



ADDIS ABABA UNIVERSITY

COLLEGE OF BUSINESS AND ECONOMICS

**DEPARTMENT OF PUBLIC ADMINISTRATION AND DEVELOPMENT
MANAGEMENT**

SCHOOL OF GRADUATE MASTERS OF ARTS PUBLIC MANAGEMENT AND POLICY

**THE CAUSES AND CONSEQUENCES OF SQUATTER SETTLEMENTS IN ADDIS
ABABA CITY ADMINISTRATION: THE CASE OF LEMIKURA SUB-CITY**

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**A RESEARCH PAPER SUBMITTED TO DEPARTMENT OF PUBLIC
ADMINISTRATION AND DEVELOPMENT FOR THE PARTIAL FULFILLMENT OF
SCHOOL OF GRADUATE MASTERS OF ARTS IN PUBLIC MANAGEMENT AND
POLICY**

ADDIS ABABA; ETHIOPIA

JUNE: 2024

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ACKNOWLEDGEMENTS

First and most I would like to thanks my almighty God and Santy Mary for help me in my real life and to complete the course and the success of this research paper. Second, I would like to express my sincerely gratitude to my advisor Dr, Jemal Abdigasa for his advice and comment in all my paper. Third, I would also like to extend my appreciation to customers, employees and managers of Lemikura sub city for their information, data and moral support. Finally, I have grateful thanks to my Families and friends for their moral and financial support throughout my school and university life.

ACRONYMS/ABBREVIATIONS

UN..... United Nation

LDC..... Less Developed Country

AU.....Africa Union

UNECA.....United Nations Economic Commission for Africa

GDP..... Gross Domestic Product

UDWB.....Urban Development and Works Bureau

UNECE..... United Nations Economic Commission for Europe

ORAAMP.....Office for the Revision of Addis Ababa

NULUP..... New Land Use Policy

UNCHS..... United Nations Centre for Human Settlements

SSD..... Sample Size Determination

SPSS..... Statistical Package for the Social Science

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Abstract

The purpose of this study is to assess the causes and consequences of squatter settlements in Addis Ababa City Administration in the case of Lemikura Sub-city. To conduct this study, the descriptive types of research method was employed. A total of 103 informal settlers were involved as sample respondents in the study. The research utilized both probability sampling (particularly simple random sampling) and non-probability (particularly purposive sampling) approach and then sample respondents were selected on the basis of simple random sampling techniques because this technique gives equal chance of being selected from the population. the leader, team leaders were selected by purposive because the major source of data gathering process. The collected data were analyzed by descriptive statistics such as frequency count, percentage, mean, standard deviation, t-test and p-value respectively. Data were analyzed using the “Statistical Package for the Social Sciences” (SPSS) version 25 software. The finding shows that, land supply, and the demand for quality housing is not balanced in this sub city. Addressing these issues will require a comprehensive and multifaceted approach that involves government, developers, and other stakeholders. Furthermore, most respondents have a moderate-sized plot (between 151-250 square meters) and there is also a significant range of plot sizes. The result of the study indicated that, the minority of respondents who do not have an intention to legalize their plot size may be more resistant to change or may have specific concerns or challenges that need to be addressed. in addition, the majority of the respondents previously lived inside the town and this indicating that the majority of the sample has a strong connection to the town. Furthermore, inappropriate regulatory frameworks, bad urban governance and corruption, unrealistic urban planning, unattainable building standards for most people, rising rent of housing and high social costs, ineffective system and practice of control over illegal construction and delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation are among the major causes and consequences for the rapid informal settle. On the basis of these findings, the study recommends that, Lemikura Sub-city together with other relevant government bodies need to give attention on bringing the existing illegal settlers to enter in to legalization and affordability of infrastructure and houses, co-operation tasks are part of real implementation of the urban plan and settlement. Therefore, the town administration in general and Lemikura Sub-city in particular needs to be cooperating with governmental and non- governmental organization.

Keywords: *Causes, consequences, squatter settlements*

CHAPTER ONE

1.1 Background of the Study

Housing is a basic necessity that humans require to meet their physical and psychological needs. However, cities in third-world countries frequently fail to meet citizens' housing needs and demands, owing to a massive mismatch between population size and economic development (Okpala,1994). The United Nations Human Settlements Program has estimated that the number of people living in slums around the world will rise to 900 million by 2020 if nothing is done. Asia and Africa will face special challenges, because urbanization in those regions is proceeding rapidly (UN-Habitat, 2015).

Massive migration from rural to urban areas is the major reason behind the proliferation of urban informal settlements and slums (Nouri A. Elfarnouk, in Jemal, 2019). One very distinctive character of urban growth in less developed countries (LDCs) has been the proliferation of squatter (informal) settlements. According to Payne (2005) and Abunyewah et al. (2018), the rapid population growth and unemployment in rural areas led to the spread of squatter houses in the main urban centers of low-income countries, which resulted in a situation whereby more than half of the population live in informal settlements and slums.

Housing is frequently unaffordable to all but the top earners. A recent report estimates a housing affordability gap affecting 330 million households, with 200 million households in the developing world living in slums. Research has shown that more and better housing increases the welfare of occupants. Home ownership may increase stability and civic engagement, and provide financial security in old age (McKinsey Global Institute 2014).

According to (Doling, Vanderberg, and Tolentino 2013), access to adequate housing is critically important to the health and well-being of the world's population. Yet, despite the fact that this statement is part of the United Nations Universal Declaration of Human Rights and has been on the global policy agenda for many years, hundreds of millions of people continue to live in inadequate conditions with little or no access to decent housing. The demand for housing solutions will increase as urbanization and population growth persists.

According to (MinwuyeletMelesse, 2005).

Urbanization is often associated with economies of agglomeration and cities are essential to development. They are centers of production, employment and innovation. In a number of Countries, urban centers containing only one-third of the total population generate up to 60% of the national output. In developing countries, cities contribute significantly to economic growth. The economic importance of cities is rapidly increasing and the future economic growth will become dependent upon the ability of urban centers to perform crucial service and production functions. As one of the cities in the developing countries, Addis Ababa has experienced a rapid rate of physical expansion. This trend is largely influenced by spontaneous growth, which has resulted in the emergence and development of squatter settlements.

As new houses are being built in the existing squatter settlements, the number and size of squatter settlements in Addis Ababa has been increasing over time. This situation has aggravated the unplanned and rapid horizontal expansion of the built-up area of the city, which in turn has led to increasing costs in terms of infrastructure and basic urban services provision. Thus, the purpose of this study is to assess the trends in squatter settlements, the causes for the emergence of squatter settlements and their consequences in the light of unplanned city expansion, and to overview the legal position of governments with regards to squatter settlements. It is reported that one third of the world population lives in urban and one third of them living in slums, this figure to increase by one billion in decades and slum as well as in formal settlement will grow at an (UN Habitat, 2002 cited by SisayFeleke, 2009).

Addis Ababa was founded hundred seventeen years ago; the city emerged first as a garrison town and then become permanent seat of central government since its foundation. Over the years, Addis Ababa has grown into an important urban center in the country. Currently, the capital covers a total of 540km² and about 3.385 million populations, which are ten folds of the population of the second largest city in the country (. i.e. Dire-Dawa). From the outset of this

general information, one can imagine how Addis is dominant in Ethiopian urban hierarchy (Daniel lirebo, 2006).

According to (Daniel lirebo, 2006),

Primacy of Addis is explained not only by the size of its inhabitants, but also by concentration of economic, social, political and cultural activities of the country. As virtue of its geographical location, Addis is the transport and commercial hubs of the country; almost all the import – export transactions take place in the capital. The city hosts a number of international and regional organizations; it is headquarter of AU and UN-ECA, as well as seat of many other multinational organizations and diplomatic missions. Despite of such National, regional and International importance, Addis hardly meets the required urban quality and standard of international city in its physical fabric as well as in the level of infrastructure and service provisions.

The larger parts of the city including inner and expansion areas of the city are predominantly occupied by unplanned, irregular/informal settlements characterized by dilapidated and substandard structures, faulty road alignments and unsightly activities. A distinguishing feature of the urban growth in developing countries has been the growth of informal settlements. Estimate that between 20% and 80% of urban growth in developing countries is as “informal”. The improvement of living conditions in informal settlements is one of the most complex and pressing challenges facing cities of developing countries like Addis Ababa today.

Lemikura sub city became the 11th sub city of Addis Ababa and was approved by the council. the Addis Ababa city council discussed and decided on a draft proclamation for the restructuring of sub city. The new sub city does not acquire new plot instead it acquires apportion of land from what was previously bole and yeka sub city. (w.w.w.lemikura subcity.gov.et). One of the main causes of these informal settlements is rapid urbanization and population growth. As Addis Ababa experiences an influx of people from rural areas seeking better

opportunities, the demand for housing surpasses the available formal options. This pushes individuals and families to occupy vacant or undeveloped lands, often without legal permission or adequate infrastructure. In terms of consequences, squatter settlements present numerous challenges, both social and economic. One of the major issues is the inadequate provision of basic services such as clean water, sanitation facilities, and electricity. This leads to poor living conditions and increased vulnerability to health issues, particularly for children and the elderly. The causes and consequences of squatter settlements in Addis Ababa's Lemikura Sub City can be attributed to rapid urbanization, lack of affordable housing, and inadequate provision of basic services. so the researcher to be interested and address these issues requires comprehensive and sustainable strategies that focus on urban planning, affordable housing initiatives, and improving the living conditions of residents in squatter settlements. This research focusing on the causes and consequence of squatter settlements in Addis Ababa City Administration; Lemikura Sub-city in Focus,

1.2 Statement of the Problem

In Ethiopia, the national investment on urban housing is only 0.5 % of the GDP, whereas most developing countries allocate about 3-6% of their GDP for housing (Daniel, 2006). This small investment is accompanied by rapid growth of squatter and informal settlements in the major towns, cities of the country. From a broader perspective, the collective burdens of informal settlements have been generally harmful not only to the cities and the formal dwellers at large but also to the informal settlers themselves. The implications are crucial and diverse in environmental, political, legal, social and economic terms.

The upsurge of squatter settlements in Addis Ababa is among the main urban planning and management challenges for the proper growth of the city (Jemal, 2019). Informal settlements in Addis Ababa, as in many third world cities, are causes for insecurity of holdings, health problems and social distress (Mostafa, 2000). Dealing with various aspects of informal settlements and improving living conditions in such settlements is among the burning challenges of the city (Elias, 2021). Of course, government's inability to deal with the intensified migration and demand for housing is on the top of the list of urban problems. It also attempts to assess the municipal responses aimed at redressing the problems evolving from the expansion of squatter settlements in and in the vicinity of the city.

According to the study conducted by the Urban Development and Works Bureau (UDWB 2002), the total area covered by squatter settlements in Addis Ababa was circa 2000 hectares and about 300,000 people were living in 60,000 squatter housing units. Major squatter settlements are found in the peripheral areas of the city, where they are characterized by their irregular shape and large plot sizes. As a result, they have significantly contributed to the unplanned and rapid horizontal expansion of the built-up area. On the other hand, informal settlements have been expanding at an alarming rate in the expansion areas of Addis Ababa. Currently the number of informal settlements and their area coverage are found at the peripheral area of city. (ORAAMP, 2001).

This study focuses on the squatter settlement; that are found in Lemikura sub-city. The settlement in the study area would be contributed to the unplanned horizontal expansion of the buildup area of the city. Accordingly, this study would be attempted to investigate the causes for the emergency, the existing challenges continuities and future prospect of informal settlement and its impact (consequence) in Addis Ababa city administration. The study also intended to assess after the construction of new sub city the legal action taken by the city government as corrective and preventive measure against informal settlement. On the other side Ashenafi, (2015), founded that the factors contributing to the expansion of informal settlement poverty, urbanization, migration, illegal land broker, and rent seeking, lack of good governance, homelessness, and the gap between demand and sup. Therefore, this research is to fill the research gap that were not addressed by any one of the earlier studies, specifically problems associated with causes and consequence of squatter settlements in Addis Ababa in general and in Lemikura Sub-city in particular.

1.3 Research Questions

To conduct this study the researcher would employ the following research questions. These are:-

1. What are the root causes of squatter settlement in the case district?
2. What are the consequences of squatter settlement in the case district?
3. What are the legal actions taken by government towards illegal settlement in the case district?
4. What are the preventive measures city government is taking in Lamikura?

1.4 Objectives of the Study

1.4.1 General Objectives of the Study

The general objective of the study is to assess the root causes and consequences of squatter settlement in Addis Ababa city administration Sub-city Lmikuraty.

1.4.2 Specific Objectives

Under the overall framework of the above general objective, this research paper had the following specific objectives:

1. To identify the root causes of squatter settlement in the case district.
2. To assess the impact of squatter settlement in the case district.
3. To examine the legal action taken by government towards squatter settlement in the case district.
4. To explore the preventive measures taken the city government.

1.5. Significance of the Study

Basically, research studies are important tools used for decision making. If different institutional level decisions could not be supported by appropriate studies and assessments, their practicability and application may not be realistic and effective or could lead to wrong decisions. Accordingly, it is highly believed that this research paper could contribute and have a material significance in terms of:

- ✓ To maximize the overall socio-economic and environmental impacts of the various efforts, which have been made so far, two things to be done simultaneously the city should be able to implement its newly revised master plan on one hand, and how informal settlements have to be treated effectively within that legal framework on the other.
- ✓ To have sustainable solution: first, there should be a change of attitude regarding informal settlement among the concerned authorities, second, examining regulations and strategies developed regarding informal settlements. And third, there should be a package of solutions depending on their situations and spatial pattern.

- ✓ Policy formulation and implementation: By studying the causes and consequences of squatter settlements, policymakers can develop evidence-based policies aimed at preventing their proliferation and providing suitable housing alternatives. This understanding can help in the formulation of inclusive and effective urban development policies.
- ✓ Generally, the significance of this study Understanding the causes and consequences of squatter settlements in Lemikura Sub City is essential for informing policy and intervention strategies. By addressing issues related to land tenure, affordable housing, and infrastructure development, authorities can work towards improving living conditions and reducing the negative impact of squatter settlements on both residents and the city as a whole.
- ✓ Additionally, the study could also be used as a reference for further studies to be undertaken in the future on the same or related matters.

1.6 Limitation of the study

It would be good and manageable to study the root causes and consequences of squatter settlement in Addis Ababa city administration Lemikura Sub-city. So, that all the information's will be full enough and adequate to make the inference. However, there would be constraints in terms of time, money and research undertaking experience and consequently,

1.7 Scope of the study

the scope of this study would be specific to Lemikura Sub-city the specific area of on causes and consequences of informal settlements and major characteristics that led to informal settlements in three years.

1.8 Organization of the Study

This research paper would be organized in different components or categories and contains five basic chapters.

Chapter one

- ❖ Contains background of the study, statement of the problem, basic research questions and objectives of the study, definition of terms, and significance of the study and delimitation/scope of the study.

Chapter Two

- ❖ The review of related literature deals with previous studies and literatures relevant to the study and it also includes theoretical and the conceptual framework adapted from previous studies.

Chapter three

- ❖ Is methods of the study contains, the type and design of the research paper, analysis of participants of the study, the sources of the data, the data collection tools or instruments employed, the procedures of data collection and the methods of data analysis would be.

Chapter four

- ❖ The analysis and presentation section summarizes the results or findings of the study and it also interprets and discusses the findings by extensive use of the literature review and finally,

Chapter five

- ❖ Under this chapter, the summary of findings, conclusions, and possible recommendations would be described precisely.

CHAPTER TWO

Review of Literature

2.1. Definitions of Basic Concepts

In most cities of the World, informal settlement by definition is illegal. Informal settlement and other related words stated below (Sarah, 2013). Informal settlement is the area engaged by an illegal settler, the community may lose the houses after the government or municipality identifies the area. Informal settlement is an expression used for a wide range of underdeveloped and illegal settlements, formed on free of domain occupied by low-income families, without having the permission from their rightful owners and/or independently from the central authorities responsible with the institutional or external control on the local building and planning mode, a number of problems proceed to municipality. These are houses having characteristic elements such as uncertain tenure status, illegal occupying and low safeness (Bogdan& Daniel, 2014).

Slums are occurring most of the time illegal settlement expands and slums are highly congested area noticeable by deteriorated unsanitary houses, shortage of basic needs and social incompetence. The squatted land is public or un-occupied land by the right person peoples settle with no the permission of municipalities. Once the reason for squatting is, the world's cities have increased in their number of population and lengthy response of the government. This has accelerated harshly with the increase in industrialization (Stephen, 2010).

2.1.1 Conceptual Definitions of Squatters, Squatting and Squatter Settlement

Squatters

Squatters settle on land, especially public or unoccupied land, without right or legal title. Squatters include those who settled on public land under regulation by the government, in order to get legal title to it (World Bank: 2002).

Squatting

Squatting is the act of squat (setting on a piece of land without permission) or the act of occupying a given piece of public land in order to acquire title to it.

2.1.2. Squatter Settlement

Squatter settlements are mostly concentrated in the peripheral areas of large cities, on steep hillsides, river gorges, and flood plains. The main reason for the expansion of squatter settlements on these fragile slopes and hazardous areas is that land there is very cheap or can be occupied without payment, and also there is less possibility of eviction from such sites Hardoy, *et al.*, (2001). Squatter settlement (often referred to as squatter settlement slum area or shanty town) is dense settlement comprising communities housed in self-constructed shuteye under condition informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small shelter built from driers materials. Degradation of the local ecosystem and by sever social problems Sisay, (2009),

Squatter settlements have been stated by different expertise indifferent time even through the way they state varies their interpretation gives the same meaning defined informal settlement as a resident area which have been developed without legal claims to the land or permission from the concerned authority to build as result of their illegal or semi status infrastructure and service are adequate UNCHS, (1987). The term squatter settlement is used to indicate housing that is either the result or illegal occupation or has been developed in unauthorized fusion informed settlement has different names in different names in different countries as well as cities for example in France they are called bidovilles World Bank, (1992). In Tunisia Goreville's in Brazil and Ethiopia chereqa bet, although the name varies the phenomenon is basically the same UN Habitat, (2000).

2.1.3. Informal Settlements

Informal Settlements are defined as residential areas of the urban poor more often in the cities of the developing world. They are found on public, private or customary land accessed by invasion

or developed against planning, building and ownership regulations. Informal Settlements are therefore unauthorized residential areas. Public land without title; a person takes unauthorized possession of unoccupied premises Abbott, (2001).

- ❖ Occur due to (UN) authorized invasion and development of public and private land,
- ❖ Are through subdivision that are not registered officially or subdivisions that do not conform to planning regulations,
- ❖ Are within areas covered by customary tenure which have been made part of the city through Cities expansion and
- ❖ Are built without permits from the local authorities.

The issue of urban informal settlements, as observed in most urban centers of Africa, east and Southeast Asia, is broad, complex and dynamic. Much of the complexity around informal settlement has been arising from perception differences. These include the difference observed in defining, identifying the causes and effects and in taking measures so as to alleviate the problem. Furthermore, its overlap meaning with the “illegality” makes the situation even more complex Wehrmann, (2001). To know more about essence of informal settlements, one has to understand first the different informal land and land related processes. This is because such informal processes are the bases of for the emergence of informal settlement. In this regard, Wehrmann, (2001) identified three major informal land and land related processes: informal; land occupation, informal land tenure rights and informal land transfer.

Urbanization refers to the demographic process of shifting the balance of national population from rural to urban areas rapid urbanization is one of the greatest social economic changes during the last five decades or so has caused the lost growth of squatter and informal housing all around the rapidly expanding cities of the developing world Jenkins Smith and Wrang, (2007). According to the (2003 UN habitat global report) on human settlement. Urban population have increased explosively in the post 50 year and was continue to do so for at least the next 30 years as the number of people born in cities increase and as people continue to be displaced from rural area that are almost a capacity.

2.1.4. Speculator

Absentee owners usually invest in squatter settlements to occupy large plots of land for speculation of future benefits and provide space for others in order to gain more rental income. In this study speculator refers to those persons that occupy large plot of land and have alternative house Tilahun, (2002).

2.1.5. Historical Development of Squatter Settlements

Squatter settlement found in cities of developing countries some of them in south east Asia date back of 19th century. But most have much more recent origin. They can be the result of organization invasion of land which they have much more recent origin. They can be the result of organized invasion of land which they have occurred over night especially in Latin America UN Habitat, (2000) mark Gibson 1987 has pointed out one thing of the world populations were housed in urban squatty community. For instance almost all major cities in Asia, Africa and South America had vast squatter settlement on the out skirt Never these different countries and cities have different experiences in squatter settlement. Each country has its own traditions, Laws, political and social system and level of economic development, there for it is important to mention some developing countries experience to further strengthen the facts forwarded on the historical development of informal settlement as cited in Sisay, (2009).

In Africa Asia and Middle East the developing of informal/squatter settlement in much more gradual process is being based on slow infiltration and gradual individual initiative organizing mass squatting not common in these countries including the Caribbean (Dickenson 1983 cited in smart 2006) which in Latin America cities the process to squatting is carried out through organized manner. As in other cities in developing countries, the development of squatter settlements in Addis Ababa has become one of the major urban planning and management problems today. There is inner-city decay and there is simultaneous rapid expansion of the built-up area through Legal landowners, land developers, and squatter settlements. This study focuses on the latter, Commonly known in Amharic as *YecherecaBeto*ch, and their contribution to the unplanned and rapid expansion of the built-up area of the city. *YecherecaBeto*ch (moonlight

houses) is a local name for squatter housing units constructed overnight MinwuyeletMelesse, (2005).

It is stated by some writers that squatting in Addis Ababa began after the nationalization of urban land and houses in July 1975. For instance, Solomon, (1985) has stated that prior to 1975 the private landholding system was strong enough to control illegal land occupation and Squatting was almost impossible. Today, squatter settlements are located in both the city center and the peripheral areas. In this Study, however, the focus is only on those in the peripheral areas of the city, where they are numerous, irregular in shape and with large plot sizes, and hence their impact on planned Development as well as their contribution to unplanned and rapid horizontal expansion of the built-up area is enormous.

2.1.6. Characteristics of Informal (Squatter Settlement)

There are at least three characteristics of squatter settlement

1. Physical characteristics
2. Social characteristics and
3. Legal characteristics

2.1.6.1 Physical Characteristics

A squatter settlement, due to its inherent “non-legal” status has services and infrastructure below the “adequate” or minimum levels. These services are both network and social infrastructure, like water supply, sanitation, electricity, road and drainage, schools, health center, market place etc. World Bank, (2002).

2.1.6.2 Social Characteristics

Most households that reside in squatter settlements belong to the lower income group. They are either working as wage laborers or in various informal sector enterprises. On an average, most

earn wages at or near the minimum wage level squatters are predominately migrants, either rural-urban or urban-urban World Bank, (2002).

2.1.6.3. Legal Characteristics

The key characteristic that delineates a squatter settlement from other settlements is its lack of ownership of the land parcel on which they have built their houses. These could be on a vacant government or public land, or marginal land parcels like railways setbacks or undesirable marshy land Shido, (1990). Thus when the land is not under productive use by the owner, but sometimes the owner can sell even the building or the house World Bank, (2002).

2.1.7. Factor Contributing for the Rise of Squatter Settlement

The fundamental factors for squatting are diverse that range from socio-economic to political problems more ever gap between the cost of house and households income, population growth, poverty land speculation and inadequate the urban housing problems Harde way, (1999). The characteristics associated with squatters and slums vary from place to place; slums are usually characterized by urban decay, high rates of poverty, and unemployment. They are commonly seen as "breeding grounds" for social problems such as crime, drug addiction, alcoholism, high rates of mental illness, and suicide. In many poor countries they exhibit high rates of disease due to unsanitary conditions, malnutrition, and lack of basic health care. In spite of all these issues, people choose to live in squatter settlements for many reasons Mania Taher and Arefeen Ibrahim, (2014).

2.1.7.1. Population Growth

Population growth and increased migration from rural to urban areas in developing countries have for surpassed available urban housing facilities for middle- and low-income citizens, city authorities are unable to solve such problems based on the central areas and on the out skirt of major cities (Monastery 1968 cited in Sisay, 2009) the overall population trend shows that the urban population growth will continue to grow and the housing demand will also grow in some fashion.

2.1.7.2. High Housing Demand

Housing is an essential thing for mankind like food and clothing in urban areas the issue of is more supply of houses never matches the demanded to demand of the population. Housing demand is an important question for all developed or developing economies, for two reasons. The first one is to assure all citizens of the fulfillment of all basic needs - quantitative and qualitative that makes a decent standard of living possible in the reasonably near future. The importance of this point of view is generally shared. As a matter of fact, the need for an appropriate dwelling is considered a basic need as crucial as alimentary and sanitary needs. The second reason notes the importance of building industry, either as a powerful factor for labor force demand, or as a boost for the industrialization of the country. It is therefore understandable why every government devotes particular attention to the housing question either on the need and demand side, or on the financing of the supply and demand one NUPI, (2002).

2.1.7.3. Poverty

According to Sisay, (2009) Poverty is a condition in which income is insufficient to meet a need it is a multifaceted then men that can be expressed in terms of lacking nutrition in taken health service literacy (Involvement) housing ownership and soon.) The UNECE poverty and social obstruction are the primary causes of informal settlement in most nations. They see informal settlement as poverty driven in come nation riddled with light UN employment people struggle to put a roof over heads even in Western Europe 6% of the city dwellers reside in substandard housing characterized by perilous living condition.

On the other hand (ORAAMP 2002) stated that most of informal settlements found in the expansion area of the city are “no poverty drove” in character. The reason for this argument is that informal settlement in the expansion area heave occupied large plats on average 200 square meters per house hold) and around 70% of them have access to social services NLUP, (2002).

2.1.7.4. Inefficient Land Administration

The expansion of informal settlement in the peripheral urban locations is mainly the outcome of government in action or ineffective intervention that creates problem than solving it. This is a

common reality experienced in many developing countries such as Asia and sub-Saharan Africa SahileSilasse, (2007).

2.1.7.5. Lack of Access to Housing Credit and Finance

In practical terms housing finance institution are easily accessible and provide finance to the middle- and higher-income segments of the population. The urban poor majority of the middle-income population in developing country cannot afford even for the last expensive commercially built house consequently many of the urban poor and middle-income section of the society raining homeless and prefer to engage in informal in settlement UN, Habitat, (2002).

2.1.8. Regulation and Eviction of Informal Settlement

2.1.8.1 Regulation of Informal Settlement

Eviction has three basis impacts that is physical economical, psychological many scholars do not agree with the demolishing of informal settlements. That the best way to mitigate informal settlement their argument in that the process of regulation of informal pattern ultimately bring low income urban poor to better security and ownership of urban house. Eviction reduces housing stock of the city and ruins the economic value of the housing which may be small in real terms but big for the individuals they cited in simrethousing for all as the millennium development goal and its party favors the regulation of informal settlement while objecting to bulldozing and force full eviction. From this standing point the need for informal residential land regularization program is important UN habitat, (2003).

2.1.8.2 Eviction of Informal Settlement

Even though eviction has many negative impacts there also others who argue in forever of eviction or demolishing of informal settlement. They propose that regulation of squatter settlements encourage the expansion of informality, hence eviction is the best alternative Hardy and Setteth Waite, 1995 in Mathis, (2004).

Even though the informal settlement provides shelter for the settlers the spontaneous growth of unplanned urban settlement results in the difficulty of integrating them with the existing city

structure informal settlements are also susceptible to hazards like flood fire.. The informal expansion includes inefficient utilization of land and infrastructure and the difficulty of providing the necessary services unstructured ORAAMP, (2002).

- In necessity of the improvement of the beauty cities.
- The eviction is necessary because slam and informal settlement area are source of criminals
- The final types of justification are the requirement for the development of the area for new public works. (UNCHs 1996 cited in Sisay, (2009).

2.1.9. Consequences of Squatter Settlement

Squatter settlements have both positive and negative impacts on an area where the settlement takes place. This implication is not on the area they occupy but it wider and has many diversifications for instance its implication is defined interim of planning land use management, housing condition environmental, social facilities and services and in terms of economic and social respects cited in Simret, (2008).

2.1.9.1. Positive Effects

Turned in 1969 takes positive outlook and portrays squatter settlement as highly successful solution to housing problems in urban area of developing countries considering in management and scale of the housing deficit and lack of concrete action or inadequate response of the city government agencies. There is no doubt of the positive role that squatter housing plays such housing millions of pay families (Srihavas H 2002 internet).

2.1.9.2. Negative Effects

Urban land is limited resource and most essential element for housing and other land use. Thus, it needs effective and efficient management any how squatting has negative impact in the urban housing like.

- Spontaneous growth and sprawl (unplanned growth) resulting in difficulty of integrating them with the existing city structure.

- Settlements are susceptible to hazards (flood, fire etc) and could cause sanitation problem and environmental degradation (in some areas). Quality of construction is also poor (significant percentage were built with temporary scrap materials) creating slum areas at the peripheries.
- Could encourage unlawful act and also decreases municipal income (revenue) from land and building tax.
- Creating unplanned Environment
- Excessive encroachment of settlement in to agricultural land environment degradation
- Increases land speculation
- Uneconomical and inefficient land utilization

Generally they are hindrance of sustainable development; however, from contexts parts of informal settlement are suffering from lack of service and infrastructure are susceptible to crime and social insecurity (Wubishet 2004 cited in Sisay 2009).

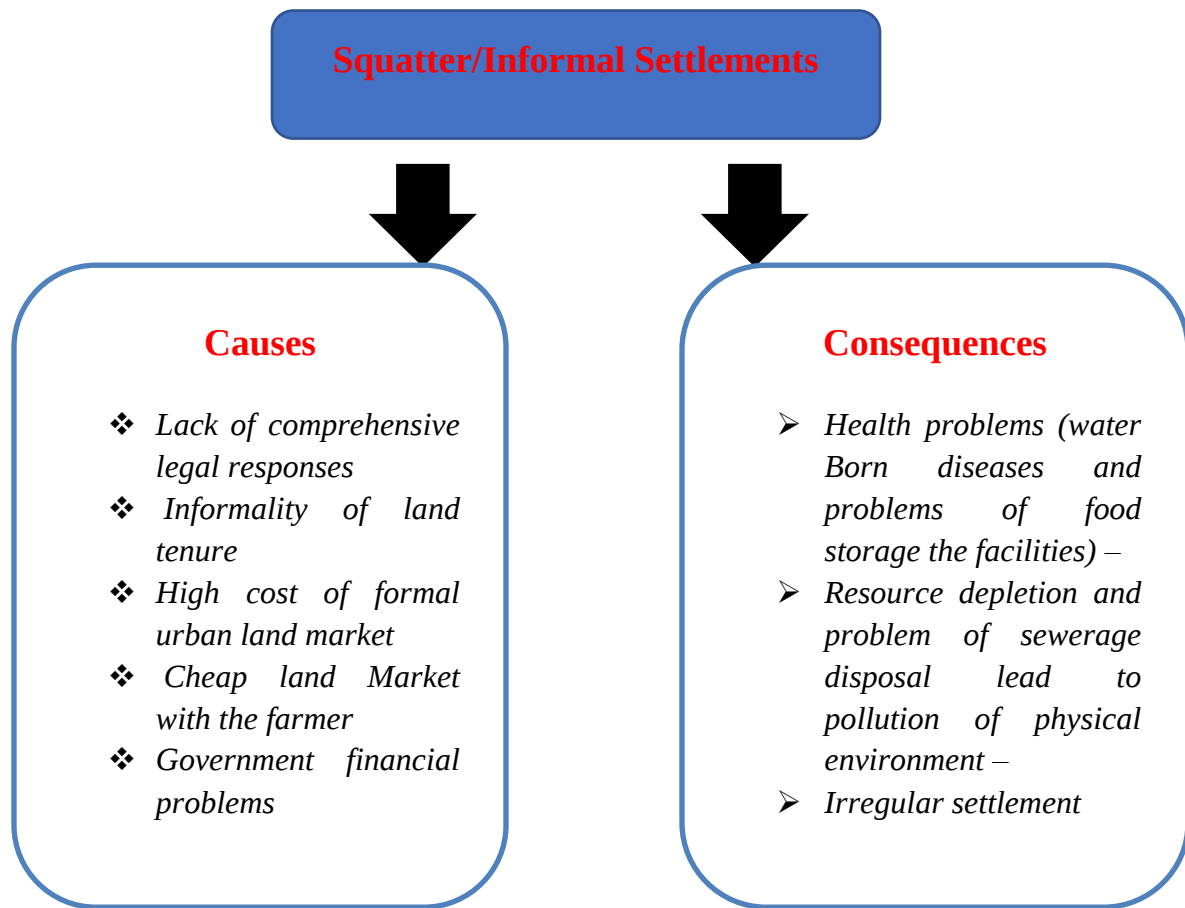
2.2. Empirical review

There are also many causes for the formation and expansion of these informal settlements Dovey & King, (2011). For example, Amao (2012); Suditu and Vâlceanu (2013); and UNECE (2015) argued in developing countries, the formation of informal settlement critically associated with several interrelated driving forces, such as inefficient public administration, inappropriate planning and land administration, poverty, rapid urbanization and population growth, war, natural disasters, and ineffective housing policy. Multiple factors, such as insufficient planning laws and regulatory standards, population growth, high land price, and failure of government to provide service are some of the driving forces for the formation of informal settlements, especially in the cities of global south.

The study demonstrates that the primary driving force for the expansion of squatter settlements in the city was the inability to provide legal provision, political, the delay in implementing standard housing policies, political and regular government failures in managing Slum and squatter settlements. Moreover, the study revealed that the city of Addis Ababa has to experience

and accede rapid sets of graduates flee rural-urban-migration due to economic opportunities, significantly to attain better employment prospects and enhance better social services HabtamuWondimu, (2021).

2.3. Conceptual Framework



Source: Designed by Student Researcher (2024)

CHAPTER THREE

Research Methodology

This chapter addressed a brief discussion by the description of the study area, research approach, research design, research instrument, sampling design, sampling determination / technique, sampling size, sample unit/ unit of analysis, data type, sources of data, data collection techniques, data analysis and interpretation, reliability and validity, ethical considerations, work plan and definition of key terms.

3.1. Description of the Study Area

Lemikura Sub-City, Administration were the study area of the researcher.

3.2. Research Approach

There were two kinds of research approaches which were quantitative and qualitative. Understanding of both approaches was important to choose the appropriate research approach and to increase the efficiency of the study. Hence for this specific study, the researcher would use both combinations of quantitative and qualitative approaches. The concurrent mixed research is preferred in order to increase the validity and reliability of the result in the research. Since the use of concurrent mixed approach ensure that biases inherent in either method are neutralized by the strength of others. Bryman and Bell (2003), suggest that the combination of methods emerges as the most valid and reliable way to develop understanding of complex social reality. Thus, using the combination of both methods enables the researcher to collect adequate, relevant and reliable data which improve the validity and reliability of the study.

3.3. Research Design

Research design is considered as “blue print” for research. In brief, research design must, at least, contain: (a) a clear statement of research problem; (b) procedures and techniques to be used for gathering information; (c) the population to be studied; and (d) methods to be used in processing and analyzing data (Kothari, 2004). Therefore, the research design serves as a guide for data generation. The type of research design which the researcher would apply was a descriptive design in order to conduct effective research within limited resources and to address the problem

. Descriptive method is the most appropriate method to describe the existing situation of the problem at hand which related to servant leadership practices and the so on.

3.4. Data collection Instrument

The primary data gathering methods for this study would be questionnaire and interviews. The survey would be handed out and collected directly from the target population. The researcher would conduct a semi-structured interview with the management of the sample District Administration.

3.5. Sampling Design

In order to enhance the validity and reliability of the finding of the study taking optimum level of sample size and designing appropriate sampling technique is need to offer a special emphasis and consideration. For this purpose, in order to obtain more accurate information and reduce biases, the study would employ both probability and non-probability sample techniques.

3.6. Sampling Determination /technique

Judgmental method would be employed. The reason for selection is due to the assumption that relatively the majority of informal settlement in the Sub-city at large

in particular select specific individuals or groups that possess certain characteristics relevant to the study. In the process of selecting respondents from the case district, probability sampling particularly simple random sampling would be applied because this method is easy, suitable, less cost and give equal chances of the respondents. For using random simple sampling, the researcher would determine the sampling and that would be lottery method. The sample would be selected from the case District Administration.

Besides, non-probability particularly purposive sampling would be used to deliberately choose the leaders and coordinators and other key informants in the case District Administration to include in the sample. Because, these participants would be leadership positions and assumed to be major sources of information for the data gathering process.

3.6.1 Sampling Technique for Quantitative Data Gathering

The quantitative data would be collected through questionnaire.

3.6.2 Sampling Technique for Qualitative Data Gathering

The researcher would select from the management, coordinators and other key informants in the sub city administration for interview sessions.

3.7. Sample Size

Sample Size Determination (SSD) would be based on the formula of sample size determination formula that was developed by Baridam (2001: 93) and the sample size would be computed as follows:

$$n = \frac{N}{1 + \alpha^2 N}$$

$$1 + \alpha^2 N$$

Where, n = the required number of sample size

N = Number of total populations

α = Level of significance

$$\alpha = 5\%$$

$$n = \frac{236}{1 + 0.052 \times 236} = 111$$

$$1 + 0.052 \times 236$$

3.8 Sample Unit

The sample unit of this study would be employees, leaders, team leaders and key informants of the sample District in Lemikura Sub-city in Addis Ababa City administration would be selected in simple random and a purposive sampling method respectively.

3.9 Data Type

The study would use both primary and secondary data.

3.10. Sources of Data

Both primary and secondary data would be collected. Primary data would be collected through questionnaires distributed to respondents and interview sessions whereas Secondary data would be obtained from academic journals, books, proceedings and the like.

3.11. Data Analysis and Interpretation

The Statistical Package for Social Sciences (SPSS) version 25 would be used to analyse the data collected. Tables would be created from the data gathered. Representations using tables and bar charts would be used to ensure easy and quick interpretation of data. In order to examine respondents' opinion descriptive statistics such as frequency count, percentage, mean standard deviation, T value and P-value respectively would be used.

3.13. Reliability and validity

The researcher would collect the data and recollect once again from the same persons within two weeks' time respectively and if they would provide same answers to this questionnaire and therefore, the collected data for this research would be reliable. Furthermore, the researcher would give more attention to the research to be more reliable and valid. First, the researcher would distribute the some questionnaire for the non-sample respondents as a pilot test to test reliability and make correction (if any) then use SPSS version 25 to decreases error. Second, the researcher would conduct interview with key informants to evaluate the effectiveness of each item to achieve the intended objectives.

3.14. Ethical Considerations

Above all the student researcher try to conduct the study based on professional as well as the basic principles of research. The researcher would be identified or present the respondents personal details and response with their consent and agreement. Ethical issues grouped into informed consent procedures, dishonesty, confidentiality towards participants or sponsors and

protecting the anonymity and privacy of research participants (Sarantakos, 2005). Based on the basic principles, the researcher would propose a set of ethical and moral procedure and informed the participants just before in-depth interview and filling out the questionnaire. The participants would be informed that information obtained from them remains confidential. Besides the respondents further would be informed that their names would not be written or exposed on report and would use in connection with any of the information they reveal.

The researcher would convey the purpose of the study to the proposed respondents as per standard research requirements. The researcher was avoided deceptive practices, and respect indigenous cultures as well as discloses sensitive information. In sum, the researchers try to be honest, genuine and free from unnecessary bias as long as problem solving and relevant research undertaking is concerned (Creswell, 2011).

In order to accomplish the entire dissertation process, the researcher will follow the work plan and tentative budget for research work indicated below.

CHAPTER FOUR

Data Presentation, Analysis and Interpretation

This chapter intends to reveal the findings and statistical analysis used to evaluate the research question that has been established in earlier chapters. Subsequent to the data screening process and also the chapter reports the results of the screening for errors in the sample and the procedural check on the instruments utilized. With the help of the preliminary and analysis of the results, the study tries to assess the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city. Therefore, this chapter has two parts: the first part deals with the characteristics of the respondents and the second part presents the analysis and interpretation of the main data.

To this end, both quantitative and qualitative data obtained through questionnaire, interview and open-ended items were used to answer the basic research questions. Checklist was also prepared and observation were also conducted. Due to their large size, respondents were selected based on probability sampling particularly simple random sampling will be applied because this method is easy, suitable, less cost and give equal chances of the respondents. Accordingly, 103 of the sample respondents were participated in the study. The number of participants involved in the study and sampling proportion was statistically representative and adequate to the analysis as well as to make the inference. The respondents were provided with 111 questionnaires (both close& open ended). Accordingly, 103 (92.79.0%) of them scientifically selected from Lemikura Sub-city and returned the questionnaire just in time while the remaining 8 (7.21%) of the respondents did not return back the questionnaire for various reasons.

The collected data were analyzed by descriptive statistics such as frequency count, percentage, mean, standard deviation, T value and P-value respectively. Data were analyzed using the “Statistical Package for the Social Sciences” (SPSS) version 25 software. Since the objective of this study was to assess the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city.

Initially, the responses to questionnaire with the sample respondents were quantitatively analyzed whereas responses gained from open ended items and interview were qualitatively

analyzed and the central themes mentioned in the questionnaire as open items and interview in concerning the research questions were identified.

4.1 Characteristics of Respondents

Table 4.1: Gender Compositions of Respondents

Variable	Frequency	Percent
Male	60	58.3
Female	43	41.7
Total	103	100.0

Source: Survey Data;(2024)

Item one of table 4.1 shows that of the respondents, 60 (58.3%) of the sample employees were males and 43 (41.7%) were females. Based on the data indicated above the researcher can deduce that a significant proportion of male respondents participated in filling out the questionnaire compared to female respondents. Besides, the above data indicates that females, let alone occupy managerial positions, their participation at expert level were reasonably significant comparing to the previous trend. But, the proportions of male respondents at the Lemikura Sub-city, higher than that of female counterparts.

Table 4.2: Age Compositions of Respondents

Variable	Frequency	Percent
Less than 35	15	14.6
36-45	36	35.0

46-55	26	25.2
56-65	17	16.5
Great than 65	9	8.7
Total	103	100.0

Source: Survey Data (2024)

As can be observed from the above table of item two, 36 (35.0%) of employees at the Lemikura Sub-city were found to be within the age range of 36-45 years whereas 26 (25.2%) of employees were in the age of 46-55 years. Besides, 17 (16.5%) of the employees were found to be within the age range of 56-65 years while the remaining 9 (8.7%) were found 65 and above years of age. And 15 (14.6%) were found under 35 years of age. The above figure clearly shows that most of the sample respondents of Lemikura Sub-city, were above 35 years of age. Moreover, majority of the respondents were relatively energetic, matured and fit to take responsibilities.

Table 4.3: Marital Status of Respondents

Variable	Frequency	Percent
Married	82	79.6
Single	21	20.4
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.3, about 82 (79.6%) of the respondents were married whereas, 21 (20.4%) were single. Majority of respondents are married: The majority of the respondents are married, which suggests that marriage is a common and prevalent status among this group. Significant minority are single. Despite the majority being married, there is a substantial minority of

respondents who are single. This indicates that there is a significant number of individuals who are not married. Besides, the data suggests that the marriage rate is relatively high, with almost 80% of respondents being married. This could be due to various factors such as cultural norms, societal expectations, or personal choices.

Table 4.4: Family Size of Respondents

Variable	Frequency	Percent
1-2	22	21.4
3-4	49	47.6
Great than 5	32	31.1
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.4, about 22 (21.4%) of the respondents have a family size 1-2 while the remaining 49 (47.6%) their family size were within 3-4. And also, 32 (31.1%) of the sample respondents had the family size of greater than 5. Thus, the majority of respondents have a family size of 3 or more, suggesting that larger families are more common. A significant proportion (21.4%) of respondents have a small family size of 1-2, which may indicate that some respondents have a small family unit. In addition, the smallest proportion of respondents have a family size greater than 5, which may indicate that some respondents have larger families, but not the majority. In sum, this data suggests that the majority of respondents have a moderate-sized family, with a smaller proportion having smaller or larger families.

Table 4.5: Qualifications of Respondents

Variable	Frequency	Percent
Illiterate	25	24.3
1-8	21	20.4
9-12	4	3.9
Diploma	1	1.0
Degree	36	35.0
Masters & above	16	15.5
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.5, about 25 (24.3%) of the respondents were illiterate whereas, 21 (20.4%) of the sample respondents were fall between grade 1-8. Besides, 36 (35.0%) of the sample respondents were qualified with first degree level and diploma and about 16 (15.5%) of them were qualified with masters & above level. This is therefore, one can possibly concluded that, 24.3% of respondents are illiterate, which is a significant proportion and 20.4% of respondents have not completed higher education, indicating a significant number of respondents have limited formal education. Besides, there is a significant gap in educational attainment among the respondents, with a large proportion being illiterate or having limited formal education. However, there is also a significant proportion of respondents who have completed higher education, with a majority holding a first degree or diploma.

Table 4.6: Occupation of Respondents

Variable	Frequency	Percent
Formal self-employed	15	14.6

Informal self-employed	10	9.7
Private firm employed	27	26.2
Government employed	20	19.4
Un-Employed	12	11.7
Other occupation	19	18.4
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.6, 10 (9.7%) are informal employed while 27 (26.2%) are private firm employed. Besides, 20 (19.4%) are government employed and 12 (11.7%) are UN-employed. And the remaining other 19 (18.4%) are engaged in other occupation. The majority of respondents are either employed by private firms or the government and a significant proportion of the respondents are either informal employed or unemployed. The data provides a snapshot of the employment situation among the respondents, highlighting the importance of private sector employment, as well as the need for targeted interventions to address unemployment and informal employment.

4.2. General Information

Table 4.7: Period of Land Accusation

Variable	Frequency	Percent
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Before 1991	36	35.0
1991-2005	44	42.7
2006-2023	23	22.3
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.7, about 36 (35.0%) of the respondents have own the land before 1991 while 44 (42.7%) of the sample respondents owned their land between 1991-2005 years. Besides, 23 (22.3%) of the sample respondents owned their land from 2002023. Thus, the majority of respondents owned their land at some point in the past two decades, with the majority of them owning their land during the 1991-2005 period.

Table 4.8: Ways of Land Accusation

Variable	Frequency	Percent
Bought from peasants	24	23.3
Bought from former squatter	9	8.7
Inherited from relatives	40	38.8
Inventing public land	30	29.1
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.8, about 24 (23.3%) of the respondents have bought the land from peasants whereas, 9 (8.7%) of the sample respondents bought from former squatter. Besides, 40 (38.8%) of the sample respondents inherited from relative and also 30 (29.1%) of them inventing public land. Thus, the distribution of responses is not evenly distributed, with the majority of respondents having a similar experience (inheritance or inventing public land). And also, buying of land from peasants or former squatters seems to be less common, but still a significant

proportion. Besides, the "inventing public land" option may be a more nuanced or complex category, potentially indicating that some respondents may have acquired land through unclear or unofficial means.

Table 4.9: Reason for Building Informal Houses

Variable	Frequency	Percent
Absence of affordable houses	41	39.8
High cost of building	22	21.4
High building standard	5	4.9
Limited land supply	35	34.0
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.9, about 41 (39.8%) of the respondents have built their house because they cannot find affordable houses whereas, 22 (21.4%) of the sample respondents forced to have illegal house due to high cost of building. Besides, 5 (4.9%) of the sample respondents built their present house due to high building standard and also 35 (34.0%) of them because of limited land supply. Thus, the data suggests that there are several complex issues at play in the housing market, including affordability, land supply, and the demand for quality housing. Addressing these issues will require a comprehensive and multifaceted approach that involves government, developers, and other stakeholders.

Table 4.10: Plot Size Obtained by Informal Settlers

Variable	Frequency	Percent
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Less than 150 square meter	8	7.8
151-250	51	49.5
251-350	14	13.6
351-450	8	7.8
451-550	18	17.5
Greater than 550	4	3.9
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.10, about 8 (7.8%) of the respondents have the plot size are Less than 150 square meter whereas, 51 (49.5%) of the sample respondents have the plot size between 151-250 square meter. Again, 14 (13.6%) of the sample respondents have the plot size between 251-350 square meter while 8 (7.8%) of them have the plot size between 351-450 square meter. Only, 4 (3.9%) of them have the plot size greater than 550 square meter. This is therefore, one can say that, most respondents have a moderate-sized plot (between 151-250 square meters) and there is also a significant range of plot sizes, with some respondents having very small or very large plots.

Table 4.11: Buildup Area in Square Meter

Variable	Frequency	Percent
----------	-----------	---------

Less than 25 square meter	7	6.8
26-50	39	37.9
51-75	46	44.7
76-100	11	10.7
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.11, about 7 (6.8%) of the respondents have built their house with less than 25 square meter and 39 (37.9%) of the sample respondents have built their house between 26-50 square meter. About 46 (44.7%) of the sample respondents have built their house between 51-75 square meter whereas, 11 (10.7%) of them have built their house between 76-100 square meter. This is therefore, one can describe that, most respondents have moderate-sized homes and the majority of respondents (81.3%) have built their houses between 26-100 square meters, indicating that most respondents have moderate-sized homes.

Table 4.12: Threat of eviction and demolition from the squatter area

Variable	Frequency	Percent
Yes	53	51.5
No	50	48.5
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.12, about 53 (51.5%) of the respondents have faced a threat of eviction and demolition from the squatter area and again, 50 (48.5%) of the sample respondents did not faced any threat of eviction and demolition from the squatter area due to various reasons. This is

therefore, one can describe that, a significant proportion of the respondents are living in fear of being evicted and demolished from their squatter area. This may be due to various factors, such as lack of formal housing, inadequate living conditions, and insecure tenure.

Table 4.13: Respondent intension to make legalized

Variable	Frequency	Percent
Upgrade	83	80.6
Sell and move away	20	19.4
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.13, about 83 (80.6%) of the respondents have intension for their plot size to make legalized whereas, 20 (19.4%) of the sample respondents did not have any intension for their plot size to be legalized. Thus, the majority of respondents are likely to take action to legalize their plot size, which could lead to a significant increase in the number of legalized plots, However, the minority of respondents who do not have an intention to legalize their plot size may be more resistant to change or may have specific concerns or challenges that need to be addressed.

Table 4.14: Previous Residence

Variable	Frequency	Percent
----------	-----------	---------

Inside of the town	79	76.7
Outside of the town	24	23.3
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.14, about 79 (76.67%) of the respondents previously lived inside of the town whereas, 24 (23.3%) of the sample respondents previously lived outside of the town. Thus, majority of the respondents previously lived inside the town and this indicating that the majority of the sample has a strong connection to the town. Besides, a significant minority previously lived outside the town, suggesting that there is a significant group of people who have moved into or have a history of living outside the town.

Table 4.15: Actions taken by sub city administration to reduce informality

Variable	Frequency	Percent
Upgrade & Formalization	14	13.6
Demolition	5	4.9
Punishments	3	2.9
Preventive measures	81	78.6
Total	103	100.0

Source: Survey Data (2024)

As to item 1 of table 4.16, about 14 (13.6%) of the respondents confirms actions taken by sub city administration to reduce informality are through upgrading and formalization whereas, 81 (78.6%) of the sample respondents actions taken by district administration to reduce informality are through preventive measures. Thus, the majority of respondents agree that the district

administration's actions to reduce informality are primarily through preventive measures and a smaller proportion of respondents agree that the district administration's actions to reduce informality are through upgrading and formalization.

4.3. Causes of informal settlement

Table 4.16. Issues related to causes of informal settlement

Items	One-Sample Statistics			Test Value = 3					
				T	Df	p-value	Mean Difference	95% Confidence Interval of the Difference	
	N	Mean	Std. Deviation					Lower	Upper
1	103	4.0388	1.04715	39.144	102	.000	4.03883	3.8342	4.2435
2	103	3.9515	1.11477	35.974	102	.000	3.95146	3.7336	4.1693
3	103	4.2718	.86539	50.098	102	.000	4.27184	4.1027	4.4410
4	103	4.2039	.79655	53.562	102	.000	4.20388	4.0482	4.3596
5	103	4.4078	.73347	60.989	102	.000	4.40777	4.2644	4.5511
6	103	4.3495	.68182	64.743	102	.000	4.34951	4.2163	4.4828
7	103	4.4854	.97884	46.506	102	.000	4.48544	4.2941	4.6767

Source: Survey Data (2024)

items

1. Shortage of land high land values.
2. Increasing levels of poverty.
3. Inefficient land administration procedures.
- 4.weak law enforcement mechanism
- 5.delay in the land delivery process
- 6.high temptation for land occupation
7. The lack of ability to pay for the land.

In order to assess the related to causes of informal settlement were presented to rate certain issues in this regard. The average rating specific to the causes of informal settlement and their significance was evaluated using t-tests; which are presented in the following way. To assess the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city, respondents were presented with seven questions to be rated in a scale of agreement level. The one sample t-test statistical technique was used to assess the average level of agreement to each statement.

The judgment to the significance of the tests was based on p-value. If the p-value was equal or above 0.05 levels then the agreement was considered as moderate level agreement. If p-value falls below the significant level, $\alpha=0.05$, the result indicated the significant difference between the average rating, M , and the test value (i.e. 3). The t-value below zero OR the CI for the mean difference below zero indicated the significant level disagreement to the statement. The t-value above zero OR the CI for the mean difference above zero indicated the significant level of agreement to the statement. The 95% CI was computed by adding the test value (i.e. 3) to the CI of the mean difference. Based on these facts the following interpretations were made to the analysis results depicted in the table below.

Shortage of land & high land values, statement 1, was rated with $M=4.03$ higher agreement level; which falls within 3.8342-4.2435 range of 95% CI. This indicates that Shortage of land & high land values is a found as a major cause of informal settlement in Lemikura Sub-city Similarly, increasing levels of poverty had stated with statement 2 with $M=3.95$ significant agreement which falls within the 95% CI range of 3.7336-4.1693. The result indicates that, increasing levels of poverty has become a major cause of informal settlement in the case district.

They also significantly agreed that statement 3 “Inefficient land administration procedures.” with $M=4.03$ and $p\text{-value}=0.000<0.05$. The 95% CI agreement level to this statement ranges in 3.8342-4.2435. Moreover, sample respondents highly believed ($p\text{-value}=0.00<0.05$) that Inefficient land administration procedures are among the major causes of informal settlement in Lemi Kura Sub-City. In addition, for this statement #4 the high rating was $M=4.20$ ranges in 4.0482-4.3596 confidence interval. Weak law enforcement mechanisms as ascertained by their

higher rating of $M=4.20$, which was significant level agreement to the statement and ranges in 4.0482-4.3596 confidence interval.

Delays in the land delivery process had stated with statement 5, was rated with $M=4.40$ very high agreement level; which falls within 4.2644-4.5511 range of 95% CI. This indicates that, delays in the land delivery process also a major cause for the informal settlement in the case sub city . And also high temptation for land occupation had stated with statement 6 with $M=4.34$ at a very high agreement which falls within the 95% CI range of 4.2163-4.4828. The result indicates that, high temptation for land occupation has become the major causes of the informal settlement in Lemikura Sub-city. Furthermore, lack of ability to pay for the land, statement 7, was rated with $M=4.48$ at a very high agreement level; which falls within 4.2941-4.6767 range of 95% CI. This indicates that, lack of ability to pay for the land has become the major causes of the informal settlement in Lemikura Sub-city.

4.4. Causes for high expansion of informal settlements and squatting

Table 4.17. Issues related to causes for high expansion of informal settlements and squatting

Items	One-Sample Statistics			Test Value = 3					
				T	Df	p-value	Mean Difference	95% Confidence Interval of the Difference	
	N	Mean	Std. Deviation					Lower	Upper
1	103	2.7864	.97669	28.954	102	.000	2.78641	2.5955	2.9773
2	103	3.7184	1.10629	34.112	102	.000	3.71845	3.5022	3.9347
3	103	4.2233	.88486	48.439	102	.000	4.22330	4.0504	4.3962
4	103	4.1650	.74224	56.950	102	.000	4.16505	4.0200	4.3101
5	103	4.1845	.77646	54.694	102	.000	4.18447	4.0327	4.3362
6	103	4.1942	.93994	45.286	102	.000	4.19417	4.0105	4.3779
7	103	4.1456	.66285	63.474	102	.000	4.14563	4.0161	4.2752

Source: Survey Data (2024)

1. The items are the land administration of the case sub city has performance equal opportunities of land access for all.
2. Corruption has great effect on effectiveness of land administration in the sub city.
3. People want to settle informally due to financial limitation.
4. High cost of urban houses and rent are the causes for expansion of squatter housing in the Case sub city.

5. The urban land policies exist but they are not well implemented.
6. Urban speculators in informal place have substandard houses.
7. Rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing.

In order to assess the causes for high expansion of informal settlements and squatting were presented to rate certain issues in this regard. The average rating specific to the issues related to attitude and their significance was evaluated using t-tests; which are presented in the following way. Sample respondents were also asked to assess issues regarding the causes for high expansion of informal settlements and squatting were presented with seven statements to give their rating agreement. The one-sample t-test was conducted to each statement to evaluate the average agreement level where p-value was used to judge the significance of agreement or disagreement to each statement.

As to the statement #1, the average agreement was $M=2.78$ resulting in $p\text{-value}=0.000 < 0.05$ that indicates the moderate level agreement to the statement “Land administration of the case sub city has performance equal opportunities of land access for all”. The 95% CI was computed within the range of 2.5955-2.9773. This indicates that, land administration of the case sub city has equal opportunities of land access for all are among the causes for high expansion of informal settlements and squatting in sub city. Besides, Corruption has great effect on effectiveness of land administration in the sub city was rated significantly agreed with $M=3.71$ that falls within the 95% CI range of 3.5022-3.9347. Furthermore, respondent were also highly ($p\text{-value}=0.000 < 0.05$) agreed to the statement #3 that People want to settle informally due to financial limitation and the moderate agreement to the statement was $M=4.2233$.

Respondents also have higher level agreement ($M=4.16$, $p\text{-value}=0.000 < 0.05$) that high cost of urban houses and rent are the causes for expansion of squatter housing in the Case Wereda. Similarly, Sample respondents highly agreed with $M=4.18$ and $p\text{-value}=0.000 < 0.05$ to the statement #5 that states “The urban land policies exist but they are not well implemented” and that falls within the 95% CI range of 4.0327-4.3362. Besides, urban speculators in informal place have substandard houses in the sub city was rated highly agreed with $M=4.19$ that falls within

the 95% CI range of 4.0125-4.3779. At last, respondent were also highly ($p\text{-value}=0.000<0.05$) agreed to the statement #7 that rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing and the higher agreement to the statement was $M=4.14$ that falls within the 95% CI range of 4.0161-4.2752.

4.5. Consequences of informal settlement

Table 4.18. Issues related to consequences of informal settlement

Items	One-Sample Statistics			Test Value = 3					
				T	Df	p-value	Mean Difference	95% Confidence Interval of the Difference	
	N	Mean	Std. Deviation					Lower	Upper
1	103	4.3204	.54617	80.281	102	.000	4.32039	4.2136	4.4271
2	103	4.2718	.84243	51.464	102	.000	4.27184	4.1072	4.4365
3	103	4.4078	.93344	47.924	102	.000	4.40777	4.2253	4.5902
4	103	4.2427	.66371	64.876	102	.000	4.24272	4.1130	4.3724
5	103	4.2718	.81882	52.947	102	.000	4.27184	4.1118	4.4319
6	103	4.2524	.87131	49.532	102	.000	4.25243	4.0821	4.4227
7	103	4.0971	1.01474	40.977	102	.000	4.09709	3.8988	4.2954
8	103	4.2913	.68070	63.980	102	.000	4.29126	4.1582	4.4243
9	103	4.3398	.47596	92.538	102	.000	4.33981	4.2468	4.4328
10	103	4.2621	.67098	64.466	102	.000	4.26214	4.1310	4.3933

Source: Survey Data (2024)

items

1. The inability of governments to create equal and efficient land allocation.

2. The inability of low-income groups of the urban dwellers to afford the acquisition of land.
3. The sluggish bureaucratic processes of acquiring land.
4. Strongly linked to lack of political will.
5. Unrealistic urban planning.
6. Failed policies, inappropriate regulatory frameworks, bad urban governance and corruption.
7. High (unattainable) building standards for most people.
8. Rising rent of housing and high social costs.
9. Ineffective system and practice of control over illegal construction.
10. Delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation.

In order to assess the consequences of informal settlement were presented to rate certain issues in this regard. The average rating specific to consequences of informal settlement and their significance was evaluated using t-tests; which are presented in the following way.

The inability of governments to create equal and efficient land allocation are among the consequences of informal settlement in the case district, statement #1, sample respondent rating was $M=4.32$, that was higher level agreement within the range of 4.2136-4.4271. Besides, sample respondent also had higher level agreement, $M=4.27$, that the inability of low-income groups of the urban dwellers to afford the acquisition of land are also among the consequences of informal settlement in the case district. And again, significant level rating with $M=4.40$ indicated the higher level agreement to the statement that “The sluggish bureaucratic processes of acquiring land are among the consequences of informal settlement in the case district” and respondents did significantly strongly agree to the statement #4. They rated the statement “Strongly linked to lack of political will”. They, however, significantly agreed with $M=4.24$ that

the strongly linked to lack of political will are among the consequences of informal settlement in the case district too.

Respondents rated failed policies, inappropriate regulatory frameworks, bad urban governance and corruption at higher level agreement with $M=4.27$; which higher level agreement within the 95% CI range of 4.1118-4.4319 and also statement #6 assessed that unrealistic urban planning in Lemu Kura Sub-city, wereda 3 sample respondents. This statement was rated higher level agreement with $M=4.25$ by sample respondents. Besides, respondents rating was higher level agreement ($p\text{-value}=0.000<0.05$) and agreed then statement to the average level ($p\text{-value}=0.000<0.05$). Furthermore, sample respondents significantly agree to the statement #7 they rated the statement “High (unattainable) building standards for most people”. They, however, significantly agreed with $M=4.09$ that unattainable building standards for most people in the case district are found as a consequence of informal settlement.

Rising rent of housing and high social costs was rated to the level $M=4.29$ by sample respondents. The respective 95% CI for the difference, indicated that sample respondents had higher level agreement to the statement and again, Ineffective system and practice of control over illegal construction, (statement #9) was rated highly ($p\text{-values}0.000<0.05$) with $M=4.33$ by sample respondents and also a major consequence for the rapid informal settle. The last but not least, delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation, (statement #10) was rated highly ($p\text{-values}0.000<0.05$) with $M=4.33$ by sample respondents and also a major consequences for the rapid informal settle.

Findings from interview and observation based checklist. In the following section, the data secured through both methods and the row data were thematically, organized in themes and analyzed in the form of narration. Accordingly, the following observation based data was analyzed below.

1. Characteristics or feature of informal settlement in Lemikura sub city

According to woreda 13 the characteristics or feature of informal settlement such as unauthorized construction, building are often constructed without permit or adherence to building codes, dense population, settlements tend to have a high population density with limited space and overcrowded living condition and in adequate housing among the features of informal settlement in our district.

Besides, houses may be make shift structure made from low quality materials, lacking proper amenities like plumbing and heating, limited access to services and residents may have limited access to essential service like health care education and clean water and the so on.

2. The main causes in the expansion of informal settlement in sub city

The expansion of informal settlement in different sub city can contribute to various factors includes rapid urbanization, migration from rural areas to urban centers often out space the availability of formal housing, leading to growth of informal settlement and limited affordable housing like highland and housing costs in some sectors push low income population towards informal settlement where housing is more affordable or even free.

Furthermore, economy in equality:- Disparities in income and wealth contribute to the inability of many people to afford formal housing forcing them into informal settlements, lack of inadequate urban planning and zoning regulations fail to accommodate the housing need of growing urban population leading to the prediction of informal settlement, political instability, conflict and social marginalization and drive population to settle in informal areas they have limited access to basic service but seek safety or community support are among the causes for the expansion of informal settlement in sub city .

3. The economies of the sub city affected by illegal settlers.

Illegal settlers can strain the economy of a sub city in various ways they might exploit natural resource without regulation, leading to environmental degradation and also they could strain public services like healthcare and education without contributing taxes creating a burden on the local government. In sum, illegal settlers can disrupt the economy of a sub city by operating outside the legal framework and underlining stability and growth.

4. The income of the individuals' effects in the choice of settlement in your sub city

Income often influences settlement choice in various sub city. higher income individuals may have more options and resource to choose where to settle, while lower income individuals might be limited in their choices due to affordability and access to amenities and services.

5. Opportunities that attract the people in your sub city

There are different opportunities to attract people in sub city such as employment opportunities, creating job opportunities through industries, agriculture and service can attract people seeking employment. Besides, by improving infrastructure such as roads, schools, healthcare facilities and utilities can make a sub city more attractive and ensuring access to quality education and health care service can make a sub city more appealing for families and fostering a sense of community through cultural events social programs and community engagement initiatives can enhance the attractive of sub city for potential residents.

6 The effect of informal settlement the physical environment of the sub city

Informal settlement have various impacts on the physical environment in sub city such as informal settlements may lack proper sanitation facilities, leading to contamination of water sources and air pollution from burning waste or inefficient cooking methods. Besides, informal settlement may strain existing infrastructure such as roads, electricity and water supply system leading to increase maintenance cost and service disruption, poor living condition in informal settlement, including overcrowding and lack of access clean water and sanitation, can increase the risk of communicable disease and health issues.

7. The positive and negative impact of informal settlement in the case sub city

Positive impacts such as affordable housing like settlement often provide affordable housing options for low-income residents and labor pool like informal settlement can contribute to readily quotable labor pool for nearby industries and business and that support the economic activates in sub city and social cohesion such as informal settlement often foster strong social networks and community bonds among residents, leading to mutual support and cooperation.

Besides, cultural diversity like informal settlement can be meting pots of cultural diversity, with residents from various back grounds coming together and enriching the local culture and adaptive innovation and informal settlements sometimes show case innovation solution to urban challenges, such as informal recycling system or community -red infrastructure projects

Negative impacts such as informal settlement can contribute to environmental degradation through deforestation, position and improper waste disposal practices, poor living condition in informal settlement including inadequate sanitation and overcrowding, can lead to health risk such as the spread of disease and also social excision like residence may face social stigma and exclusion from formal society, limiting their access to opportunities, services and the on. Finally, economic marginalization such as informal settlements may perpetuate cycles of poverty and economic marginalization, as residents often lack access to formal employment and financial services.

8. Any problem associated with informal settlement in the case district

As we all noticed, informal settlement can present various problems or challenges in different sub city. For instance, urban poverty will bring the informal settlement and they are often characterized by high level of poverty. In addition, inadequate housing has become the agent of illegal settlement and again, informal settlement is common issue in many informal settlement across different sub city .

Generally, there are different problems or challenges including inadequate infrastructure, lack of access to basic services like water and sanitation, overcrowding and limited economic opportunities. Finally, addressing these

challenges often requires compressive planning and intervention from local authorities and community stoke holders.

Specific issues raised during interview

a. Cause of informal settlement

Informal settlement often arise due to a combination of facts such as rapid urbanization, poverty, lack of affordable housing, inadequate urban planning, political instability and limited access to basic service like water and sanitation.

b. Consequence of informal settlement

Poor living condition and residents often lack access to basic services like clean water, sanitation, healthcare, quality life and the like. Besides, social inequality is highly associated with illegal settlement and informal settlement are often populated by marginalized communities, exacelabating communities and hindering social mobility. Furthermore, environmental degradation and inadequate waste management in informal settlement can lead to pollution and environmental degradation.

In addition, Safety and security issues such as lack of proper infrastructure and low enforcement can result in higher crime rates and sense of in security among residents, limited economic opportunities that a significant proportion of informal settlers may lack formal employment opportunities frapping residents in cycle of poverty and limiting economic development. Finally, informal settlement pose challenges for urban planning and governance as they often exist outside formal regulatory frameworks.

c. Legal action and measure taken by the city government

Issues of relocation such as city government may initiate evocation proceeding to remove residents from informal settlement, they may relocate to alternative housing or formalized settlement. Furthermore, the issues of regulation and enforcement that the city government may enact regulations governing in formal settlement, such as, lalillding codes or going or din aces and enforce them through inspections and fines.

In addition to that, upgrading or regularization, some city government option to upgrade informal settlement by providing basic services like water, sanitation and electricity or by legalizing the settlement through regularization programs and also

the issue of dialogue and participation that are engaging with residents through dialogue and participatory process can help identify their need and develop mutually acceptable solutions.

Partnership and collaboration that the city government may collaborate with NGOS, community based organization or international agencies to address issues informal settlement such as providing housing, infrastructure or social service. Again, the issue of land tenure reform that addressing land tenure issue by formalizing property rights or providing tenure security can help improve living condition and reduce vulnerability for residents or informal settlements the last but not least, urban planning and development are incorporating informal settlement into urban planning process can help integrate them into the formal city fabric, ensuring access to services and infrastructure while promoting social inclusion.

Reflection researcher observation

In the case district there are basic infrastructure facilities with certain limitations. For instance, the community has public and private electricity. In contrary, there are also communities those who lived the case district without electricity. Besides, the community are using pipe water, stream water and also, they have private owned small holes. Again, the community uses common as well as public owned toilet and a few have their own toilet. Furthermore, the community have a culture of constructing their house with wood and Mud, masonry and cement, brick and Cement Material and the so on.

CHAPTER FIVE

Findings, Conclusions and Recommendations

This chapter deals with the summary of major findings of the study, the conclusion drawn based up on the major findings and recommendation that forwarded based on the conclusions arrived at.

5.1 Summary of major findings

This study endeavored to explore the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city. Issues were analyzed with the intention to understand the ground facts from the sample respondent's perspectives. The study employed both quantitative and qualitative approach but dominantly the qualitative research design with the assumption that reality is socially constructed by participants and there are many truths. This research approach was appropriate as the researcher was trying to understand the complexity of the issue under investigation through the lived experience, perceptions and perspectives from a holistic standpoint.

The respondents were provided with 111 questionnaires (both close& open ended). Accordingly, 103 (92.79.0%) of them scientifically selected from Lemikura Sub-city, returned the questionnaire just in time while the remaining 8 (7.21%) of the respondents did not return back the questionnaire for various reasons. The study was conducted on the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city. Questionnaire was developed and data also gathered based on the review of related literature. The collected data were analyzed by descriptive and advanced statistics such as frequency count, percentage, mean, standard deviation, T value and P-value respectively. Data were analyzed using the "Statistical Package for the Social Sciences" (SPSS) version 25 software.

Most of the data reported is based on the findings of the research. Accordingly, the sample respondents were forwarded their opinions and the data was analyzed accordingly. As to the major findings of the study, as many issues raised during discussion as well as responses from the data collection instruments, respondents were forwarded the following views.

As findings of the study confirms, the proportions of male employees at the Lemikura Sub-city, higher than that of female counterparts and majority of the respondents were relatively energetic, matured and fit to take responsibilities. Besides, the marriage rate is relatively high, with almost 80% of respondents being married and the majority of respondents have a moderate-sized family, with a smaller proportion having smaller or larger families. However, there is also a significant proportion of respondents who have completed higher education, with a majority holding a first degree or diploma. In addition, a snapshot of the employment situation among the respondents, highlighting the importance of private sector employment, as well as the need for targeted interventions to address unemployment and informal employment.

The result of the study have showed that, the majority of respondents owned their land at some point in the past two decades, with the majority of them owning their land during the 1991-2005 period and also the "inventing public land" option may be a more nuanced or complex category, potentially indicating that some respondents may have acquired land through unclear or unofficial means. Besides, there are several complex issues at play in the housing market, including affordability, land supply, and the demand for quality housing. Addressing these issues will require a comprehensive and multifaceted approach that involves government, developers, and other stakeholders. Furthermore, most respondents have a moderate-sized plot (between 151-250 square meters) and there is also a significant range of plot sizes, with some respondents having very small or very large plots.

As findings of the study have indicated that, a significant proportion of the sample respondents have moderate-sized homes and the majority of them have built their houses between 26-100 square meters, this indicating that most respondents have moderate-sized homes. Besides, a significant proportion of the respondents are living in fear of being evicted and demolished from their squatter area. This may be due to various factors, such as lack of formal housing, inadequate living conditions, and insecure tenure. However, the minority of respondents who do

not have an intention to legalize their plot size may be more resistant to change or may have specific concerns or challenges that need to be addressed. In addition, the majority of the respondents previously lived inside the town and this indicating that the majority of the sample has a strong connection to the town.

As findings of the study have showed that, the majority of the respondents obtained their land through either inheritance or farmers, indicating that these two modes are the most common. And also, the percentage of respondents who obtained their land through inheritance is only slightly higher than those who obtained it from farmers, suggesting that both modes are significant. In Sum, the data suggests that the respondents' primary sources of land are inheritance and farmers, with smaller proportions coming from non-leasing holdings and other methods. Besides, the majority of respondents agree that the sub city administration's actions to reduce informality are primarily through preventive measures and a smaller proportion of respondents agree that the sub city administration's actions to reduce informality are through upgrading and formalization.

Furthermore, shortage of land & high land values increasing levels of poverty Inefficient land administration procedures, weak law enforcement mechanism has become a major cause of informal settlement in the case district. Besides, delays in the land delivery process, high temptation for land occupation and lack of ability to pay for the land has become the major causes of the informal settlement in Lemikura Sub-city. Furthermore, land administration, equal opportunities of land access for all, corruption has great effect on effectiveness of land administration and people want to settle informally due to financial limitation, high cost of urban houses and rent, the urban land policies exist but they are not well implemented, urban speculators in informal place have substandard houses, rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing.

Finally, the inability of governments to create equal and efficient land allocation are among the consequences of informal settlement, the inability of low-income groups of the urban dwellers to afford the acquisition of land, sluggish bureaucratic processes of acquiring land, strongly linked to lack of political will, inappropriate regulatory frameworks, bad urban governance and corruption, unrealistic urban planning, unattainable building standards for most people, rising rent of housing and high social costs, ineffective system and practice of control over illegal

construction and delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation are among the major consequences for the rapid informal settle.

5.2 Conclusions

The following conclusions were made based on the findings of the study and the evidences allow us to conclude that, assessing the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city, focus was analyzed and concluded as follows.

Accordingly, the result of the study has showed that, the marriage rate is relatively high and, respondents being married and the majority of respondents have a moderate-sized family, with a smaller proportion having smaller or larger families. However, there is also a significant proportion of respondents who have completed higher education, with a majority holding a first degree or diploma. Besides, a significant proportion of the sample respondents have moderate-sized homes and significant proportion of the respondents are living in fear of being evicted and demolished from their squatter area. Furthermore, the minority of respondents who do not have an intention to legalize their plot size may be more resistant to change or may have specific concerns and the majority of the respondents previously lived inside the town.

Furthermore, the majority of the respondents obtained their land through either inheritance or farmers and primary sources of land are inheritance and farmers, with smaller proportions coming from non-leasing holdings and other methods. Besides, land administration, equal opportunities of land access for all, corruption has great effect on effectiveness of land administration and people want to settle informally due to financial limitation, high cost of urban houses and rent, urban speculators in informal place have substandard houses, rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing in the case district. Finally, sluggish bureaucratic processes of acquiring land, strongly linked to lack of political will, inappropriate regulatory frameworks, bad urban governance and corruption, unrealistic urban planning, unattainable building standards for most people, rising rent of housing and high social costs, ineffective system and practice of control over illegal construction

and delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation are among the major consequences for the rapid informal settle.

5.3. Recommendations

The findings of this study are believed to have some recommendations for practice. The implication might show areas of intervention to assess the causes and consequences of squatter settlements in Addis Ababa City Administration: the case of Lemikura Sub-city. As we think of improving the causes and consequences of squatter settlements, the following recommendations are made on the basis of the research findings and the conclusion.

- ❖ Lemikura Sub-city together with other relevant government bodies need to play active role in mobilizing those urban informal dwellers towards urban development activities and legal housing affordability by facilitating different platform to access opportunities. Besides, improving economically poor people and diminishing the occupants in informal settlement. So, the town administration should be improve economically poor peoples, legalize their settlement, controlling illegal land marketing and balancing the cost of formal urban land market.
- ❖ Lemikura Sub-city together with other relevant government bodies need to give attention on legalization by registering to the existing data basis and once they are legalized, these settlers can stand against informal settlement and will become responsible. And also, and affordability of infrastructure and houses, co-operation tasks are part of real implementation of the urban plan and settlement. Therefore, the town administration in general and Lemikura Sub-city in particular needs to be cooperating with governmental and non- governmental organization.
- ❖ Government cannot fulfill the development demand of citizen in all areas as soon as possible, so that, community's involvement in squatter upgrading need to recognized and mobilized.
- ❖ The last but not the least, demolishing settlements would only multiply the number of homeless people or reshuffle the location of informal settlements to other parts of the

city. And also, demolition in itself can only aggravate and bring about new challenges to the people and the entire city. This is therefore, the city government together with the case sub-city as well as district has to complement bulldozing with measures of addressing the housing needs of the urban poor dislocated from the settlements.

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APPENDIX A

Addis Ababa University

College of Business and Economics

Department of Public Administration and Development Management

These questionnaires to be filled by sample respondents

Instruction

For the success of study your response is very much important. Therefore you are kindly requested to filled this questionnaire and be in confidence. You are expected to write only the accurate information in the space provided and put mark in the given box. This questionnaire is

prepared for educational purpose and the researcher kept secret. Thank you in advance cooperation.. Your answers will be kept strictly confidential and will not be identified by name

Section I. Personal information

1. Gender Male ☐ Female ☐

2. Age <35 ☐ 36-45 ☐ 46-55 ☐
56-65 ☐ >65 ☐

3. Marital status

Married ☐ single ☐

4. Family size

1-2 ☐ 3-4 ☐ >4 ☐

5. Educational background

Illiterate ☐ 1-8 ☐ 9-12 ☐

Diploma ☐ Degree ☐ Masters and above ☐

6. Occupation

Formal self-employed ☐ Informal self employed ☐

Private firm employed ☐ Government employed ☐

UN employed ☐ other ☐

Section II: General Information

1. In which period the land obtain?

Before 1991 ☐ 1991-2005 ☐ 2005-2023 ☐

2. What ways of land acquisition?

Bought from peasants ☐ Bought from former squatter ☐

Inherited from relative ☐ inventing public land ☐

3. What factors contributing for proliferation of informal settlement? Why did you build informal house?

Absence of affordable house ☐ high building ☐

High building standard and ☐ limited land supply ☐

Length and delivery ☐

4. How many square meter plot size obtained by informal settlers?

<150 ☐ 151-250 ☐ 251-350 ☐

351-450 ☐ 451-550 ☐ >550 ☐

5. How many in buildup area their plots in meter square?

<25 ☐ 26-50 ☐

51-75 ☐ 76-100 ☐

6. Is there threat of eviction and demolition from this squatter area?

a. Yes ☐ b. No ☐

7. What is the intention for your plot size to make legalized?

a. Upgrade ☐ b. Sell and move away ☐

1. Inside of the town 2. Outside of the town

1. From Farmers 2. Inheritance 3. Non-Lease Holding 4. Other (Specify)

1. Upgrade and formalization
2. Demolitions
3. Punishments
4. Preventive measures

Key words: 1=strongly disagree, 2=Disagree 3=Neutral, 4=agree, 5=strongly agree

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1.4	Weak law enforcement mechanisms.					
1.5	Delays in the land delivery process.					
1.6	High temptation for land occupation.					
1.7	The lack of ability to pay for the land.					
2	Causes for high expansion of informal settlements and squatting					
2.1	The land administration of the case Wereda has performance equal opportunities of land access for all.					
2.2	Corruption has great effect on effectiveness of land administration in the Wereda.					
2.3	People want to settle informally due to financial limitation.					
2.4	High cost of urban houses and rent are the causes for expansion of squatter housing in the Case Wereda.					
2.5	The urban land policies exist but they are not well implemented.					
2.6	Urban speculators in informal place have substandard houses.					
2.7	Rapid urbanization and high migration of people to the town has effects on increasing of illegal land grabbing.					
3	Consequences of Informal Settlement					
3.1	The inability of governments to create equal and efficient land allocation.					
3.2	The inability of low-income groups of the urban dwellers to afford the acquisition of land.					

3.3	The sluggish bureaucratic processes of acquiring land.					
3.4	Strongly linked to lack of political will.					
3.5	Failed policies, inappropriate regulatory frameworks, bad urban governance and corruption.					
3.6	Unrealistic urban planning.					
3.7	High (unattainable) building standards for most people.					
3.8	Rising rent of housing and high social costs.					
3.9	Ineffective system and practice of control over illegal construction.					
3.10	Delayed responses and procedural setbacks of the formal land provision and strong temptations for land speculation.					

APPENDIX B

Addis Ababa University

College of Business and Economics

Department of Public Administration and Development Management

Interviews items for Wereda 13 employees and the management

1. What are the characteristics or feature of informal settlement in Wereda 13?
2. What are the main causes in the expansion of informal settlement in Wereda?
3. How, the economies of the Wereda reduced by illegal settlers?

4. Is income of the individual's effects in the choice of settlement in your Wereda ?
 5. What kind of opportunities is there to attract the people in your Wereda?
 6. How informal settlement affects the physical environment of the Your Wereda?
 8. What is the positive and negative impact of informal settlement in your Wereda?
 9. Is there a problem in your Woreda associated with informal settlement?
 10. If feel something is missing, please have a say
-
-
-

Interview for Manager

1. What is the cause of informal settlement?
2. What is the consequence of informal settlement?
3. What legal action and measure taken by the city government?

APPENDIX C

Addis Ababa University

College of Business and Economics

Department of Public Administration and Development Management

Observation checklist

1. Electricity

- ✓ Private
- ✓ Public

- ✓ Unavailable

2. Availability of water

- ✓ Pipe water
- ✓ Stream water
- ✓ Private owned small holes

3. Availability of toilet

- ✓ Have their own toilet
- ✓ Common toilet
- ✓ Public toilet
- ✓ No toilet but uses open space and neighbor's toilet

4. Housing built material

- ✓ Wood and mud
- ✓ Masonry and cement
- ✓ Brick and cement material
- ✓ Wood and mud plastered by cement material
- ✓ Plastered by Plastic material only

APPENDIX D

OUTPUT

		Statistics (Aggregate)					
		VAR00001	VAR00002	VAR00003	VAR00004	VAR00005	VAR00006
N	Valid	103	103	103	103	103	103
	Missing	0	0	0	0	0	0

A. Personal Characteristics

Gender (1)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	60	58.3	58.3	58.3
	2.00	43	41.7	41.7	100.0
	Total	103	100.0	100.0	

Age (2)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	15	14.6	14.6	14.6
	2.00	36	35.0	35.0	49.5
	3.00	26	25.2	25.2	74.8
	4.00	17	16.5	16.5	91.3
	5.00	9	8.7	8.7	100.0
	Total	103	100.0	100.0	

Marital Status (3)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	82	79.6	79.6	79.6
	2.00	21	20.4	20.4	100.0
	Total	103	100.0	100.0	

Family Size (4)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	22	21.4	21.4	21.4
	2.00	49	47.6	47.6	68.9

	3.00	32	31.1	31.1	100.0
	Total	103	100.0	100.0	

Qualification (5)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	25	24.3	24.3	24.3
	2.00	21	20.4	20.4	44.7
	3.00	4	3.9	3.9	48.5
	4.00	1	1.0	1.0	49.5
	5.00	36	35.0	35.0	84.5
	6.00	16	15.5	15.5	100.0
	Total	103	100.0	100.0	

Occupation (6)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	15	14.6	14.6	14.6
	2.00	10	9.7	9.7	24.3
	3.00	27	26.2	26.2	50.5
	4.00	20	19.4	19.4	69.9
	5.00	12	11.7	11.7	81.6
	6.00	19	18.4	18.4	100.0
	Total	103	100.0	100.0	

B. General Information

Period of Land Obtained (1)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	36	35.0	35.0	35.0
	2.00	44	42.7	42.7	77.7
	3.00	23	22.3	22.3	100.0
	Total	103	100.0	100.0	

Ways of Land Acquisition (2)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	24	23.3	23.3	23.3
	2.00	9	8.7	8.7	32.0
	3.00	40	38.8	38.8	70.9
	4.00	30	29.1	29.1	100.0
	Total	103	100.0	100.0	

Reason for Built Informal Houses (3)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	41	39.8	39.8	39.8
	2.00	22	21.4	21.4	61.2
	3.00	5	4.9	4.9	66.0
	4.00	35	34.0	34.0	100.0
	Total	103	100.0	100.0	

Plot Size Obtained by Informal Settlers (4)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	8	7.8	7.8	7.8
	2.00	51	49.5	49.5	57.3
	3.00	14	13.6	13.6	70.9
	4.00	8	7.8	7.8	78.6
	5.00	18	17.5	17.5	96.1
	6.00	4	3.9	3.9	100.0
	Total	103	100.0	100.0	

Buildup Area in Squire Meter (5)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	7	6.8	6.8	6.8
	2.00	39	37.9	37.9	44.7
	3.00	46	44.7	44.7	89.3
	4.00	11	10.7	10.7	100.0
	Total	103	100.0	100.0	

Is There Threat of Eviction & Demolition from the squatter area (6)

a		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	53	51.5	51.5	51.5
	2.00	50	48.5	48.5	100.0
	Total	103	100.0	100.0	

Your intension for your plot size to make legalized (7)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	83	80.6	80.6	80.6
	2.00	20	19.4	19.4	100.0
	Total	103	100.0	100.0	

Previous Residence (8)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	79	76.7	76.7	76.7
	2.00	24	23.3	23.3	100.0
	Total	103	100.0	100.0	

Mode of Accession (9)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	39	37.9	37.9	37.9
	2.00	41	39.8	39.8	77.7
	3.00	15	14.6	14.6	92.2
	4.00	8	7.8	7.8	100.0

Total	103	100.0	100.0
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Actions applied by the Wereda Administration to reduce informality

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	14	13.6	13.6	13.6
	2.00	5	4.9	4.9	18.4
	3.00	3	2.9	2.9	21.4
	4.00	81	78.6	78.6	100.0
	Total	103	100.0	100.0	

Causes of informal settlement (A)

One-Sample Statistics

	N	Mean	Std. Deviation	Std. Error Mean
VAR00017	103	4.0388	1.04715	.10318
VAR00018	103	3.9515	1.11477	.10984
VAR00019	103	4.2718	.86539	.08527
VAR00020	103	4.2039	.79655	.07849
VAR00021	103	4.4078	.73347	.07227
VAR00022	103	4.3495	.68182	.06718
VAR00023	103	4.4854	.97884	.09645

Causes of informal settlement (B)

One-Sample Test

Test Value = 0						
					95% Confidence Interval of the Difference	
	T	df	Sig. (2-tailed)	Mean Difference	Lower	Upper
VAR00017	39.144	102	.000	4.03883	3.8342	4.2435
VAR00018	35.974	102	.000	3.95146	3.7336	4.1693
VAR00019	50.098	102	.000	4.27184	4.1027	4.4410
VAR00020	53.562	102	.000	4.20388	4.0482	4.3596
VAR00021	60.989	102	.000	4.40777	4.2644	4.5511
VAR00022	64.743	102	.000	4.34951	4.2163	4.4828
VAR00023	46.506	102	.000	4.48544	4.2941	4.6767

Causes for high expansion of informal settlements and squatting (A)

One-Sample Statistics (A)

	N	Mean	Std. Deviation	Std. Error Mean
VAR00024	103	2.7864	.97669	.09624
VAR00025	103	3.7184	1.10629	.10901
VAR00026	103	4.2233	.88486	.08719
VAR00027	103	4.1650	.74224	.07314
VAR00028	103	4.1845	.77646	.07651
VAR00029	103	4.1942	.93994	.09262
VAR00030	103	4.1456	.66285	.06531

Causes for high expansion of informal settlements and squatting (B)

One-Sample Test

Test Value = 0						
					95% Confidence Interval of the Difference	
	T	df	Sig. (2-tailed)	Mean Difference	Lower	Upper

VAR00024	28.954	102	.000	2.78641	2.5955	2.9773
VAR00025	34.112	102	.000	3.71845	3.5022	3.9347
VAR00026	48.439	102	.000	4.22330	4.0504	4.3962
VAR00027	56.950	102	.000	4.16505	4.0200	4.3101
VAR00028	54.694	102	.000	4.18447	4.0327	4.3362
VAR00029	45.286	102	.000	4.19417	4.0105	4.3779
VAR00030	63.474	102	.000	4.14563	4.0161	4.2752

Consequences of informal settlement (A)

One-Sample Statistics

	N	Mean	Std. Deviation	Std. Error Mean
VAR00031	103	4.3204	.54617	.05382
VAR00032	103	4.2718	.84243	.08301
VAR00033	103	4.4078	.93344	.09197
VAR00034	103	4.2427	.66371	.06540
VAR00035	103	4.2718	.81882	.08068
VAR00036	103	4.2524	.87131	.08585
VAR00037	103	4.0971	1.01474	.09999
VAR00038	103	4.2913	.68070	.06707
VAR00039	103	4.3398	.47596	.04690
VAR00040	103	4.2621	.67098	.06611

Consequences of informal settlement (B)

One-Sample Test

Test Value = 0

	T	df	Sig. (2-tailed)	Mean Difference	95% Confidence Interval of the Difference	
					Lower	Upper
VAR00031	80.281	102	.000	4.32039	4.2136	4.4271
VAR00032	51.464	102	.000	4.27184	4.1072	4.4365
VAR00033	47.924	102	.000	4.40777	4.2253	4.5902
VAR00034	64.876	102	.000	4.24272	4.1130	4.3724
VAR00035	52.947	102	.000	4.27184	4.1118	4.4319
VAR00036	49.532	102	.000	4.25243	4.0821	4.4227
VAR00037	40.977	102	.000	4.09709	3.8988	4.2954

VAR00038	63.980	102	.000	4.29126	4.1582	4.4243
VAR00039	92.538	102	.000	4.33981	4.2468	4.4328
VAR00040	64.466	102	.000	4.26214	4.1310	4.3933