ababa, begging for spare change and left over food. The most common livelihood strategy adopted by the squatter poor in the area state as follows.

##### **Renting Rooms**

In both Kebeles the most common strategy adopted by a large number of squatter households to earn a living was renting of rooms. Squatters use their home not only as a shelter for their family but it is a means of income. They rent out rooms to other poorer families in order to make some additional income. Of all squatter household heads 68.5 percent of them in Kebele 01 rent out rooms in order to support their families. Out of this 30.26 percent rent out only one room, 42.1 percent rent out two rooms. 23.7 percent, 2.63 percent and 1.31 percent of the house hold heads rent out three, four, and six rooms respectively. They earn from a minimum of 100 Birr to a maximum of 800 Birr per month through this means. This practice led to a greater over crowding in the area because they let the rooms either in pair or more than that. The level of crowding in this neighborhood is apparent to any one especially early in the morning and in the evening.

Besides, the number of people who rent rooms exceeds the home owners. As the household heads clearly expressed during the interview and focus group discussion many of the inhabitants have intermittent income. So renting out rooms is a secured means of income for the poor households. While, similar situation was observed in Kebele 04, of all household heads 78.3 percent of them support their families by rent out rooms. Among these household heads 33.3percent rent out single room, 50 percent rent out two rooms 8.7 percent, 15.7 percent of them rent out three and four rooms. From this easily understood that due to their low economic status squatters largely rely on renting rooms as an important livelihood strategy.

**Figure 4.2. Number of rent out rooms by squatters**

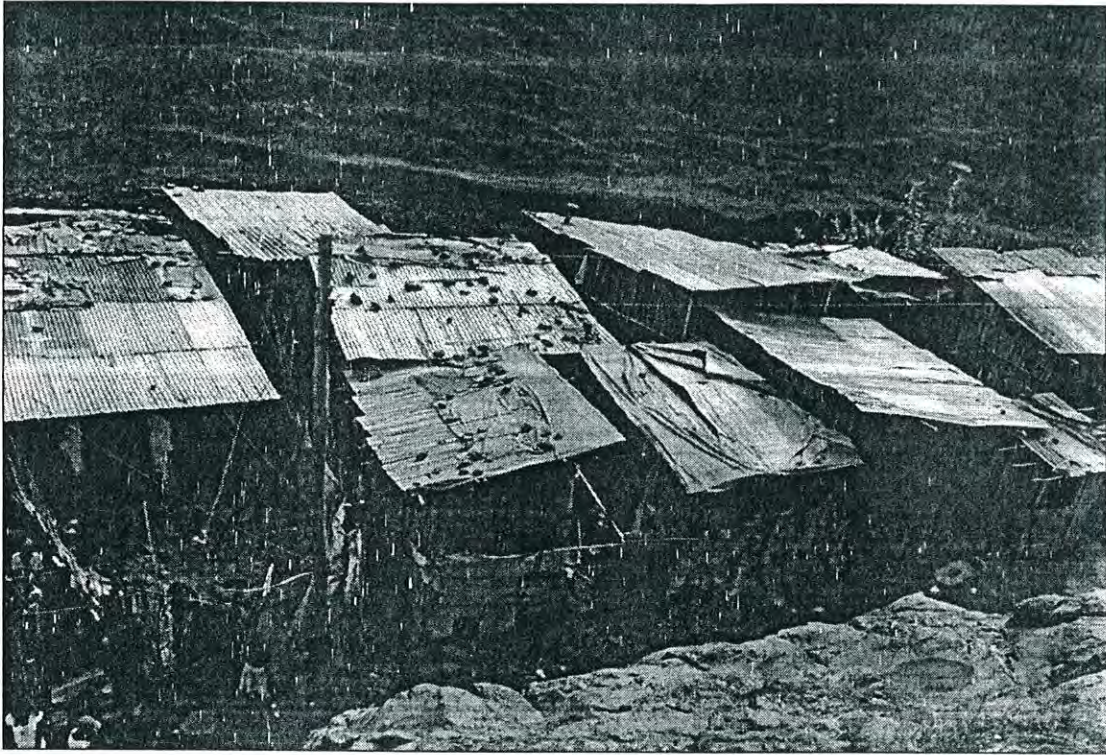


### **Small Shops**

Opening small shops serve as an important livelihood strategy adopted by squatters to support their families. Accordingly, Eleven house hold heads in Kebele 01 and four in Kebele 04 opened small shops. Some of the shops owned by the owners but the rest opened by others who believes that there is a market in the area.

### **4.3. Housing Condition of the Squatters**

Housing is one of the most important elements in terms of the social, physical, and economic aspects of community life. The house is both a shelter and a means of livelihood to the larger poor squatter community. The major features of these squatter settlement is low quality of houses, overcrowding and lack of basic sanitation. The vast majority of residents in both Kebeles live in cramped conditions in one or two rooms. Many of the small houses are windowless. Families own single room lives in a congested situation because in most cases, a single room serves as a living room, bedroom, kitchen and dining room.



**Figure 4.3.** The existing housing condition of the squatters

#### **4.3.1 Types of Construction Material**

According to my close observation, similar building materials were used to build houses in the squatter settlement. These are either material found in the neighborhood or bought at very low prices. The squatter residents indicated that they could not afford the bricks, cement and sand to build better houses. They collect any building materials and construct by themselves. On some occasion they might get help from their neighbors. There was a high frequency of response in both Kebeles, indicated that the dwelling in question was built by mud, wood, bamboo, canvas and plastics. Table 4.8 represents the frequency of responses with regard to housing type in both Kebeles under the study. Respondents showed that their dwellings are more or less the same and the building materials they used found in the local market at a very low price. About 97.3 percent of the respondents indicated that they built their home with mud and wood in Kebele 01. While, the rest 2.7 percent of them built with bamboo, cartoon, canvas and plastic.

On the other hand in Kebele 04, 52.2 percent squatter household heads responded that they built their house with mud and wood but the rest 47.8 percent built their house with cartoon, bamboo, plastic and canvas. These household heads are extremely poor and it is difficult for them to build even with mud and wood. In some cases their houses are partially built with mud and the rest covered with cartoon and plastic. The squatters use any material which is available in their surrounding to cover the wall and the roof of their house. During rainy seasons when it rains, the roofs leak and water also flows in under the doors due to this, the floor of the houses become muddy. They live in fear that their houses will collapse because the foundation is unstable. This indicates that the housing conditions in the study area are poor. Especially the extent of the problem is high in those 23 squatter households which found in Kebele 04.

The area under study is characterized by dilapidated houses which made of sub-standard materials. The general feature of the area shows to what extent poverty is deep rooted in both squatter settlement.

**Table 4.8. Types of Construction Material**

Types of construction Material	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Mud and wood	108	97.3	12	52.2
Stone and mud	-	-	-	-
Hollow concretes blocks (HCB)	-	-	-	-
Bamboo and canvas	3	2.7	11	47.8
Total	111	100	23	100

**Source** : household survey, 2009

### 4.3.2 Number of Living Rooms

Of the total 111 squatter households in Kebele 01, 15.8 percent housing units have a single room, 27.0 percent units have two rooms, and 29.7 percent units have three rooms. 14.4 percent and 91.9 percent of them have four and five rooms respectively. Those who have six rooms constituted 3.6 percent of the squatters. In Kebele 04, 21.7 percent and 34.8 percent of the housing units have a single and two rooms respectively and followed by 30.4 percent with three rooms. 13 percent of the housing units have four to five rooms.

One of the most common indicators used to describe living conditions is the matrix of crowding, which compares housing units divided into number of rooms, and households according to number of members. In order to evaluate the level of acceptability of housing density the thresholds that set by the U.N (1970), which divide the housing units according to whether they are adequately occupied, under-occupied and overcrowded are used.

- a) Housing units with more than one room occupied on average by less than one person per room are classified as under-occupied;
- b) Housing units with one or more rooms occupied on average by one to 2.4 persons per room are classified as adequately occupied
- c) Housing units with one or more rooms occupied on average by 2.5 or more persons per room considered as overcrowded.

In order to calculate the crowdedness in the study area, the total number of living rooms and the permanent member of each household is obtained from the Kebele 01 administration. On the other hand, in Kebele 04 the information obtained from household survey is used. This consists only the permanent member of each family. Based on this information in Kebele 01, 230 squatter housing units have 473 rooms and 1035 permanent dwellers and in Kebele 04, 108 inhabitants live within 55 rooms. Which means an average of 2.2 inhabitants per room in Kebele 01 and 1.96 in Kebele 04.

According to the above mentioned criteria Kebele 01 is adequately occupied and Kebele 04 is under occupied. The level of crowdedness is apparent to any one who visit the area especially early in the morning but the absence of reliable data regarding those who rent rooms in both Kebeles obscure the fact . . .

**Table 4.9. Number of Living Rooms**

Number of living rooms	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
1	17	15.38	5	21.73
2	30	27.02	8	34.8
3	33	29.73	7	30.4
4	16	14.41	2	8.7
5	11	9.91	1	4.35
6	4	3.60	-	-
Total	111	100	23	100

*Source:* household survey, 2009

## 4.4 Access to Infrastructure and Services

### 4.4.1 Water

There are two major sources of water to the dwellers of the squatter settlement in both Kebeles 01 was private tap and public taps (bono). The vast majority 82 percent of the household heads in Kebele 01 responded that they use the two public pipe water (bono) which found within the settlement and they are charged 20 cents for 20 liters of water. While, the rest 18 percent of the residents have private pipe water in their home. In contrast, none of the households in Kebele 04 have private pipe water. All of the 23 households in Kebele 04 have to walk significant distances by crossing the bridge to bring water from Kebele 01 of Bole sub city. They informed that in each trip they spend a minimum of 25 to 30 minutes to bring water from the community pipe water. As the consumption of water rises they spend more time. Water must be carried from public taps shared amongst dozens of

families. Due to this women bear the burden of fetching water in each single day. The squatters in Kebele 01 indicated how the problem of safe drinking water is solved as follows:

*Water is one of the critical problem of this community for many years. We brought water from the near by areas through purchase but few months before the 1997 E.C national election government allowed to have pipe water the dwellers. Since then, our problem regarding safe drinking water is solve.*

Now safe drinking water is no more a problem for the squatters in kebele 01. This indicated that access to water is one the problems squatters encountered in relation to the illegal nature of the settlement.



*Figure 4.4.* A queue for potable water in one of public tap (bono) in kebele 01

#### **4.4.2 Electricity**

Lighting is one of the most important housing facility that each household expected to have to lead a decent life. With regard to the study area the major sources of lighting can be presented in table 4.10 the majority 60.4 percent of the households in Kebele 01 and only 8.7 percent of have their own private meter reader in Kebele 04. About 36.9 percent in Kebele 01 and 86.9 percent of the household heads in Kebele 04 obtained electricity by connecting their lines from their neighbors who have private meter readers. These households pay 10 Birr/lamp/month for their neighbors. Among all of this households 2.7 percent in Kebele 01 and 4.3 percent in kebele 04 do not have any access either for private or illicit connection, due to this they largely rely on lump. According to the information obtained from household heads access to electricity strongly associated with household income.

**Table 4.10. Electricity**

Electricity	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Electricity with Private meter	67	60.36	2	8.69
Illicit connection	41	36.94	20	86.96
None	3	2.70	1	4.34
Total	111	100	23	100

**Source** : household survey, 2009

#### 4.4.3 Access to Toilet

Toilet is one of the most important housing facility which help to ensure the well-being of wellers. Inadequate sanitation is a predominant characteristics of the study area as a result of the absence of toilet. About 91.3 percent in Kebele 04 and 9.9 percent of squatter households in Kebele 01 use the river or any open space around the river as the primary facility for sanitation especially at night, this is apparent to any one who observed the area. Only two households have their own private toilet in Kebele 04. The vast majority of households 63.75 percent have their own private toilet in Kebele 01, the rest 27.2 percent use a common toilet which is constructed among dwellers. Sanitation problem which occur as a result of the absence of toilet is pronounced especially in Kebele 04 and it is common to see when the dwellers cleaned up along the river. Inadequate sanitation is a predominant characteristic of the study area as a result of the absence of toilet facilities in their houses. Owing to this the dwellers susceptible to different diseases linked to sanitation and bad smell from the nearby river.

**Table 4.10.1 Access to Toilet**

Access Toilet	Bole(Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Privately owned	70	63.07	2	8.69
Shared	30	27.02	-	-
River	11	9.91	21	91.31
Total	111	100	23	100

Source: household survey, 2009

#### 4.4.4 Kitchen Facility

It is common that most of the household activities are performed by women. Mainly preparation of food is the daily task of women. Accordingly, the availability of kitchen will reduce the burden of women. In relation to this, out of the total household heads in Kebele 01, 21.62 percent of the squatters have a kitchen in their home while, the rest 78.4 percent of the household heads do not have any kitchen facility. However, among 23 squatter household heads in Kebele 04 only 3 squatters have a kitchen. As a result many of the women forced to cook in any open space closer to their home. This is clearly shown in the following figure.



**Figure 4.5** Roasting of coffee along the river

The socio-economic and physical structure analysis of squatter settlements revealed that the study area are characterized by low economic and educational profile with high environmental and health risks due to their location in marginal environment and poor living condition .

## CHAPTER FIVE

### FORMS OF LAND ACQUISITION, CAUSES AND EFFECTS OF SQUATTER SETTLEMENTS

#### 5.1. The Historical Emergence of Squatter Settlements in the Study Area

The historical origin of squatter settlement in the study area dates back to two distinct periods. In order to come up with how this settlement emerged and expanded in the area the researcher discussed with the original settlers of the Kebele 04 of Kirkos sub city and Kebele 01 of bole sub city. The information from these original squatter settlers revealed that, this settlement is a poverty driven settlement because the area is totally inhabited by poor people. The squatter of Kebele 01 originated in 1984 E.C. on the other hand, the first squatter house in Kebele 04 built seven years later in 1991 E.C. It is common to many people to dump domestic and other forms of solid and liquid wastes in any open space and along the river in Addis Ababa. Both sites due to its proximity to the river it had a similar importance for many years before the emergence of squatter settlements in the area .

In the study area, though written document was not found, the information obtained from original settlers, priests of the near by church and local elders indicated that the area was a quarry site and endowed with stone for construction. Meskel square was constructed by the stone which extracted from Kebele 01. After the depletion of the stone the site was immediately turned into a waste dumping area. Since then, different types of solid wastes, the dead bodies of animals, human faces, Soil from different construction sites were dumped in a vast amount for many years. Furthermore, the near by rich people connected their toilet directly to this area and discharged directly other forms of domestic wastes. According to the information obtained from Kebele 01 code enforcement office the total are of Gorgorios and soap factory squatter settlement is 20,199 square meter

while, the squatter settlement in Kirkos sub city is smaller in terms of its total area and consists only 23 house holds but what makes this squatter settlement different is that many of the households are highly exposed to heavy flood risks from the river and the near by neighborhoods during rainy seasons. Besides, some of them are susceptible to land slide because they situated in steep slope areas.

Since its origin, the squatter settlement in Kebele 01 expanded quickly but a number of subsequent measures were taken by the Kebele administration like demolition of the houses. In spite of such measures, squatting in the area had continued. This was probably due to the strong determination of settlers not to quit the area. On the other hand, the squatters in Kebele 04 did not face any demolition effect since its emergence.

Generally, this area was completely unsavory place to live but as a result of strong commitment, dedication and exhaustive efforts of the inhabitants they turned the area in to a better settlement site. The original squatter settler of Kebele 01 briefly describe the historical origin and expansion of "Gorgorios site" as follows:

#### **CASE 1**

I am married. I was born in dessie zuria in southern Wello in 1959 E.C. I was a soldier during the period Derg. Immediately after the downfall of Derg, I migrated to Addis Ababa in search of a job. After my arrival I served as a guard in the nearby neighborhood. The emergence of this squatter settlement started after that. When I stayed around here there was no any house at all. I built the first squatter house by removing the solid wastes which accumulated in the area for many years. I remember, I begun to construct the house on December 14,1984 E.C. At that time the area was completely covered with different forms of solid and liquid wastes, it was also swampy area besides, excavated soil from different construction sites were disposed here. Generally it was a disgusting place and by any means no one dare to live right. The main reason that forced me to settle right here

was poverty and the absence of option but when you live in poverty, you forced to adapt with the harsh environment because it is a question of survival.

Two years later, the situation was changed because many squatter houses begun to construct in the area. The Kebele administration completely demolished all of the houses in 1988. At that time, I was the only one who survived from the demolition. They did not take any measure against me because I am a displaced soldier. They left my home until the government decide on the issue. Now I am the only one in this squatter settlement who Pay tax because my home was identified in the 1988E.C. aerial photograph of the area. Since then, I will pay Birr 12.84 taxes for the total area of 154 square meter in each year.

The first squatter settler in Kebele 01

The city of Addis Ababa has been experiencing unprecedented expansion of unplanned settlement in the central and expansion areas more rapidly than ever before. These uncontrolled settlements have been encroaching on protected forests, expansion areas and reserve lands. To indicate the expansion of squatter houses and the land-use/cover changes the 1988 and 1994 E.C aerial photo of the study area are used for a comparison purpose.

From the two successive figures in the next pages it is clearly understood that the vast area along the river in kebele 01 was occupied by only five squatters in 1988E.C. This is clearly seen in figure 5.1. This implied that Squatter settlements in Kebele 01 did not expanded quickly in the first four years since the emergence of the first squatter house in the area in 1984 E.C. However, the area was invaded by many squatter settlers after 1988 E.C. This is clearly indicated in figure 5.2. On the other hand, squatter settlements did not emerge in Kebele 04 before 1988 E.C rather more squatters appeared in the area after 1988 E.C. From this we understood that squatter settlement is a recent phenomenon in Kebele 04 comparing with kebele 01but the existing squatters in Kebele 01 expanded quickly and occupied larger area along the river banks of Kebena after 1988E.C.

## 5.2 Ways of Land Acquisition

In this part an attempt will be made to discuss the ways of land acquisition in both squatter settlements. According to the data obtained from squatter household heads similar ways of acquiring land was identified in both Kebeles. As table 5.1 depicted below the major way by which squatters acquired land for housing is through direct occupation which include all of the squatter household heads in Kebele 04 and 73 percent in Kebele 01 but among these household heads in Kebele 01 seven of them occupied the land together immediately after they left their home due to lease. Those who obtained the land through purchase from land speculators and their neighbors constituted 17.1 percent of the squatter households, out of this 31.6 percent purchased the land from their immediate neighbors but the rest 9.9 percent received the land as a gift from the previous settlers. The way of acquisition of land for squatters in both Kebeles is similar they do not simply settled in the present site rather they cleared different forms of solid and liquid wastes which accumulated in the area together with their neighbors. This indicated that even though the way of acquisition of land is illegal as a squatter settler their present life is the result of the consolidated effort of the settlers.

**Table 5.1 Ways of Land Acquisition**

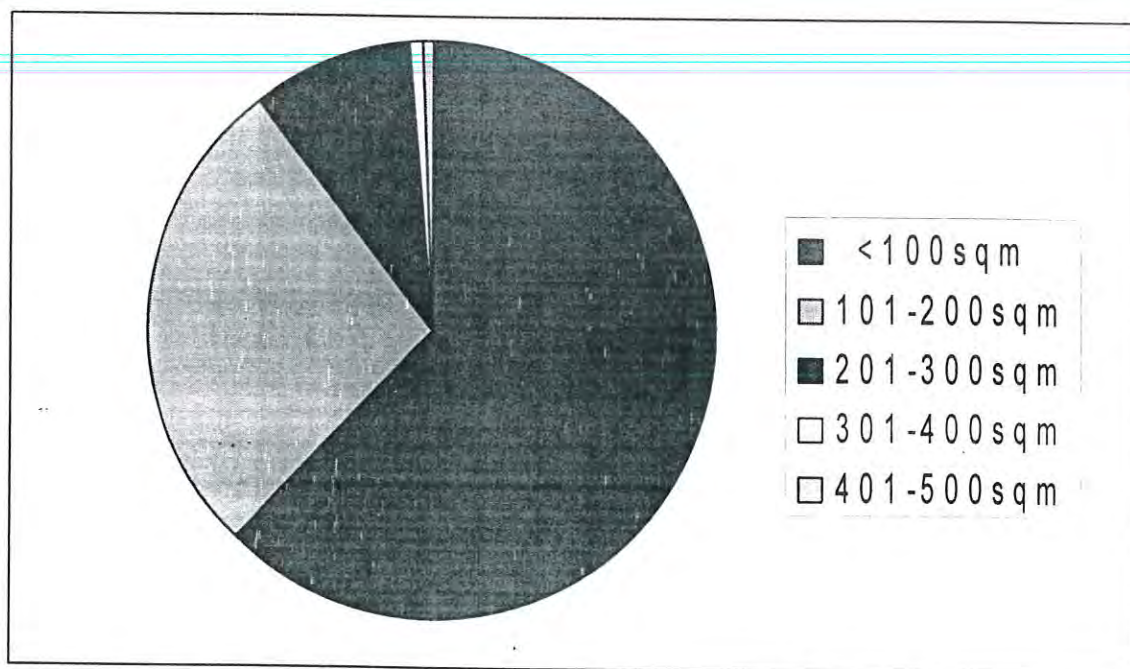
Ways of land acquisition	Bole (Kebele 01)		Kirkos(Kebele 04)	
	Frequency	Percent	Frequency	Percent
Direct occupation	81	73	23	100
Inheritance	-	-	-	-
purchased from others	19	17.1	-	-
Gift from others	11	9.9	-	-
Total	111	100	23	100

**Source:** household survey, 2009

### 5.3 Total Area Occupied by the Squatters

As depicted clearly in the figure below the vast majority of the squatters that is 62.17 percent have plot size less than 100 square meters. 27.4 percent of the squatters have a plot size ranges from 101-200 square meters. 9.13 percent of them occupied a plot size ranges from 201-300 square meters. Of all squatters only three household heads occupied a plot size ranges from 301-500 square meters. Among 230 squatter household heads the least occupant has a plot size of 9 square meters and the largest 500 square meters. Generally, the total area occupied by 230 squatter households in Kebele 01 is about 22,099 square meters. Observations during the field survey also revealed that some house holds live together in one compound but many of them share common wall and do not have any fence at all.

**Figure 5.3 Total area occupied by squatters in Kebele 01 in percentage**



Source: Kebele 01 code enforcement office, unpublished document

#### 5.4 Year of Construction

Table 5.2 indicates the number of years that the respondents have been staying in the study area. 71.2 percent of the respondents in Kebele 01 built their house between 1984-1990 and followed by 24.3 percent between 1991-1995 but the rest minorities built between 1996-2000. Whereas, 87 percent of squatter houses in Kebele 04 constructed between 1991-1995 and the remaining 13.0 percent of them built in between 1996-2000. This implies that many squatter houses in Kebele 01 emerged in the transition periods after the change of the government. However, the history of river sides squatter settlements in Kebele 04 do not exceeds one decade.

**Table 5.2 Year of construction**

Year of construction E.C	Bole (Kebele 01)		Kirkos (Kebele 04)	
	Frequency	Percent	Frequency	Percent
Before 1983	-	-	-	-
1984-1990	79	71.2	-	-
1991-1995	27	24.3	20	86.96
1996-2000	5	4.5	3	13.04
Total	111	100	23	20

**Source:** household survey, 200

#### 5.5 Causes of Squatter Settlement

The major factors which contributed a lot for the emergence and the expansion of squatter settlement are many and interrelated factors with numerous positive and negative associated impacts in the study area. According to the finding of the study the causes and effects of squatting treated as follows:

##### 5.5.1 Migration

Squatter settlements are the focal points of migrants and the majority of them migrated from different parts of the country to look for a better job opportunities. There were a situation where people forced to migrate to the city involuntarily but those who migrated to Addis Ababa in search of a job

is considered as voluntary migrants. One of the first critical problems they encountered and persisted for a long period of time is the question of adequate housing. In Kebele 01, among the household heads 87.4 percent were migrants but the rest 12.6 percent of the respondents were born and live in Addis Ababa. Out this non migrants household heads five of them permanently live outside these settlement but they rent their home to others and collect their money in each month. Of all squatter household heads in Kebele 04, 91.3 percent of them were migrants only 8.7 percent were born and live in Addis Ababa. It implies that squatters are predominantly immigrants either from rural to urban or urban to urban in the study area but those who have a permanent house in the city squat for rental purpose to earn a living.

**Table 5.3 Migration Status of the Squatters**

Migration Status	Bole (Kebele 01)		Kirkos (Kebele 04)	
	Frequenc	Percent	Frequency	Percent
Migrants	97	87.4	21	91.3
Non-migrants	14	12.6	2	8.7
Total	111	100	23	100

**Source:** household survey, 2009

Amhara is the dominant ethnic group among migrants in Kebele 01 which comprises 66 percent of squatter household heads. This household heads migrated from four different zones of Amhara region 37.9 percent from Northern Wello, 28.9 percent from Northern Shoa, 19.7 percent and 13.6 percent from Gojjam and Southern Wello respectively and followed by SNNP 39.9 percent. This revealed that squatters in Kebele 01 largely migrated from Amhara and SNNP region. On the other hand, SNNP is the dominant ethnic group among migrant household heads in Kebele 04 and it accounts 66.67 percent of the migrants, specifically 38.1 percent of the migrants are Siltie. The rest minorities in the area are Amhara, Oromo and Tigray. The most striking social characteristics of the squatter settlements

is the fact that they are ethnically mixed but the finding revealed that certain ethnic group is over represented in number. This is clearly observed during the interview and those who belong to the same ethnic group are neighbors in the study area especially in Kebele 01. One of the reasons for the people belong to the same ethnic group dominate the area is that the expectation of the new comers on those who settled before is high at the time of arrival. Especially those who come from different parts of the country prefer to stay with their relatives until they get job.

#### 5.5.1.1 Reason for Coming to Addis Ababa

The vast majority of the households in Kebele 01 were migrated from different parts of the country. In the study area a push factor play a key role for such a high proportion of migration. Among these factors the expectation of migrants for a better employment opportunities was the major reasons which constituted 67 percent of migrants, followed by 14.4 percent of displaced, 9.3 percent for a better education and the rest 6.2 percent and 2.1 percent migrated from Wello due to the 1977 E.C drought and transfer of job respectively, but only one person migrated for a better health service. On the other hand, among 23 household heads in Kebele 04, 85.7 percent migrated in search of a better job and 14.3 percent were displaced due to different reasons.

**Table 5.4 Reason for coming to Addis Ababa**

Reason for coming to Addis Ababa	Bole (Kebele 01)		Kirkos (Kebele 04)	
	Frequency	Percent	Frequency	Percent
Looking for jobs	65	67	18	85.7
Looking for better education	9	9.3	-	-
For better health service	1	1.03	-	-
Displaced	14	14.4	3	14.3
Transfer of job	2	2.1	-	-
Due to the scarcity of land	6	6.2		-
Total	97	100	21	100

**Source :** household survey, 2009

Another point that has to be considered with regard to migrants is that many of the migrants did not settle during their immediate periods of their migration to the city. It can be understood that many of the squatters grumbled by an exorbitant housing rent before they squat in the present site. This can be evidenced by the response of squatter households, which is stated in the following paragraph.

In the survey, respondents were asked about the place they had lived before moving to this squatter settlement. In Kebele 01, residents from certain areas were found in a large number. 102 household heads had moved from other adjacent Kebeles with in Bole sub city where as 9 of them had moved from elsewhere within the city. This adds weight to the conclusion that most of the squatters are not newly arrived migrants rather those who stayed in the adjacent Kebeles and grumbled by the rising renting price looking for the area as the best option to solve their problem. This situation was also similar in Kebele 04, of all households 15 of them stayed nearer to the present site but when the housing problem is aggravated through time they decided to squat; what makes this squatter differ from that of Kebele 01 is that there are eight household heads who were homeless and live in plastic houses before they squat in the present site.

### **5.5.2 High Rental Price**

The finding of this study is similar to Menweyelet's (2005) finding. His study shows that one of the root causes for the emergence and expansion of squatter settlement in the city center is high housing rent. Similarly, the finding of this study revealed that high housing rent play a key role for the existence of squatter settlements. As clearly stated in the preceding section the squatter settlement is inhabited by migrants. After their arrival in Addis Ababa many of them rent rooms either alone or in pairs but the cost of living and housing rent rises through time. As a result of this many of them decided to find options to build a house and to ensure their freedom. The squatter household

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heads who forced to squat as a result of this critical problem constituted 60.4 percent and 47.8 percent of the households in Kebele 01 and 04 respectively. Many squatter emphasized during the interview that they were unhappy about the exorbitant housing rent and the restrictions imposed by the home owner over the use of water and toilets. One squatter household head commented about the miserable life that he led before he built a squatter house as follows:

*I was not satisfied with the way rent was charged, sometimes the owner of the home charged me higher rental. When you rent a single room you may start paying 100 birr and end up paying 250 birr or more than that without any improvement on the house.*

### **5.5.3 Poverty**

Poverty is the other factor for squatting. As stated previously most of the migrants are illiterate and poor. They do not have secured income to lead a decent life. In relation to this, the primary data collected from the squatters revealed that the majority of them are poor.

Poverty is multidimensional and involves several issues related to income, labor market, public infrastructure, shelter etc. Income is one of the indicators of poverty. The criterion that has received world wide acceptance is setting poverty line and estimating the number of people living in absolute poverty. The use of income data; that is, the daily income of an individual should be us1\$. It is reckoned that a person earning less than this amount, as he/she is unable to cover/ fulfill the cost of basic needs is categorized as 'absolutely poor'. If we adopt this criterion to our country, at current exchange rate, a person has to earn Birr eleven per day to fulfill the basic needs. (converting the 1994 average family size of Addis Ababa which was 5.1 to 4.2 adult family size) based on the computation of income in the preceding section more than half of the household heads in Kebele 01 and 34.8 percent in Kebele 04 were in absolute poverty. In relation to this, 14.4

percent of the squatter household heads in Kebele 01 confirmed that poverty is the other driving factor that forced them to squat along the river sides.

#### **5.5.4 Demolition of Houses Due to Lease and Expansion of Project**

The other important factor which identified by household heads in the study area as a cause of squatting was the demolition of houses due to the expansion of project and transfer of land to investors by lease. Accordingly, eight households were previously resided in Kebele houses, but the land was transferred to investors by lease and the Kebele administration informed them to leave the area without any compensation. Immediately after they left their home eight household heads squat together in Kebele 01. According to one household head who were homeless as a result of lease and squat in Kebele 01:

*We are here eight households, the Kebele administration did not give us any compensation and substitute house when we left the area for an investor. With in a few days notice we become homeless, the development activity favor the rich that is all.*

On the other hand seven household heads in Kebele 01 previously squatted in the expansion area Bole international air port. During the interview they responded that they resquatted in the present site after their houses was demolished by the Kebele administration to expand Bole international air port. According to one house hold head who is a victim of this project:

*This measure made homeless many families and we did not get any compensation, even our property were taken away. There was a serious clash between the demolishing team and the squatter settlers at the time of demolishing. Many of our neighbors left the area immediately; some of them rent rooms in the city while others live with their relatives but many of them squat around Gerji and in other parts of the city. We are seven families who squat here as a result of this measure.*

This indicated that development-induced activities do not give any guarantee for squatter settlers rather it exacerbate the existing housing problem and results further squatting.

#### **5.5.5 The Need to Have Own House**

The strong desire to built own home was the other reason for some household heads to squat in the area. Those who squat as a result of this reason are very smaller comparing to others in both Kebeles. It includes 11.7 percent in Kebele 01 and 17.4 percent in Kebele 04. One of the house hold head who squatted in Kebele 01 expressed his reason like this:

*I born and grown up here in Addis Ababa, I think nowadays it is a bit difficult to cope with urban life because the cost of living rises drastically but our income remain unchanged. Many of us who live in this squatter settlement are illiterate and poor, it is obvious that we have a limited chance to get permanent job. We engaged either as a daily labourer or we have to do any job in order to sustain our life but some times we become jobless for many days even for months. Under this circumstance we will stay at home until we get something better.*

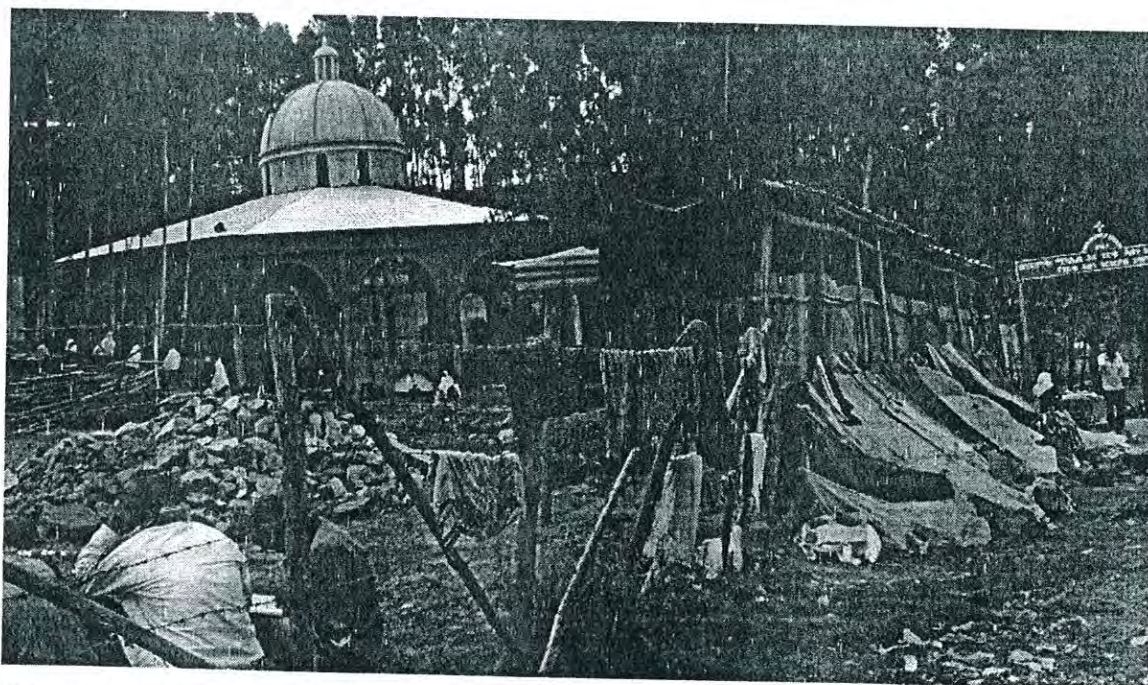
#### **5.5.6 Homelessness**

Homelessness is one of the factors which results squatting in the study area especially in Kebele 04. Homeless people live outside without shelter. They live on pavements, plastic shelter, temporary shelters, bus stations, churches, public corners etc. According to Kassa (1993) homeless people in the city of Addis Ababa can be categorized into two groups. Those who sleep in a squatter plastic shelter and those who sleep outside without shelters. The latter are street sleepers commonly called "Berenda Adaris". Those who live on squatted shelters are mostly on pavements made up of cloths, plastic sheet, old scraps etc. The problem of plastic shelter is still a major concern in the city. Eight household heads who squat in Kebele 04 were street sleepers for many years. The miserable life they led on the streets of Addis Ababa especially during rainy seasons and the absence of permanent income to rent rooms forced them to squat in the river banks of Kebena. All of the

household heads clearly stated the reason for squatting during the FGD as follows:

*Before we squat all of us were “Berenda Adaris”, we encountered a severe problem especially during rainy seasons because it is too cold for any one; we sleep on the pavement of the street. We spent many terrible nights. In most circumstances we move from place to place in order to get a secured shelter. As a result of this problem all of us decided to clean the wastes which accumulated in these area and to squat in the present site. Since we settled, we lead a better life now we all have a permanent shelter. The only threat for us at this time is the occurrence of flood.*

Homelessness is one of the indicator of the extent of housing problem in Addis Ababa. This problem is visible to anyone especially in Kebele 01. A number of poor people live on plastic shelter which is built along “Gorgorios” church. Most of them are patients who came to the area to heal by the holy water but in their duration they lost their money. To solve their immediate housing problem the poor people live in a plastic shelters. This is clearly shown in the following figure.



**Figure 5.4** plastic shelters in Kebele 01 along Gorgorios church

## 5.6 Effects of Squatter Settlement on Squatters

### 5.6.1 Positive Effects

Squatter households during the interview stated that, they have got positive as well as negative effects in their duration. The negative effects pronounced in many aspects. However, squatters have got numerous benefits from squatting. One of the most common benefit stated repeatedly by the squatter household heads during the interview in both Kebeles is that they have been satisfied because they have their own home. Since their arrival in Addis Ababa most of them suffer a lot due to high rental price, permanent change of place of residence from time to time and mistreated by the home owners. Even if they are illegal and a fear of eviction is prevail among dwellers it create a limitless psychological satisfaction because they lead relatively a stable life since they built a house in the area.

As the household heads emphasized that, now they lead a better life than ever before because they never worry about the monthly housing rent they pay like before. Furthermore, owning shelter become a source of livelihood for many of them. Many household heads share this idea. For example, one woman expressed her satisfaction as follows:

*Before I squatted here I used to live in a rent a room for three years. It was really disgusting to live by renting room. Many of them thought that you do not have any freedom like any person, they often undermine you. The home owners used to be inconvenience with me. We are allowed to get water twice a day, early in the morning and in the afternoon and the owner used to lock the gates early. My husband is a guard, sometimes he forced to be late, and so when the owner locked the gates, we have to beg him. When we would get visitors and he would not be happy about that, he want visitors to leave his compound immediately. So our friends and relatives always mistreated by the owner this largely grumbled us. Now I have my own home and as you can see I opened a small neighbourhood shop and earn a living. I live a better life than ever before, because I am completely free from the daily nagging with home owners besides; I let four rooms to other poor people.*

## **5.6.2 Negative Effects**

The problems squatters commonly encountered are numerous and which affect the day to day life of the dwellers. These include the following major problems to the study area.

### **5.6.2.1 Flooding**

The majority of the squatter houses in the study area is situated in the flood prone areas along the river banks of Kebena. The topography of the area is steep slope which is susceptible to heavy flood during rainy seasons. The absence of well prepared ditches to divert heavy runoff from the near by areas and due to the proximity of these squatter houses to the river results more flood to flow downward to the squatter settlements. The extent of the problem is high in Kebele 04 because all of the 23 squatter houses are situated along the bed of the river.

The down stream of the river Kebena is very steep which gives the river a torrential aspect. The river is fed by a large number of torrents which drain the slopes of the massif located upstream. The river has flooded the riverside dwellings several times. The steep slopes in this area could favor the speed and increase the power of the flood. These floods caused a certain amount of damage including human life but the vulnerability seems to increase with greater demographic effect. The water level of the river Kebena reaches its maximum in the great rainy season from June to September. Thus the flooding risks of the riverside residents during rainy season is high.

Flood is a common phenomenon especially during summer. However, the flood of September 3, 2001 E.C was by far worst in terms of its volume and the extent of its destruction. The flood swept away houses, animals, shops, furniture. The victim of the flood stated his experience as follows:

*“Many of us save our life because the flood occurs during the day if it happened in the night time there would be a great loss of human life”.*

As a result of this flood all of squatter houses in Kebele 04 were severely affected but seven households responded that they completely lost all of their properties due to the flood of September 3, 2001. Similarly 21 household heads in Kebele 01 were affected by the recent flood. The occurrence of flood is identified by the squatters as a common problem during rainy seasons. The impact of the flood have been reflected in a voice of a female squatter dweller who was a victim of TB at time of interview in Kebele 04 like this:

*We had very little to survive when our houses were burnt. But thanks to the Kebele administration and the local people helped us a lot in that crisis but what aggravated our problem is the flood of September 3, 2001 and at that time we left with nothing and all of our property were swept away. If it happened in the night none of us would survive. Since then, we are in a serious threat especially, when the sky is dark.*

Another household head stated that:

*I am a displaced soldier of the previous government; I squatted here in 1992 E.C. Since we settled here flood is a common problem to all of us during kiremt. As a result of the recent flood i lost eight rooms, as you can see now we live on this temporary house which made of plastic and canvas. Thanks to the Kebele administration and the near by people, they helped us a lot but again our life is endanger.*



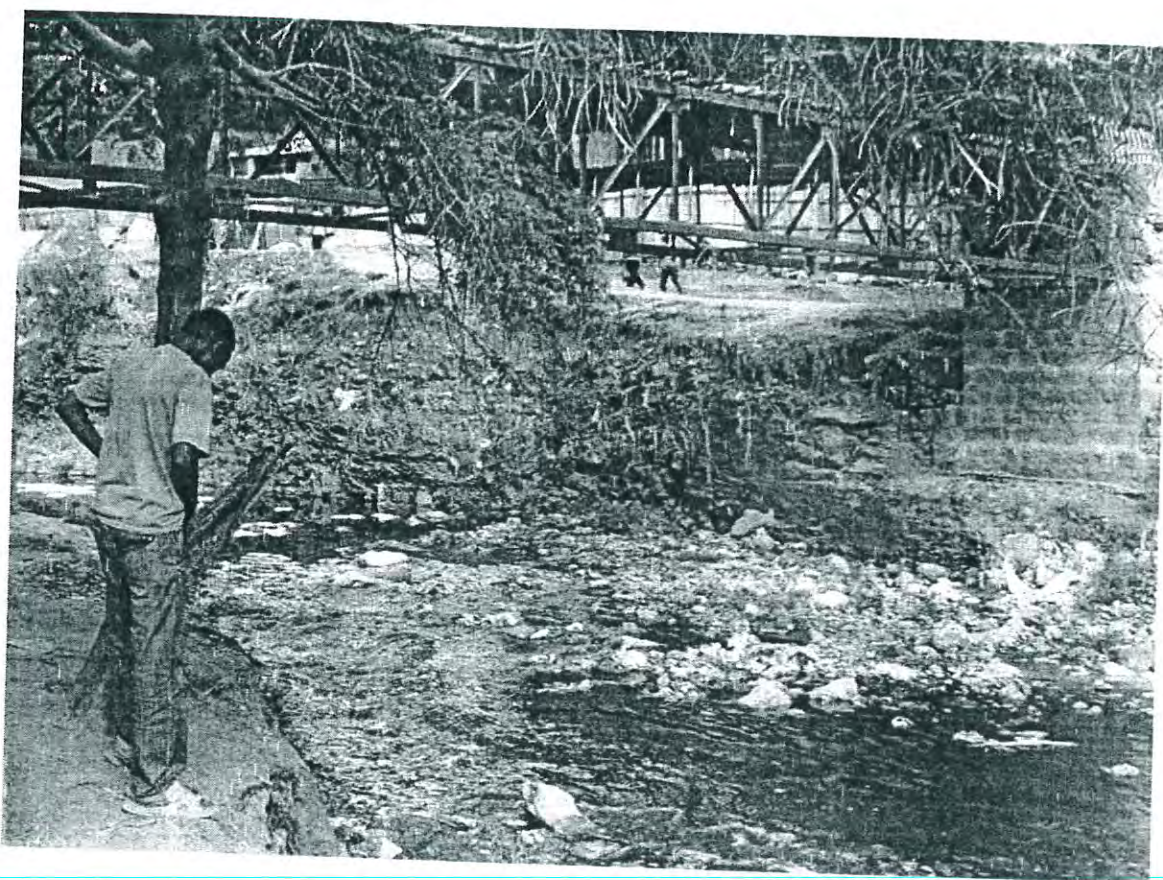
**Figure 5.5** a partial view of flood victim squatter houses in Kebele 04.

### **5.6.2.2 Pollution of the River**

Rivers are the important component of the environment, and need to be protected from all sources of pollution because man's own survival depends on their sustainable use. Rivers however are increasingly under threat from different pollutants.

Solid and liquid waste disposal play a paramount role in the realization of physical and social wellbeing of the settlers. Without proper solid and liquid waste disposal system, the existing environment and the health of the residents are highly affected. Accordingly, the finding of the study revealed that even if a solid waste is collected twice a week by the collectors, almost many of the household heads closer to the river dispose their domestic wastes in the river. The major reason which magnify the extent of the problem is the proximity of the river to the squatter houses and the habit of the dwellers to dump any forms of wastes in any open space. Any one can see clearly that open spaces along the river are filled with non decomposable solid wastes like plastics, old shoes, human wastes, and the like. This results a critical health problem on the inhabitants. The major reason which aggravate the extent of sanitation problem and pollute the river is the absence of toilet in the squatter houses. As indicated in the preceding section 21 of the households in Kebele 04 and 11 in Kebele 01 responded that they permanently cleaned up along the river due to the absence of toilet besides, any forms of liquid wastes discharged from the nearby affluent inhabitants towards the river. It is well understood from the field observation and the response of the squatters that the river and the near by areas is highly polluted. Many authors looked into the problem of the pollution of rivers in Addis Ababa. Tesfaye (1988) stated that the problem created by land use near the river as one of the important factors for the pollution of the rivers in Addis Ababa.

Furthermore, the research conducted by Zirfie (2008) on nine selected sampling station starting from the upstream to the down stream of the river Kebena to know the extent pollution. The whole stream of Kebena river is subject to different forms of solid and liquid wastes at different level but the pollution rate rises from the up steam towards the downstream of the river Kebena especially in areas where the population density and settlements is high. For comparison I selected three sampling station closer to the study area i.e. Kebele 01 and Kebele 04 along the river, that is below peacock park, below St. Joseph church and below Abo church. According to the finding of the research the pollution rate of the river in this three sampling sites are highest than other sites. The researcher further added that the quality of the river is affected by different forms of domestic wastes which dumped and released into the river. Besides, in her attempt to identify the source of pollution and the factor which aggravate the problem, she discovered that the existence of human settlements along the downstream of the river, the low economic status of the dwellers and the permanent use of the river as a toilet degraded the quality of the water in this three sampling stations. In contrast to this, the extent of pollution is low in area where textile and paint factory is found due to waste treatment. This implied that the existence of human settlements along the river banks resulted in severe environmental problem and pollute the near by river. This is clearly evidenced in the following figure.



**Figure 5.6** The role of squatters for the pollution of the river.

### **5.6.2.3 Fire Accident**

As squatter houses in the study area built in unplanned manner and the majority of the houses built from mud and wood. Besides, the houses crammed together and it easily exposed them to fire accident. Once, fire accidents occur in the area it easily disseminate to other houses and completely destroy many houses. In 1999 E.C seven houses in Kebele 04 became a victim of this problem and their houses were completely destroys. The material that the squatters used to built their house and the proximity of one house to the other aggravated the problem. Since the occurrence of fire accident the victims live in a house which built with bamboo and canvas. Even if many of the houses in Kebele 01 have similar structure fire accident did not raised as a problem by the household heads.

#### 5.6.2.4 Demolition of Squatter Houses

Since squatters situated where they were not to be, they affect and affected by the planned development of the city. The other apparent problem that many squatters families encountered and which largely affect their existence in the area is the demolition of houses due to the construction of new road along the settlement.

As clearly stated in the preceding section 15 household heads have already been evicted from their home due to lease and the expansion of Bole international air port and squatted in these area. But again due to the development-induced activities undertaken in the area many squatter families become homeless. Discussants, during the focus group stated that 24 squatter houses in Kebele 01 completely demolished due to the newly constructed road along the settlement. Of this entire household heads 19 of them built a new house in a vacant space with the permission of the Kebele administration but the rest 5 households left the area. During the frequent field observation, the researcher observed that many squatter houses were demolished as the excavation for road construction expanded. Above all, the basic factors which aggravate the extent of the problem is that all of the victims did not inform in advance by the concerned body to find another options. Besides, the victims did not receive any compensation from Ethiopian road authority like other victims who have a title deed. In this regard, an attempt was made to assess the impact of development induced demolition on the life of the squatters. All of them responded that it create a serious social crises and exacerbate the problem of housing but in relation to this problem none of the squatter houses in Kebele 04 become a victim of this problem. With regard to the afore-mentioned problem a female household head expressed her experience bitterly as follows:

*Imagine by chance, it is the second time for me to be a victim of such kinds of measures. Many years ago my home was completely demolished due to the expansion of Bole international airport. After that I squat here, Now again I encounter the same*

*kind of problem I never thought the government would make our life miserable like this, I don't know whom to tell and where to go.*



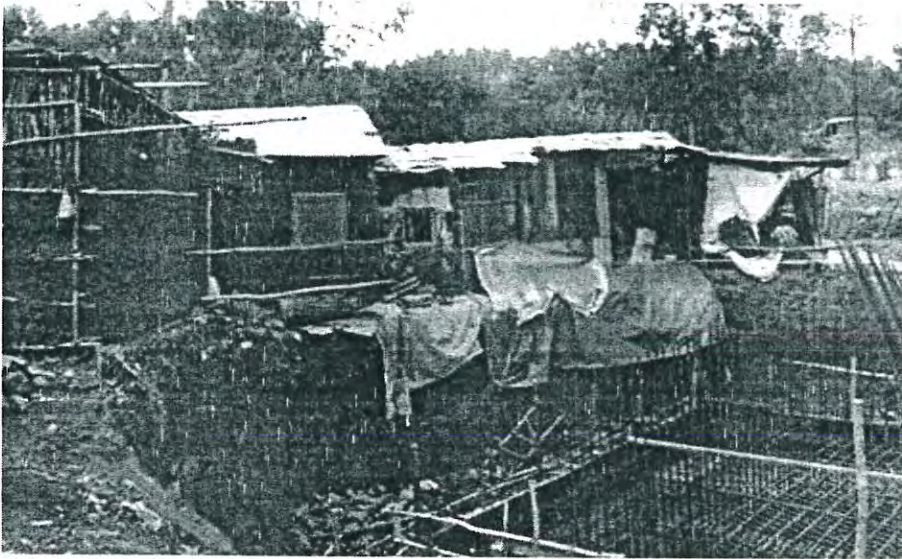
**Figure 5.7** A partial view of demolished squatter houses and the bridge under construction

This reveals that squatting and demolishing of houses due to the urban development activities go hand in hand, one perpetuating the other.

#### **5.6.2.5 Health Problem**

Solid waste is the most visible form of pollution in the study area. Most of the solid wastes disposed in the area pose a serious threat to environment and human health, particularly to the dwellers. The accumulated piles of

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#### **5.6.2.5 Health Problem**

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garbage is a breeding ground for flies, rodents and cockroach which results in the spread of water borne diseases such as typhoid, amoebic dysentery, diarrhea and cholera. The real danger lies in this settlement is due to its proximity to the river. People in these areas are the most vulnerable to preventable communicable and non-communicable disease. Many of the dwellers are easily exposed to different disease especially to respiratory diseases. Generally inadequate sanitation is a predominant characteristic of the study area. One household head during the interview stated the impact of the river on the health of the dwellers as follows:

*Just take a look at how we live and you can judge why children and others get sick all the time. I do not know how long we can survive. I do not even have enough strength to work any more. He said, and expressed concern about the welfare of his two children, who also often get sick due to poor hygiene in the area. At the time of interview both husband and wife were a TB patients and it was six months while taking medicine.*

The dwellers use the river for washing and they also dump their domestic wastes in to the river. Human excreta is a principal component of liquid waste in the area. Children easily exposed to illnesses when they play on fecal-contaminated areas. Water borne diseases such as typhoid, amoebic dysentery, diarrhea and cholera. On the other hand the accumulated piles of garbage is a breeding ground for vectors such as flies, rodents and cockroaches and easily spread different disease. The most common disease are intestinal and parasites (diarrhea, cholera, typhoid). The sanitation problem in the area is aggravated due to on-site sanitation problem, the absence of toilet for some households in the area, discharging of sewerage from the near by neighborhood and the accumulation of solid waste especially along the river. Many of the health problems experienced in the area are linked to sanitation problem and bad smell from the nearby river. As clearly stated in the preceding section more than 10 percent of the households in Kebele 01 and 91.3 percent in Kebele 04 do not have any

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access to toilet due to this, they often cleaned up either on the river or any open space around the river permanently especially at night. Some of the dwellers who lived along the river for many years responded differently with others:

*In our duration we have also grown immune to the respiratory disease and bad smell of the river. Now we are less susceptible to common cold and other disease because the problems that we experienced have been part of our life for many years (we adapt it). We already accepted that there is nothing that we can do to change the situation. Some times we do not remember that our neighborhood is unsanitary, we only feel the difference and the change when we see other places.*

#### **5.6.2.6 Threat of Eviction**

Due to their illegal status squatters are always under a serious threat and they do not lead a secured and stable life. This is clearly evidenced from the response of the majority of them are suspicious and they are always in serious threat while others live with little hope of permanency or secure tenure.

Regarding the threat of eviction three responses were identified among the house hold heads. The majority 45 percent of the dwellers in Kebele 01 disclosed that they are always in a serious threat because granting a title deed is a nightmare or practically impossible the second category 40.5 percent stated that they are completely free from any threat because they think that our duration in the area is longer and many people reside here. If government decided to demolish all of this houses it create a serious social problem and they thought that by any means government will never make this people homeless. As they stated strongly they live with the hope of getting title deed. The third category consisted only 14.6 percent of the dwellers, they responded that we are illegal settlers and we are ready to accept any measure that taken by the government. But all of the 23 household heads in Kebele 04 responded that we do not think we stay here any more because we situated closer to the river and the near by people

often complained about our settlement to the Kebele administration many times. The amazing reason which stated by the household heads indicated that they are aware about for what purpose the area is designated. They stated in a simple way like this:

*we informed from others constantly that according to the master plan of the city river sides is green area and we completely contradict with the master plan of Addis Ababa and we are always waiting for the sudden bad news, we will live with anxiety of eviction.*

This implied that, due to insecurity of tenure squatter settlers live with a serious threat.

**Table 5.5 Threat of Eviction**

Threat of eviction	Bole (Kebele 01)		Kirkos (Kebele 04)	
	Frequency	Percent	Frequency	Percent
Yes	50	45	23	100
No	45	40.5	-	-
Others	16	14.6		
Total	111	100	23	100

*Source:* household survey, 2009

## **5.7 Inhabitants' Perception**

In this part the researcher attempts to express clearly the perceptions of the dwellers regarding their squatter settlement they reside. More importantly how they function, what the are major problems they encountered in their duration and how they cope with the existing problems and why people continue flocking to the squatter settlements in spite the poor living condition prevail in the area. It is difficult for an outside observer to understand in detail. In order to have a clear picture about the perception of the inhabitants, attention was given on different accounts forwards by them.

Discussants in the focus group have a similar perception. They stated that the area is not as such suitable for decent life because it is highly congested,

lanes are narrow and outlets are too many. A number of houses share a common wall and it easily exposed them to fire. Besides, the dwellers are severely exposed to health risks due to sanitation problem and bad smell from the river. A number of attempts have been made by the residents to reduce the extent of solid waste problem and to turn the area into a hospitable neighborhood. When they asked about the condition throughout the period that they have been living there, the respondents indicated that it is not a very pleasant place in which to live in. The worst condition prevail during the rainy seasons; the waste are washed down and accumulates on street corners and our door steps and the narrow lanes become muddy. Many of the residents agreed that the major factor that affect the environment and the health of the dwellers is the liquid wastes discharged from the toilet of the neighborhood rich people. Due to this problem common cold and typhoid become a common disease in the area. Regarding this critical problem many of them complained to the Kebele code enforcement office many times but it remain unsolved. Generally the informal settlers perceive the environmental and housing condition in the area as unhealthy and inhospitable to live and there is no any perception difference among the dwellers.

The other critical problem most of the dwellers commonly share is the deprivation of major services by the Kebele administration. This services are provided to the other inhabitants of the Kebele but the squatter community deprived to get major services. They stated firmly that even if we settled here in the last many years, many of us do not have any permanent identification card; the Kebele administration gave us temporary identification card during the 1997 election, after that they refused to renew or substitute by permanent identification card. Due to this, we are not in a position to get passport and even we do not allowed to buy grain from the consumers association. Besides, access to credit from micro finance institutions largely excluded the squatter community because the Kebele administration did not

recognize them as a permanent inhabitant of the Kebele. According to one participant in the focus group discussion:

*The squatter community lost many opportunities. We organized ourselves to borrow money and to diversify our source of income but the concerned body refused to accept our request many times, the Kebele administration often treat us during election period. This deprivation largely affect our life in different ways, we feel that we are a second citizen in the country, there must be a consistent rule and regulation among Kebele administrations to treat such kinds of problem.*

The dwellers repeatedly complained that the Kebele administration give insignificant attention to our problem and we deprived to use many of the services provided by the Kebele administration. Dwellers many times emphasized that due to the negligence of the concerned body, their problem will go from bad to worse. They encountered profound socio-economic and political problems. In spite of this, the squatters in the study area formed a well organized 'idir' which guided by rules and regulation with the purpose of defending the resident's right, demanding delivery of services and negotiating claims with public authorities . Members are expected to pay a fixed amount of money. The discussants in the FGD pointed out that the role of the idir is far beyond supporting the members in time of hardship, rather it attempted to solve multidimensional problem of the squatter community. As a result of this, it create strong attachment and collaboration among dwellers.

They stated that in most circumstances squatter settlements considered as a center of criminal acts. In order to avoid this negative attitude each household contribute eight birr per month to employ guards and to ensure the security of the area. They employ eight guards who keep the security of the area 24 hours. Depending on the situation household heads assist them. The guards control further expansion of squatter houses in the area and if there is, they immediately report the situation to the selected committee member. The discussants of the FGD stated that:

*Any construction materials don't allow to enter in to the area because construction of new house and expansion of previously existing houses with out the permission of the Kebele administration is strictly forbidden.*

According to the document of Kebele code enforcement office during 1997 election 10 new squatter houses were built in the area, but all of them demolished by the squatter community within few days. This shows the commitment of squatter community to deter the further expansion of squatter houses in the area their willingness to work together with the Kebele administration. This and others measures taken by the community indicated that even if squatter settlers are illegal and dominated by poor people they are highly organized and guided by their own rules and regulations.

The information obtained from many of the dwellers in the area indicated that they live in the uncertain and fear-ridden situation because they are illegal and settled on government land for the last many years. Especially the demolition of houses in the area create psychological problem among the dwellers. Some of them stated their threat as follows:

*No one knows exactly what will happen tomorrow and the day after tomorrow, many houses demolished in our neighborhood due to the construction of new road and the live of many families is highly affected. Some of our neighbors left the area without any compensation from the concerned body because they are illegal settlers. We are not certain about our fate.*

In order to cope with uncertainty of land tenure the squatter community form a strong alliance in order to ensure the sustenance of their community either in this site or if there is an eviction in another area. According to the chairman of the idir, each household currently contribute 50 birr per month, this enable to enhance the financial strength of the squatter community. They further stated that if we are strong enough in terms of money we may

have a probability to get condominium houses. we pay a great sacrifice to make our life better but nowadays our problems are aggravated through time. One of the discussant in the focus group discussion stated that:

*The area was a full of solid and liquid waste. We make this area a better and hospitable settlement than before through dedication and exhaustive efforts and we turned in to the present better livable place. If the site remain a waste dumping area like before the area will be one of the worst waste dumping area of Addis Ababa, our attempt and effort have to be appreciated and acknowledge by the concerned body.*

They further added that their living condition is not suitable, but the absence of any option forced them to live in these inhospitable area. Even if the squatters encountered various problems in many aspects squatter households have got numerous benefits. One of the most common benefit stated repeatedly by the squatter household heads in both Kebeles is that, they have been satisfied because they have their own home in Addis Ababa. Since their arrival most of them suffer a lot due to exorbitant rental price. As clearly stated in the preceding section the area is dominated by migrants of low level of education and skill. The probability of getting permanent job for many of them is very much limited and at this time they stay at home. Many of them expressed their happiness because they form a family and brought up their children freely. Further, they added that the houses become a source of permanent income for the dwellers and they do not worry about the house rent that they pay in each single month like before. Most of the dwellers agreed that their life is many times better than ever before since they arrived in Addis Ababa.

Generally, the insignificant attention from the Kebele administration, deprivation of services, sanitation problem, flood, congestion and fear of eviction are the critical problems that the residents perceived as a problem. Despite this fact, the majority of the squatters expressed that they live a better life than ever before since their arrive in Addis Ababa

## **CHAPTER SIX**

### **CONCLUSION AND RECOMMENDATION**

#### **6.1 CONCLUSION**

The main purpose of this study is to identify the root causes and effects of squatter settlements along the river banks of Kebena in the two adjacent sub-cities of Addis Ababa namely Kebele 01 and 04 of Bole and Kirkos sub-cities respectively. To this end, the basic questions addressed in relation to the issue under study was why do people squat along the river banks and unsanitary areas, what are the major problems the squatters encountered in their duration, what look like the perception of the inhabitant towards the squatter settlements they reside, what are the socio-economic status of squatters and what livelihood strategies adopted by poor squatters to improve their income was raised.

The study has identified a multitude of factors that attributed results the emergence and expansion of squatter settlements. The change of government and the absence of stable political situation which prevail in the country during the transition period play a key role for the emergence of squatter settlements in the study area. The study also concluded that there is a close relation ship between migration and the development of squatter settlements. High renting price of rooms, poverty and the desire of the squatters to have own home also identified as a cause of squatter settlements. Besides, the demolition of houses due to expansion of projects and new development activities aggravated the existing housing problem and forced many people to squat. Similarly, homelessness is the other driving factor for squatting especially in Kebele 04.

Regarding the squatter settlers, the research discovered that the area is the point of destination for new migrants. The majority of the household heads were migrated from Amhara, Oromiya, SNNP and Tigray regions while

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certain non-migrants who born and grown up in Addis Ababa also squat in the area. The socio-economic status of the majority of the squatters in the study area is low in terms of occupation, education, and income. Generally the area is inhabited by poverty-stricken migrants.

The way of acquisition of land in both Kebeles is similar. A considerable number of squatters did not simply built their houses in the present site rather they cleared different forms of solid and liquid wastes which accumulated in the area for many years. On the other hand, a small number of squatters bought the land from land speculator and their immediate neighbors while others received from the previous settlers as a gift.

The area under study is characterized by dilapidated houses which built by sub-standard materials, overcrowding, insufficiency of services, narrow lanes and lack of basic sanitation. The majority of houses in both Kebeles built with mud and wood but a few household heads built with cartoon, bamboo, plastic and canvas. Most of the dwellers in both Kebeles live in cramped conditions in one or two rooms. As a result of this, they are easily exposed to fire accident. This indicated that poverty is deep rooted in both squatter settlements.

The critical problems the squatters encountered in their duration are strongly associated with the proximity of the squatter settlement to the river Kebena. As stated repeatedly in the preceding section the squatter dwellers live in the disadvantaged, flood prone and health hazardous areas. The majority of them susceptible to heavy flood during rainy seasons. Many of the health problems experienced in the area is a result of inadequate sanitation and bad smell from the river. Due to the absence of toilet facilities in their house many squatter permanently use the river or any open space around the river as the toilet and dump their wastes near the river. The major factor which aggravate the sanitation problem in the area is the discharging of liquid wastes from the toilet of the near by rich inhabitants.

The other apparent problems which largely affect the existence of many squatter families in the area is the demolition of squatter houses due to the construction new road along the settlement. The deprivation services which provided the Kebele administration is the most common problem to the area. As a result of this, the life of many squatter affected in different ways.

Even if the negative effects of squatting pronounced than the positive effects, squatters have got a number of advantages. The most common advantage identified by many of them is that they solve the persistent housing problem by themselves. In addition to this, the house they built becomes a common source of livelihood for the squatter poor. It has also been proved that due to their illegal status they live with a serious threat.

Finally, attempt will be made to suggest certain recommendation to solve the problem of squatting.

## **6.2 RECOMMENDATION**

1. Squatter settlements are the place of destination for the majority of migrants. In order to reduce the influx of rural-urban migration the concerned bodies at regional level should work in the integrated manner to create a job opportunity and to reduce the rate of migration.
2. The city administration should refrain from engaging forced eviction and sudden demolishing activities because this practice reduce the existing housing stock, destroy the livelihood or assets of the squatters and results homelessness in the country. It is evidenced that demolishing of squatter houses could not deter the practice of squatting rather it perpetuate the cycle of informality and homelessness. In relation to this, government have to give more emphasis for a preventive measures.

3. The lower level administrative bodies such as code enforcement at the Kebele level should be more accountable to control unauthorized constructions.
4. In order to solve the problem of squatting in a sustainable manner the Addis Ababa city administration should enact comprehensive and consistent law and strictly control its implementation at different level.
5. According to the revised master plan of Addis Ababa river sides are designated for green area. However, as stated in the preceding section a large number of squatters situated along the river banks and severely pollute the river and degraded the surrounding environment. Thus, in order to ensure the planned development of the city and to protect green areas along the rivers and its surrounding from pollution and environmental degradation; it is strongly recommended that government should control river sides and relocate the squatters from the area through time by preparing a housing for them.
6. In order to solve the long-standing housing problem of the urban poor government should expand the construction of condominium houses.
7. It is evidenced that development-induced activities displaced those who live in kebele houses. This aggravated the existing problem housing problem and forced the poor to squat in different site. Thus Prior to mass demolition of houses, the needs of these people should address and a detailed preparation should carried out.

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## Annex -1

The major purpose of this questionnaire is to collect information on the causes and effects of squatter settlements and other related issues. Your genuine response to this questions will help to achieve the objective of the study. Hence, I kindly request your cooperation to give accurate information to all questions. The information you offer will be used only for academic purpose and will kept confidential.

Thank you in advance!

### PART 1. Demographic and socio economic data of the households

1. Age
- a) under 30 years
- b) 31-39
- c) 40-49
- d) 50-59
- e) 60 and above

2. House hold head

- a) Male
- b) Female

3. Marital status

- a) Single
- b) Married
- c) Divorced
- d) Widowed

4. Family size

- a) 1-2
- b) 3-4
- c) 4-5

d) >6

5. Ethnicity group

a) Amhara

b) Oromo

c) Tigray

d) SNNP

6. Religion

a) Orthodox

b) Muslim

c) Protestant

d) Catholic

7. Place of birth

a) Addis Ababa

b) Out side of Addis Ababa

8. If you born out side of Addis Ababa, what was the reason for coming to Addis Ababa?

a) Looking for job

b) Looking for better education

c) Looking for better health service

d) Displaced

e) Transfer of jobs

f) If others please specify -----

9. What is the average monthly income of the household?

a)  $\leq 150$  birr

b) 151-270 birr

c) 271-540 birr

d) 541- 810 birr

e)  $\geq 810$  birr

10. Education status

- a) Illiterate
- b) Grade 1-6
- c) Grade 7-8
- d) Grade 9-12
- e) Certificate to diploma
- f) Degree and above

11. Occupation

- a) Formal sector
- b) Informal sector
- c) unemployed

12. Do you have any additional source of income?

- a) Yes
- b) No

13. If Your answer is "Yes" for question number 12, what is your additional source of income?

---

## PART 2: Housing condition of the squatters

1. Types of Construction Material that you use to built you house

- a) Mud and wood
- b) Stone and mud
- c) Hollow concrete blocks (HCB)
- d) Bamboo and canvas
- e) If others specify

\_\_\_\_\_

2. What is the total number of rooms of your house?

\_\_\_\_\_

3. The source of water supply

a) Private pipe

b) Public tap (bono)

4. Source of electricity

a) Electricity with Private meter

b) Illicit connection

c) None

5. Toilet facility

a) Privately owned

b) Shared

c) The nearby river

6. Kitchen Facility

a) Available

b) Not available

---

### PART 3: Ways of land acquisition, causes and effects of squatting

1) When did you built the house in this area?

a) before 1983

b) 1983- 1990

c) 1991-1995

d) 1996-2001

2) How did you acquire the land to build the house?

a) Direct occupation

b) Inheritance

c) purchased from others

d) Gift from others

e) If other reason please specify \_\_\_\_\_

3) Why did you choose this site for squatting?

---

4) Where had you been before squatting in this area?

a) In the central areas of Addis Ababa

b) In the periphery of Addis Ababa

5) What was the reason to come and to settle in this area?

a) Poverty (the absence of enough money to let rooms

b) Limited access to get home from the government

c) The desire to have owns home

d) Rising of renting price

e) If others please specify \_\_\_\_\_

6) What benefits have you gained after you squat in the present site?

---

7) What are the major problems that you commonly face as a result of squatting?

A. Problems related to health

---

B. Problems related to water supply

---

C. Problems related to electricity

---

D. Flood from the river

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E. Other problems

---

8) Do you have a threat of eviction?

a) Yes

b) No

c) Neutral

## Annex-2

### ADDIS ABABA UNIVERSITY SCHOOL OF GRADUATE STUDIES MASTER'S THESIS

#### THE CAUSE AND EFFECTS OF SQUATTER SETTLEMENTS ALONG THE KEBENA RIVER BANKS: IN BOLE AND KIRKOS SUB CITIES

##### **Focus Group discussion Guide**

The findings of this study are believed to identify the root causes of squatting and its associated effects which occur as a result of squatting. Besides, it enable to identify the problem of squatter community and to generate a solution to the problem of squatting especially along river sides.

Before we go deep into our discussion, I would like to confirm to you that any information that you give will be confidential and only used for academic purposes. My name is Daniel Debebe, graduate student of regional and local development studies who is going to facilitate the discussion.


1. What look like the historical emergence of this squatter settlement?
2. What are the distinct feature of these settlement?
3. How do you see or perceive the squatter settlements you reside right now?
4. What are the major benefits the squatter community gained by squatting in the current site?
5. What are the most common problems that the squatter communities encountered in their duration?
  - Problems in relation to health.
  - Problems access to electricity and water supply.
  - Problems in relation to sanitation.
  - Problems in relation to security.
  - Other problems.

6. What are the major impact of the river and its surrounding on the dwellers?
7. What look like the existing relation ship between the squatter dwellers and the kebele administration?
8. What do the squatter community plan to solve the over all problems of the dwellers?

## DECLARATION

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

Name: Daniel Debebe

Signature: 

Place: Addis Ababa University

Date: June, 2009

This thesis has been submitted for examination with my approval as a university advisor Yirgalem Mahiteme (Ph.D)

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