



ADDIS ABABA UNIVERSITY

SCHOOL OF GRADUATE STUDIES

**THE EFFECTS OF URBAN DEVELOPMENT ACTIVITY ON THE
RELOCATED RESIDENTS: THE CASE OF ARADA SUB-CITY**

BY

MISIKIR GETACHEW

July 2014, Addis Ababa



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Public Administration

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Public Administration and Development Management

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Abbreviations

AAU: Addis Abeba University

E.C: Ethiopian Calender
CSA: Central Statistical Agency
DIDR: Development Induced Displacement and Relocation
FDRE: Federal Democratic Republic of Ethiopia
GHA: Government Housing Agency
GTP: Growth and Transformational Plan
IHS: Housing and Urban Development
IMO: International Migration Office
MDG: Millennium Development Goal
MoFED: Ministry of Finance and Economic Development
MUDC: Ministry of Urban and Development Construction
ORAAMP: Office for the Revision of Addis Abeba Master Plan
UNDP: United Nation Development Program

ABSTRACT

This study is about the causes of negative effects of urban development projects on relocated residents. In the context of negative effects of urban development projects on relocated people, plenty of researches have pronounced. Such relocation caused by development project occurs because of slum demolishing, urban expansion and renewal of the city's facility and infrastructure. The study was conducted in Arada Sub-city, which is vast development projects and relocation programs have been implemented. The overall aim of the study was to explore why relocation has been affecting relocated people by assessing the causes of the negative effects, and then propose prospective recommendations to improve the livelihood of the relocated residents.

Relevant information was collected from primary and secondary data sources. Primary data was gathered through snowball sampling technique on the basis of structured questionnaire through interviewing selected relocated household heads, researcher's own observation. Secondary data was also reviewed from previous studies, journal articles, unpublished academic studies and websites. The study made use of both qualitative and quantitative methods to analyze the data. The majority of the relocated people explained that their relocation in the new settlement has affected them in social disarticulation (81%), joblessness (45%), marginalization (78%), homelessness (45%), and food insecurity (58%). Shortage of preparation time, inefficient decentralized administration system, and lack of compensation scheme were identified as the major causes of the negative effects of relocation. To change the negative effects of relocation due to urban development projects into positive result, proper planning, follow-up and evaluation of the implementation of the project need to be carried out by concerned bodies. To this end, ensuring the involvement of private investors, other stakeholders and government's financial support is recommended.

CHAPTER ONE

1. Introduction

1.1. Background of the Study

Internal and external population movement or relocation is widely observed in the world. Globally, the issues of relocation and development project are topical (Cernea, 1997). Among the many reasons, urban renewal, mining extraction, slum reduction and infrastructure projects like constructing dams, railway, highway, bridges and integrated housings are some of the development activities that cause to relocation people. Other causes of resident relocation might be natural disasters and calamities but this study focuses only on relocation caused by urban development projects in Arada sub-city of Addis Ababa.

Development projects are implemented on the land and forced relocation would be an unavoidable choice for the planners and implementers of development projects. Development does not benefit everyone equally and for some certainly advantageous and, for millions of people around the world development has cost them their homes, livelihoods, health, and even their very lives (Robinson, 2003). Development project displaces people and those persons who are forced to move as a result of urban development were lose their homes and exposed for economical and social problems. Regarding this the World Bank (2004) report on involuntary relocation says: "Involuntary taking of land resulting in relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of Livelihood, whether or not the affected persons must move to another location areas resulting in a diverse impacts on the livelihoods of the displaced persons." Thus many development practitioners advocated the importance of democratization of the displacement and resettlement to reduce potential risk.

Obviously, the majority people prefer to live in cities rather than living in rural or undeveloped city with the hope of getting relatively better access to public properties, facilities, infrastructure, schools and health institutions. As Shishay (2011) stated that practical activities approved that people who live surrounding urban centers can have possible access to both private and public services such as health, education, banking, postal, telephone and other services. The same experience is also observed in Ethiopia where many people migrate internally from different areas to the city of Addis Ababa looking for better access to socio-economic services and to attain improved living standard. This large size of internal urban migrants can be proved on the study made by UN Habitat (2008) that says “hosting 30 per cent of the urban population of Ethiopia, Addis Ababa, the capital of Ethiopia and the diplomatic centre of Africa, is one of the fastest growing cities on the continent.”

As described in the UN Habitat (2008) publication, the population of the city has nearly doubled every decade, with 4 million people currently living in it and an estimate 12 million rise in 2024. As the population size of the city increases, the government is and will be forced to expand the city and infrastructure facility to accommodate the need of the citizens. Urban infrastructure and transportation projects that causes displacement include slum clearance and upgrading, the establishment of industrial and commercial estates; the building and upgrading of sewerage systems, school, hospitals, ports, etc., and the construction of communication and transportation networks including those connecting different urban centres. On the other hand, Addis Ababa is known for its unplanned and unstructured construction starting its establishment. In relation to this Tegene (2001) stated that unplanned settlements and slums characterize Addis Ababa, Capital of Ethiopia. Despite the economic benefits, the rapid rates of urbanization and unplanned expansion of cities have resulted in several negative consequences, particularly in developing countries (Minuyelet, 2005). World Bank estimated that about 60%, i.e., 6 million people every year, of development induced displacement is a result of urban infrastructure and

transportation projects. The reason for slum and squatter settlement of most inner city of Addis Ababa, as Feyera (2005:2) and UN Habitat (2008) stated, was during “Derg regime, because of the central economic system extra land and houses were transferred to public property”. This in turn affected urban expansion and development project activity of the city.

UN Habitat report shows, as a result development project, half of the kebele houses in the city with 40% of the total housing stock needed replacement while 50-80% of the remaining houses are informal or built without permission from the government. With such meaningfully supporting evidence, the city requires different renewal development projects that urge resident’s physical movement and relocating to other place for the success of the change in Addis Ababa. However, the current study focuses on physical relocation of residents because of development projects and slum clearance, with a particular emphasis on the causes of the negative effects on the livelihood of the relocated people. The objective of development projects is aimed at the expansion and renewal of the city in a new and a better way for better livelihoods of the people.

The country’s main development policy goal initiated by the state is to eradicate poverty, achieve primary education to all, promote gender equality and empower women, reduce child mortality, improve maternal health, combat HIV/AIDS, malaria and others, ensure sustainable development and develop a global partnership for development (MoFED, 2010). For the achievement of this developmental projects infrastructure is the basic engine to forward every activities to accomplish. The Ethiopian Federal Democratic Republic Constitution in its chapter three of article 43 states “the basic aim of development activities shall be to enhance the capacity of citizens for the development and to meet their basic needs.” Hence the aim of relocation development project should be based on the constitution of Ethiopia for the promotion and wellbeing of the citizens. The development project work is necessary for the continual of

the state development and for the fulfilment of improved facilities required. This study tries to assess the causes of development project's and it's negative effects on the livelihood of relocated residents and tries to propose prospective solution for the improvement of implementation of the project.

1.2. Statement of the Problem

Most scholars, policy makers and activists rely on World Bank data, and based on this data it is estimated that 10 million people are relocated due to development project. In recent decades it is being observed, that the government has been commencing different activities that can bring many structural changes to the city of Addis Ababa. According to Michael M. Cernea the main causes of development-induced displacement include: water supply (construction of dams, artificial reservoirs, irrigation projects), urban infrastructure, transportation (roads, highways, canals); energy (mining, power plants, oil exploration and extraction, pipelines), expansion of agriculture, parks and forest reserves and population redistribution schemes

According to Bogumil Terminski the principal causes of D IDR include: 1. the construction of dams, hydroplants, and large irrigation projects, 2. the building of highways, roads and railroad networks, 3. urbanization and social services (expansion of cities, urban transport, water supply), 4. expansion of agriculture (especially monoculture plantations), 5. mining (oil exploitation, gold, copper, coal mining), 6. conservation of nature, 7. population redistribution schemes.

It is believed that these changes, mainly constructions, will help for city's future development in every aspects. Of these constructions, building many condominium houses and constructing structures like standard road networks, public and private schools, health facilities and power supplies can be mentioned. Thus, these activities may require people's displacement from their permanent living places they relocate with no consideration of the social and economic consequence of displacement.

According to World Commission report, the negative effects of this kind of displacement are not limited to physical displacement only. They also include the livelihood displacement, which deprives people of their means of production and displaces them from their socio-cultural milieu. According to Feleke (2004) in his study on urban development and displacement around Addis Ababa, the consequence of the development project relocation on the livelihood of evacuated are food in security, social disarticulation, homelessness, marginalization and joblessness. Among the current development projects of Addis Ababa, building road networks, railway construction, sewerage, and integrated housing is the main observed construction works that aim at restructuring the city in a new way. These projects in turn, are expected to change the image of the city and make the city one of the best known cities. This shows the progressive success of five years Growth and Transformational Plan (GTP). However, this effort of displacing people from their permanent living places fails to consider the livelihoods of the relocated residents and how they are affected. According to Majja (1999) such displacement can destroy community previous means of livelihood and introduced new way of life that in most cases is less supportive and affect social network. Abbuta (2003) also argue that relocation has effect on the social institution and organization that bind the community's web relationship along several lines in the origins such as neighbourhood, religious beliefs work groups bond friendship and fictive parenthood were disintegrated in the process of relocation.

For the success of these development projects, the livelihood of the relocated residents should be incorporated in the agenda of the development projects during implementation. Expanding human capital and improving human development outcomes is still a central and pillar strategy of GTP. The Government has been taking measures to improve the human resource development as healthy, productive, and trained human resource is essential for the implementation of government policies, strategies and programs (MoFED, 2010). Even though there are a lot of strengths in the urban development projects

under urban development activities, still major weaknesses are witnessed. Based on UN Habitat (2008) report, lack of a specific housing policy, lack of upgrading policy, poor compensation regulation, poor regulation of informal settlement, limited loan access for the poor and inadequate focus given for the urban residents are mentioned for the inefficiency of the program. Many researchers have been undertaken on the effects of displacement of rural and urban population, but there is limited research on the causes of the negative effects of internal relocation on the livelihood of the relocated people.

Ezana (2011) studied redevelopment work of Addis Ababa around Senga Tera-Firdbet area. He tried to analyze whether the redevelopment work of the program was effective and participatory. He also studied the institutional and organizational arrangements and resource mobilizing capacities of the projects and how far representative groups have facilitated the participation process. His finding proved that the program was viewed as less uniform in terms of its coverage, less responsive, less efficient in use of resources, less effective in achieving its objective and less sustainable by some sections of the affected group that indicates the redevelopment work around Senga Tera-Firdbet also affected the residents. However Ezana's study did not study negative effect of relocation.

Another study was conducted by Feyera (2005) showed that urban expansion and the livelihood of the peri-urban agricultural community implementation of the program in Addis Ababa was not participatory for the farmers. As a result, little knowledge of the rural farming community competed for urban job opportunity was difficult and this negatively affected the livelihood of the dislocated farming community. Unlike Ezana; Feyera studies about effect of relocation on farming land community not about urban displacement.

Gebre also (2008) studied about impact of resettlement projects on low income household. He specifically focused on public tenants. Impacts of resettlement on displaced people, access to different resources and adaptive strategies were identified by this researcher. However, in this study there are some unanswered questions to be studied. What are the causes of negative effects? How displaced people are vulnerable to urban context? What is the outcome of relocation? What is the influence of institution on displaced people access to assets at new location? Recently, Biruk (2009) researched the impact of urban development projects on the livelihoods of people displaced from Kasanchis to peripheral area. The study focused merely on displacees' access to assets and the differential impacts of relocation

In general, the local empirical studies mentioned above have made inadequate attempts to investigate the extent to which displaced groups are vulnerable to urban context, post displacement institutional influences on their access to assets, livelihood strategies and outcome of such strategies

Given the above scenario, the current study tries to fill the knowledge gap by assessing the causes of the negative effects of development projects on the livelihood of relocated people. The study is made on those residents relocated from Arada Sub City to Ayat, Lebu, Jemo, .This helps to provide information for policy makers and planners to evaluate urban development projects implementation to make the plan and the strategy participatory and effective.

1.3. Objectives of the Study

This study has general and specific objectives.

1.3.1 General Objective

The general objective of this study is to find out the causes of the negative effects of urban development projects on the livelihood of relocated people.

1.3.2 Specific Objectives

The specific objectives of the study are:

- To examine the participation of the relocated people on the process;
- To see the appropriateness of the benefit packages provided to compensate for the asset, houses and lands upon the project guidelines;
- To analyze the cause of negative consequences of forced relocation on the residents of Arada sub-city;
- To identify the major negative effect of urban development on relocated resident.
- To indicate prospective solution for the improved outcomes of development projects as recommendations.

1.4. Research Questions

1. How were the relocated people's awareness, participation and reaction to the process?
2. How was the appropriateness of the benefit packages provided to compensate for the asset, the houses and the lands?
3. How displacement affects the livelihood activities of the displaced, how are displaced people vulnerable to urban context?
4. Why the communities were displaced from their original place of residence to the current location and how they perceived displacement in relation to this reason?
5. What better strategies can improve the life of relocated residents?

1.5. Significance of the Study

Expansions of construction works in almost all sectors have become a dominant development approach all over the world. As Cernea (1997) puts it "around the world, involuntary resettlement process caused by development projects are only a subset of much broader population movement process." Since the last

couple of years, many renowned scholars like Alula, Piguet, Tegegn G. Egziaber and many others have been attracted to the major development projects of the country and they are contributing their knowledge by giving attention for the country's development projects and the betterment of the implementation both in rural and urban areas.

Some of the major development projects like constructing the power sources including the Renaissance, Gilgil Gibe Dams, highways, railways and condominiums are at the top of the current issue of most scholars and plan of the Ethiopian Government. Much has been said about these projects and their adverse effect on livelihoods of the poor. However, there is a gap on the causes of the adverse effects of urban development projects on the livelihood of the relocated people. This study is intended to fill this gap of information, and thereby to create awareness among those concerned and provide prospective solution. The findings may as well contribute to the development project planner and other researchers in determining whether the relocation of resident due to development project has succeeded in light of the plans and goals on urban renewal activities. In this regard, the researcher hopes that the information generated from this study can be used for policy implementer, planner, government decision-makers, private investors and other involved bodies like donors.

1.6 Research Methodologies

1.6.1 Study Area Selection

The study area is selected because of the large number of relocated residents (4215 household and wider renewal of urban and infrastructure development projects like Bashawolde number 1 and 2, Sheraton Expansion, Parlama and Old Kera projectes being observed. Among the ten sub cities of Addis Ababa, Arada sub city has been selected for this study because prominence of slum and development projects

undertaken. Large slum clearance projects have also been observed in the area. It is visible that relocation widely affects the poor either economically or socially, worsening their livelihoods until they establish their settlement. Regarding this (Cernea 1997) observed “Many of the people subjected to forced displacement are poor even before displacement or are in a marginal economic situation.” Therefore, those infrastructure development activities attracted the current researcher to study the effect of development project on relocated people.

In the sub-city expansion program, there are four major development projects that are under implementation. These are Bashawolde number 1 and 2, Sheraton Expansion, Parlama and Old Kera. Among these, the number of relocated heads could not be accessed from Old Kera redevelopment project as it was on the beginning stage in 2005 E.C. From the first three expansions projects there are total of 4, 215 household heads who are relocated into different expansion sites. Those people relocated from Arada Sub-city are resettled in Nifas Silk Lafto sub-city, Jemo sites 1 and 2, Ayat and Gofa camp, Gelan. Because of their dispersed settlement, choosing pertinent sampling technique was difficult. The researcher used three people as an initial contact using purposive sampling and then administered 280 questionnaires through snowball sampling technique.

1.6.2 Sample Size

Standard statistical approach was used to determine the desired sample size as in the following equation.

$$n = \frac{nz^2pq}{d^2(n-1)+z^2pq}$$

$$nf = (n/1+n)/N = 280$$

Where: n = the desired sample size,

z = confides interval 1.96 which corresponds to the 95 percent confidence level,

P = the proportion of population under study set at 30 percent,

$q = 1 - p$,

d = desired precision of results set at 0.05, and

A total of 281 sample households were considered for the study. Proportional allocation of the sample was made on the basis of size; a measure of size being the total number of dislocated resident of Arada sub city

1.6.3 Data Collection techniques

The data collection method was done through snowball using primarily three relocated people from affected group of Arada sub city selected purposively on the basis of residence before relocation at arada sub city and priority was given for influential elders such as religious, equb, eder and mehaber leader. The study is conducted to understand the negative effects of urban development project on livelihoods of relocated people.

Though snowball data collection technique is a useful tool for building networks and increases the number of participant to get the reliable data, success depends on the initial contacts and connections made. After having the necessary data, the responses are presented in quantitative and qualitative method. The quantitative data has been presented in simple mathematics and percentage.

1.6.4. Types and Sources of Data

In this study, I utilized both primary and secondary data. The former was collected directly from the respondents, while the latter were generated from different materials that are compile by other individuals and different organization. Hence, due attention and cross checking of different materials was made to ensure the accuracy and relevance of secondary source. This is because, the data might be devised for other purposes and, there may be exaggeration on the realities for political and other purposes. On the

other hand, primary data was extracted by using different tools, because as it has been noted by Strauss & Corbin (1990), every method has its own merits and demerits. However, using different tools could enable to fill their respective gap. Accordingly the researcher utilized Semi-Structured Interview, Key Informant Interview, Observations and Questioner as main form of data gathering instrument

Semi-Structured Interview

Undoubtedly, interview is the most commonly and widely used data collecting instrument in qualitative methods. According to Habtamu (2011) "Semi-Structured Interview is the most vital tool by which the interviewers interact with the society and extract depth information about the problem. It can be categorized into structured, semi-structured and unstructured strategies (Crang and Cook, 2007; Longhurst, 2003). Within semi-structured interview, questions are structured or standardized (Kitchin and Tate, 2000), but the researcher and participants set some broad parameters to a discussion (Crang and Cook, 2007). However, researchers may have a guide list at least to remember what they want to raise during interview."

In general, interview allows interviewer to extract rich and detailed information from interviewee(s). In this study, I employed structured open ended interview. This is because, this tool enables to extract generous information regarding to multifaceted impacts of relocation on livelihoods. Moreover, it reduces interviewer effects and biases because the questions are prepared in advance, but it has demerits since it does not allow too much flexibility for interviewer (Mikkelsen, 2005). Therefore, it is crucial to develop interview questions carefully in line of study objectives in advance. In this study, 14 relocates were interviewed. Thus, I prepared formal questions in advance and let informants free to reflect their participation, experiences and feelings about their access to assets, their vulnerability to contexts and negative effect of

relocation. Therefore, though the questions were standardised, informants had a chance to say more and whatever they have about relocation ”(habtamu, 2011).

Key Informant Interview

Key informants have special knowledge on a given topic (Mikkelsen, 2005). In other words, they provide unique information that rarely attainable to generate from other respondents (habtamu,2011).I incorporated key informants to extract exceptional and supportive information about the problem. Three elderly iddir leaders who were leaders of iddir in the previous location were interviewed about the impacts of displacement on iddir.

Observations

Observation entails the systematic notion and recording of events, behaviours, and artefacts in social setting (Kitchin and Tate, 2000). It was employed in this study because, it provides the advantage of directness i.e. it enables the researcher to watch what subjects do and listen to what they say. According to Kitchin and Tate (2000), this directness provides a degree of validity as it concentrates up on what people really do as opposed to what they say they will. Therefore, I employed observation in this study to view the livelihood activities that have been practiced at or near by home, the physical environment, housing structure, size and location, availability and quality of `on-site` (water, toilet, bathroom, electricity and sewerage) and ` off-site` (feeder road, schools, recreational centre and street light) facilities. The main purpose of having observation in this study is to ascertain the information given by informants during

interview about `physical capital` and environmental vulnerability. Primarily, I asked permission from the dwellers to allow me observe their `on-site` amenities.

Questioner

A self reported questioner survey was essentially used to identify the main cause of its negative effect and of urban development activity on relocated resident. The questioners distributed to the resident in the area where the urban development directly affected their home. The questioners have two parts: the first part covers personal information and the later covers pointes in relation to research.

1.6.5. Data Analysis

As much as possible the interviews were recorded with consent of the respondents. The data generated through in-depth interview was firs translated and transcribed into English. Then three techniques of data analysis w as us ed t hese ar e c ondensation- paraphrasing l ong i nterviews i nto succi nct s tatemets or shorter formulations; nar rative– creating a c oherent s tory out of the m any happenings r eported i n an interview; and interpretation re contextualization of the statements within broader frames of reference. The data generated from the secondary material were used to supplement and validate the data generated by the primary techniques. The research will utilize the research questions and the theoretical formulations as an analytical framework for analyzing the data. The theoretical discussion of the study has identified the explanatory factors that determine effective stakeholder participation.

1.7. Scope of the Study

This study is conducted on the issue of effect of urban development on relocated resident of Arada sub city and the study focus only residents which relocated to Ayat Lebu JemoArada Yeka Gelan and Sumale

Tera between 2001-2004 because of expansion of Bashawolde number 1 and 2, Sheraton Expansion, Parlama and Old Kera project. Since 1997 E.C, different major infrastructure and expansion arrangements have been deployed. As a result, a large scale relocation of residents has been made. Because of the large number of relocation made in the city, it is impossible to carry out assessment in all sites. Because of this, only data gathered from network series of the initial contacts of residents who are relocated from Arada sub-city on Lebu, Ayat, Jemo and some other sites have been used for this study. The boundary of the time is also limited from 2001 to 2004 E.C. Thus, three years relocation development project were investigated.

1.8. Limitations of the Study

In the course of this study the researcher encountered some considerable challenges. One of these problems was the difficulty of getting the relocated people and obtaining their willingness to fill the questionnaire. Another major constraint was due to limited available budget available to conduct the study. Even though efforts were made to collect quality information as much as possible, obtaining relevant information from the sub-city was challenging.

1.9. Organization of the Thesis

The thesis contains four chapters. The first chapter presents the introductory part that includes the background of the study area, statement of the problem, objectives of the study, research questions, methodology, and significance of the study, the scope of the study and limitation of the study. Chapter two deals with literature review. The third chapter provides the objectives, mission and compensation mechanism together with the analysis finding of the respondent's response and the causes of the negative

effects of development projects and recommended solution. The final chapter provides conclusions and recommendations of the study.

Chapter two

2. Literature Review

2.1. Introduction

This chapter develops the theoretical and conceptual issues of relocation of people, the causes, and consequence of urban development project on relocations. The part tries to review various theoretical insights that help to understand urban relocation development projects. The chapter is organized into eight sections. The first section presents key concepts and definitions of relevant related words while the second section and third sections describe the overall theoretical frameworks of the relocation development projects. The fourth section deals with types of relocation and the fifth section presents causes of relocation. The sixth section is about the consequence of relocation. Seventh section is about institution building and enabling environment, while the last section the conceptual framework of the study.

Key Concepts:

As Cernea (1997) puts “the number of people living in large cities has grown from 200 million in 1950 to 850 million today and will be more than 2 billion in 2025.” This shows that cities become crowded by the number of residents and migrants from rural that may come looking job opportunities and better education in order to improve their future living conditions. Cernea adds that this massive population resettlement is common one in Africa and that it includes also displacing people without their consent in the name of development. This forced internal movement of residents adversely affects the residents and host people by causing impoverishment. Several theoretical frameworks have been proposed to explain the social consequences of forced relocation and resettlement schemes.

In relation to this Cernea (1997) puts the major consequences of relocation of residents because development projects as follows:

- Homelessness,
- Joblessness,
- Marginalization,
- Food insecurity, Loss of access for common property resources,
- community disarticulation

The current objective of the Ethiopian government is to end poverty through the GTP plan. Out of the seven strategies of GTP, three of them are directly interlinked with the sustainability of the population and outcomes of the development project of the country. These are:

- Sustaining faster and equitable economic growth
- Enhancing expansion and quality of infrastructure development
- Enhancing expansion and quality of social development

To engender this five year growth and transformation plan, promotion of infrastructural and social developments, avoiding the drawbacks of development activities, proposing strategies and planning before implementation will be necessary.

2.2. Definition of Related Words

Physical displacement: loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.

Urban resettlement: resettlement in urban or peri-urban setting typically results in both physical and economic displacement affecting housing, employment and enterprises.

Resettlement is a process to assist the displaced persons to replace their housing, assets, livelihoods, land, access to resources and services and to restore their socioeconomic and cultural conditions.

Resettlement action plan: the document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the action that it will take to mitigate adverse effects, compensate losses, and provide development benefits to person and communities affected by an investment projects.

Compensation: payments in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.

Resettlement assistance: support provided to people who are physically displaced by development project, assistance may include transportation, food, shelter and social services that are provided to affected people during their relocation. Assistance may also include cash allowance that compensate affected people for the inconvenience associated with resettlement and defray /pay the expenses of a transition to a new local, such as moving expenses and lost work day.

Stakeholders: any or all individual, groups, organs and institutions interested in and potentially affected by a project or having the ability to influence a project.

Legal framework: all procedures, laws, decree, policies and regulations relevant procedure would be applicable timely and compensation should be made by scheduling to all relocated people fairly.

Livelihoods: Different scholars wrote the definition of livelihoods with similar concepts. Most widely used definition of livelihoods has been used as an income or an asset for the capabilities of means of survival.

2.3. Theoretical Frameworks of Relocation

As many researches indicate, the countries are carrying out a wide range of development projects in order to renew cities by providing better infrastructure, building of many facilities like education and health institution, electric power supply and slum reduction. These activities deteriorate the situation of sustainable livelihoods of the relocated people through time and discourage the majority of the poor and displaced people. Supporting this view, Robinson says the following:

Most of the time forced population displacement is crises prone, even when necessary as part of broad and beneficial development programs. It dismantles existing modes of production, disrupts social networks, causes the impoverishment of many of those uprooted, threatens their social organization, and increases the risks of epidemics and health problems (Robinson, 2003).

Based on the above pros and cons of the results of the relocation development projects, the researcher chose to investigate the major effect of urban development on relocated urban people. Relocation is usually assumed as the resettlement of people from their home to other places because of natural disaster and development projects. When people are relocated from their permanent resident because of development project, physical movement from one place to another location is required. The physical movement requires additional cost for transportation and house rent. The relocated people will also be burdened and be urged to incur unexpected costs on their lives. As (De Wet, 2004) puts it "such accelerated change usually have negative impact upon already disrupted communities' by affecting the

capacity to control their own socio-economic situation, and the terms of their interaction with their wider context situation.”

Due to deferent reasons, the relocated people may not be as cooperative to settle themselves as required. These urge the government or the planner to forcibly displace those people without their interest and belief. Even though several researches have been done on valuable implementation of the development projects strategy, the results, unfortunately, are still far from being consistently used in practice by policy makers and planners as prescriptions against repeating usual mistake (Cernea, 1997.)

2.4. Types of Relocation

Urban Relocation is the settlement of the resident from their original home in to new area because of urban development or urban expansion works. It can also be defined as is a process of relocation and settlement of slum dwellers from the existing unsustainable slums into an alternative better site with dwelling space, basic civic and social infrastructural services. The most widely used definition of relocation refers to the movement of population from their place of usual residence to another area.

This human movement is adaptable to the behaviour of human being to move internally, and can affect economic structures, population densities, culture, and politics of the society. Resettlement is a complex process that involves intricate combination of social, political and economic factors that render the outcomes difficult to predict and manage (De Wet, 2004). In the due process, people will be made choose their settlement either voluntarily or are made to move involuntary or in a forced manner.

i. **In voluntary (Forced) Relocation:**

In voluntary Relocation occurs when the decision of moving is made and imposed by other force and when there is no possibility to stay. Involuntary displacement can be caused by different reasons like natural disasters, war or development projects. Robinson (2003:9) defines it as "a serious disruption of the functioning of a society, causing widespread human, material, or environmental losses which exceed the ability of the affected society to cope using its own resources." It is associated with loss of housing, shelter, income, land, livelihoods, assets, access to resources and services among others.

People relocation affects not only those physically displaced society but also the resident population (people who are not directly affected and thus do not move but feel the impact of losing their neighbours and resources) as well as the host population (those who receive displaced persons and could be positively or adversely affected by this situation). Robinson (2003:10) says "ongoing industrialization, electrification, and urbanization processes are likely to increase, rather than decrease, the number of programs causing involuntary population displacement."

Forced relocation is a negative form of migration, often caused by maltreatment, development, or exploitation. In development project, the government has high expenses other than the project itself including compensating the relocated population to reset them into new livelihood. The people that had been moved by force related that they had not been food insecure, and was able to withstand the famine, but were moved anyway (Tone, 2006). According to Tadele (2004) such type of forced resettlement exposed to discontinuation of business and instability to daily and cultural practise.

ii. Voluntarily relocation

Voluntary relocation is movement based on one's free will and initiative. People move for a variety of reasons, and it involves weighing options and choices. Individuals who are interested in moving will often analyze the push and pull factors of two locations before making their decision. The strongest factors influencing people to voluntarily move are the desire to live in a better home and employment opportunities. Other factors contributing to voluntary migration includes change in life's course (getting married, empty-nest, retirement, etc), politics and individual personality.

2.5. Causes of Relocation or Mobility of the Residents

There are different causes of urban relocations in one country. Mostly the reasons for urban relocations are the increasing number of urban population and urban expansion to renew the city because of unplanned construction of the urban areas. (UN Habitat 2008; Alula and Piguet, 2004) pointed out that one of the causes for displacement is development induced displacement comes from urban expansion or development projects. Relocation as a result of urban expansion, renewal and 'slum clearance' has been increasing rapidly worldwide, and is becoming a significant phenomenon particularly in the large cities of the developing world. In most relocation development project the outcome is negatively affected the livelihood of the resettled population.

According to De Wet (2004), problem of Housing in quantity and quality are the main causes for the relocation of people from urban cities to other area. Such form of problems remained major challenge of cities like Addis Ababa where more than three million peoples live in a very crowded situation. According to UN Habitat report (2008) substandard and unplanned housing are major problems of developing countries urban area. Both (Ezana, 2011; Un Habitat, 2008) state that the problems are mostly common

in the areas like Arat Kilo, Doro Manekia, Cherkos, Lideta and many old areas resulted from the fact that they were unplanned.

Slum: the developed countries, developing countries and less developed countries are facing the problems of slum and there is no solution to eradicate the same form of problem but we can minimize the risk. Slums are universal in character and no country is able to get rid of them. Unplanned urbanization has resulted in problems of negating to the fundamental purpose of human society. According to Feyera (2010), urban expansion comes from two sources: from urban development and increase in urban population. (Kapse *et al.*, 2012) say the following in relation to slums.

At global level it is commonly believed that the relocation of urban poor habitats (slums) is due to the forceful evictions, reservation of land uses and security of tenure. But in relocation project the degree of satisfaction in terms of improved living conditions & quality of life of urban poor is not satisfactory, this is due to certain factors which are not taken in consideration during relocation process.

Infrastructure facilities: like housing, safe drinking water supply, transport, health care, educational institutions for children, parks, etc, have become woefully inadequate and will soon reach a critical stage threatening the civilized existence itself. As per the latest information more than one fifth of urban population lives in slum and squatter settlements (Kapse *et al.*, 2012).

Large number of dwellers: the overcrowding population, poverty, diseases, mal nutrition, etc, should be eliminated and the society should seek improvement of living standards and quality of life of the urban poor (Kapse *et al.*, 2012).

2.6 Consequence of relocation

Displacement intrinsically holds certain potential risks which could be changed in to actual impoverishment once Displacement occurs. Though the level varies due to project's specific conditions, any Displacement processes hold the risks of potential impoverishment. The sets of specific risks of impoverishment are "landlessness, joblessness, homelessness, marginalization, food insecurity, loss of access to common property resources and social disarticulation" (Cernea, 2000). Cernea further stressed that the convergent and cumulative effects of these processes is the rapid onset of impoverishment. Displacement dismantles social ties and networks that communities have established for many years. Cernea (2000) observed that "life-sustaining informal networks of reciprocal help, local voluntary associations, and self-organized mutual service are disrupted". This results in the separation of family members and the breaking of ethnic ties. Furthermore, families can be separated from existing social organizations, where ties and networks are vital in drawing socio-economic supports (Gebre Yintiso 2008). Depending on the existing situation or context of the respective target project areas, displaced people could face one or more of these risks.

With regards to joblessness there is high risk of unemployment and underemployment of both employed and self employed persons after displacement. Formal or informal business operators could lose their place of work taken by development projects or access to use of certain communal resources important for their work and economic survival. Therefore, for Maria (2000) "one of the most difficult challenges in the resettlement of Populations involuntarily displaced by development projects is the reestablishment and improvement of prior economic activities and income levels". In this case the livelihood reconstruction would be reemployment and rehabilitation of economic life. Development projects claim areas where people live and demolish the houses of the residents in the project target area. People are forced to move away from their original residential areas without proper replacement of shelters. Unless a replacement

house is provided people could become homeless. Particularly in an urban area “informal settlers are the most vulnerable...and the problem is more complex ... as large number of people do not have any legal title occupied structures and properties” (Reddy,2000). Sometimes, though displaced people are provided with replacement house, homelessness remains to be a lingering problem for many years due to the poor quality of the house or higher rental fee.

Marginalization occurs when displaced people lose resources important for their livelihoods and this is accompanied with psychosocial marginalization. Cernea (2000) argued “economic marginalization is often accompanied by social and psychosocial marginalization is reflected in a drop in social status, loss of confidence in society and themselves, a feeling of injustice, and deepened vulnerability”. He also described that marginalization occurs when families lose economic power and spiral downward mobility path together with dwindling family property and income. Such persons might not also be able to use their previously acquired skill due to un-marketability to the new areas or being obsolete. Loss of communal property resources also causes marginalization “because the laws of most developing countries do not formally recognize the right of these communities over these resources of their livelihood, they are deprived of their livelihood without compensation and without any alternative”(Fernandes, 2000). Moreover, according to Fernandes (2000)“the link between the marginalized state of the displaced persons before displacement and the deterioration of their self image subsequent to it is disregarded by agents who execute displacement.

Displacement also exposes relocated households to food insecurity either temporary or chronically depending on the resettlement situation. Displacement uproots households from the land on which they produce or make their livelihoods from, which consequently leads to reduction of food production and household income. Reduction in household income incapacitates families to meet the necessary basic daily dietary requirements. Thus, “forced

uprooting increases the risk that people will fall into chronic undernourishment ... and food insecurity ... is both symptom and result of inadequate resettlement" (Cernea, 2 000:27). In addition to the above mentioned impoverishment risks, other scholars like Downing (1996) considered additional risk variables such as risks of loss of access to social services, disruption of formal education

2.7. Institution Building and Enabling Environment

Since the overthrow of the military regime in 1991, the country has engaged in some decentralisations Administration. As such, the capital, Addis Ababa, has been granted some level of autonomy, and reports directly to the central government. Thus, the city of Addis Ababa has been exercising a level of self-rule. It has achieved a lot in terms of service delivery, local empowerment, community participation, employment creation and housing provision (UN Habitat, 2008). City renewal and expansion development project activities are undertaken mostly at sub-city level, with such institutions having several customers visited every day for different inquiries. To build capable and responsive institution, it is necessary to assign and authorize responsible personnel that fully discharge their responsibility.

The city is a chartered city with legislative, planning and fiscal autonomy being accountable for the federal government of Ethiopia. The Mayor is the chief executive of the city government under the policy direction of popularly elected city council (Ezana, 2011). The major concept and technique of distributing power and work in big institution is called decentralization (UNDP, 2006).

- **Decentralization**

Decentralization is an important means for allowing people to influence their own destiny. Increasing local participation in decision making can make government more transparent and accountable. Decentralization can result in more efficient use of resources because it allows projects to be conceived

and implemented locally. Decentralization allows the systems, procedures, policies and the institution together create a better institutional environment.

- **Compensation**

Most countries have laws that require prompt and adequate monetary compensation for persons who lose their land and property. However, cash compensation has many negative consequences, particularly for marginal populations. There is a popular saying among the Havasupai Apache Indians in the United States, a people displaced repeatedly by development projects: "Land is like diamonds but money is like ice" (Mariella 1990, cited in Guggenheim 1990).

Compensation promotes inclusive residential building and provision of money to compensate the loss and minimises displacement. In fact, displacement and relocation is inevitable especially in the inner parts of the city, where there is poorly planned form of settlement that impeded slum redevelopment there are three significant issues related to monetary compensation: (1) evaluating the worth of property to determine the amount of payment; (2) the timing of the payment; and (3) determining noncash compensation where cash alone is not appropriate. In many countries, market value of the land being acquired is used as the determining factor in calculating compensation. A displaced person may find it difficult to acquire comparable land with the compensation money because of limited land market or higher value of land in the relocated area, where prices can double or even triple almost overnight. In addition, the costs for relocating, transporting, salvaging building materials, and so on can put financial strain on the resettlers. In such circumstances, cash compensation should be supplemented by providing "replacement assets" in order for the displacees to be resettled (Partridge 1989).

2.8. Conceptual Frameworks

This study is about causes of the negative effects on the livelihoods of the relocated people in the context of the urban development projects. The study tries to assess the implementation of development project of Arada sub-city and its effect on the relocated people. The aim is to identify the causes of the negative

effects of urban relocation project and recommend the prospective solution to create opportunity for a better means of livelihood and provision of better facilities.

In most cities in developing countries the problems relating to rapid physical expansion are not due to land shortage but to lack of appropriate policies and strategies to guide new development, since overcrowding occurs in particular areas and yet at the same time large amounts of land are left vacant or only partially developed in other areas (Hardoy *et al.*, 2001) cited (Minwyelet 2005).

Urban Relocation Development project sometimes creates various back pains to the livelihood relocated people including loss of economic assets and social ties. It is a profound socio-economic and cultural disruption for those affected and relocation breaks up living patterns and social continuity. The study tried to explore the causes for the failure of the development project on relocated people's livelihood and try to indicate mechanism of better strategy to provide methodological assessment for the evaluation and monitoring of the project implementation. As stated above, the development project is supposed to improve people's livelihoods in good housing infrastructure and other service facilities. To achieve this objective, individuals should develop sense of self belonging in the society and show commitment to meet this development goal.

CHAPTER THREE

DATA PRESENTATION, ANALYSIS AND MAJOR FINDINGS

This chapter presents the data collected from primary and secondary sources. First different facts about development projects in the study area, objectives, missions and compensation mechanism are presented. And then, the data is interpreted and analyzed to come up with major findings to meet the basic research questions.

3.1 Data Presentation and Analysis

3.1.1 Background of the Study

Following the founding of Addis Ababa in 1886 as capital of Shewa Province, widespread building programs were undertaken from March 1887 (Minwyelet, 2005). Addis Ababa is the capital city and a seat of African Union and head office of the UNECA. In 2005 E.C., its 125th anniversary was celebrated. The City is divided into ten sub-cities and each sub-city is also divided into different Woredas based on the area coverage. Addis Ababa is located in central highlands at an average altitude of 2,400, meters covering 54,000 hectare of land (Ezana, 2011:1). Currently, a wide range of infrastructure and building constructions are underway these constructions forced people to relocate from their original living province.

3.1.2. Population Growth in Addis Ababa

The city has experienced a highly accelerated population growth, from 443,728 in 1961 to 1,423,111 in 1984, and 2,112,737 in 1994 (Minwyelet, 2005). Currently, the total population of the city is estimated to be 2,739,551 (CSA, 2007). There are many reasons that can be mentioned for the current development project and city expansion. The city has become crowded with millions of population through time.

Robinson (2003) says that every year millions of residents are made to be displaced because of the development projects. According to Shishay (2011) also states that this happened due to the natural and physical events giving the maximum number of population. Naturally high birth rate and physically migration of rural to urban is the leading factor. Another factor for this forced displacement is the need for the renewal of the city emanating from unplanned structure and slum areas (UN Habitant, 2008).

Addis Ababa is a fast growing urban center that is beset with problems afflicting most cities in the developing world, including extensive urban poverty, joblessness, inadequate housing, severe overcrowding and congestion and undeveloped physical infrastructure. Moreover, mounting social ills, such as prostitution, beggary, homelessness and youth delinquency are grim realities of life in the city (Meheret 1999).

Table 1 Population of Towns by Sex: 2007

Geographical Area	Both Sexes	Male	Female
ADDIS ABABA CITY ADMINISTRATION (CSA, 2007)	2,739,551	1,305,387	1,434,164

One of the main objectives of five years GTP is enhancing expansion and quality of infrastructure in such a way that it goes in parallel with the strategic plan of MDG.

As stated in article 43 of the FDRE constitution, the basic objective of development activities shall be to enhance the capacity of citizens for development to meet their basic needs. According to Robinson (2003) “even though, development projects can bring enormous benefits to society, they also improve costs to the poor and most marginalized people.” As we learnt from Abraham Maslow’s experiment, food, cloth and shelter are the basic needs for the survival of the human beings but at current situation to fulfil these needs to the majority is the aim of the government. To improve the socio-economic and political culture of the country many developmental activities have started to involve in development projects.

3.1.3. Demographic Characteristics of the Study Area

As presented in the table above from the total current population of 2,739,551 lived in the capital 211,501 was placed in Arada Sub city.

Table 2: Arada Sub City Population

Geographical Area	Urban + Rural			Urban			Rural
	Both Sexes	Male	Female	Both Sexes	Male	Female	----
ARADA SUB CITY	211,501	99,165	112,336	211,501	99,165	112,336	----

CSA (2007)

In the study area, there are 4,515 household heads relocated in the current development projects from Arada sub-city from 2001-2004 E.C. Some of these households are poor, and lived in government houses; others were in rental houses from private owners and some of them were in their own houses

Recently new development program has been articulated by the government to promote poverty reduction, environmental protection, social justice and human rights (Robinson, 2005). To forward the development program the government relocated more than 4,000 residents to urban peri condominium, government houses, temporary houses and provided land as a compensation for some of the relocated people (Land Management Office, 2004). Even though this development paradigm is believed to bring benefits of structural change and facility, it is exposed to costs, i.e., the cost of involuntary displacement. According to Robinson (2005) and MoFED (2005) report, this development paradigm is necessary to scale up investments in service delivery strengthening capacity and improving infrastructure within a coherent framework aimed at rapid progress of Ethiopia's planned response to the commitment.

3.1.4 Urban Development Project Mission and Objectives

The key strategic areas of development projects in Ethiopia are to meet the eighth MDG. These are eradicate extreme poverty, achieve universal primary education, promote gender equality, reduce child mortality, improve maternal health, ensure environmental sustainability and develop a global partnership to improve employment, sustained and integrated development through urban-rural linkages and participatory engagement of the public. Effective scaling up requires a good systems to plan public investment and to coordinate between policies, plan and budget (MoFED, 2005).

The national Urban Development Policy was adopted in March 2005. During 2004/05-2009/10, 213,000 houses had been built in various regions and city administrations and as a result of the housing development program, 4,306 small construction enterprises were established, while 176,000 permanent and temporary jobs were created (MoFED, GTP, 2010).

Currently in Addis Ababa, the relocation of people due to development project is prominently aiming on railway construction and the plan to 10-90, 20-80 or 40-60 construct integrated condominium housing. These indicate that the strategies and objectives of urban expansion and development projects are being implemented. Obviously, this development project has significant effects on the development movement of the country but it also have vast social and economic impacts on the relocated people. From the assessment of 2005 strategy document of Arada sub city, it can be seen that above 70% of the construction is very old, unplanned, of less quality and much of the population is living in overcrowded area that may lead to kinds of health problem. Addis Ababa has also experienced rapid physical

expansion, though this has not been properly controlled by appropriate planning intervention (Minweyelet, 2005).

To begin with, the implementation of relocation development projects needs skilled labour capital that is equipped with social as well as technical knowledge. As Cernea (1997) puts forward, for better post relocation survival better knowledge of community structure must be generated through social research, and resettlement strategies must strive to preserve or reconstruct group structures as a social support for increasing the economic viability. It is one of the objectives of the development project to beautify the city and address the residents' housing and infrastructure problem by expanding the urban through planned and structured settlements. A rada suburb city the area is known for its slum and unplanned houses a situation that dictated the selection.

Table 3: Relocated households in Arada Sub-City 2001-2004 E.C.

	Project Name					
	Basha Wolde expansion		Sheraton Area expansion	Parlama expansion	Old Kera	
	No. 1	NO.2			No. 1	NO.2
Demolished Houses	25 hectare 1553 residents relocated 100%	14 hectare with 1319 relocated people 74%	17 hectare 1325 people relocated 100%	4 hectare with 318 people settled 78% relocated	Works on compensati on	On stage of information gathering
Private	342	277	300	53	Beginning	Not yet start
Government	997	1004	972	254	"	"
Kiray Betoeh		11		5	"	"
ganizations' home		20		6	"	"

Source: Arada Sub-City Land Management Office, 2004

Table1 indicated that in Arada sub city four types of urban expansion Projects are under implementation since 2001. The relocation development project in Arada sub city included private houses, government houses, Kiray Betoeh and other organization houses. An example of relocation made was from Basha Wolde Expansion No. 1 and No. 2 with 25 hectar and 14 hectar of land and 1,553 and 1,319 number of relocated residents was respectively. Similarly in Sheraton area expansion was made in 17 hectares of land with 1,325 relocated residents. Thirdly, the sub city used the project name of par lama expansion of 4 hectare with 318 residents relocated. In these development relocation projects, a total of 4,515 residents were relocated from Arada sub city since 2001 E.C. At the same time, a new project was under implementation in old kera with two project sites.

3.1.5 Compensation Mechanism

In Proclamation No.721/2011 states that “Land is the property of state and the peoples of Ethiopia” and “urban land can be used for private purpose via leasehold system for specified period of time”. Proclamation number 455/1997 chapter 2 article 1 of the project document, it is stated that if the site is selected for the development project it should measure the exact location supported by a plan format before a year to Land and Development Bank, urban development the project office.

In proclamation number 135/1999 chapter 2 article 12 of the project document it has been stated that the compensation works will be based on different characteristics of the individual's choice. For the purpose of this research, house related compensation is enough. The compensation is made based on the construction costs with actual structure of the present value. As declared in the proclamation no. 455/1997, chapter 3 article 7, redevelopment and urban expansion and relocation are made for the benefits of the citizen. On this ground, any relocated people will get the compensation based on the rule and mutual interests. Some of them may not be legible to get that compensation when they choose to be placed in same area (Sub city strategic document, 2003).According to cornea(2003)compunction alone is not sufficient for alleviating social risk in the case of involuntary resettlement so creating a sense of benefiting from project offering assistance in job training for relocates .

Table 4: Data collected from each site

Relocated site	Data found through questionnaire	informant interview
Bole Ayat	100	1
Nifas Silk Lafto, Lebu	55	2
Jemo site one	45	
Arada sub city	20	
Yeka sub city	15	
Sumale tera	15	
Gelan	15	

Source: Own Survey, 2013

Table 5: Respondents rate

Questionnaire Distributed	Returned questionnaire	Analyzed questionnaire
281	270	265

This structured questionnaire (table 5) was filled out with a total of 281 respondents of these 270 were returned 6 questioners were incomplete so the total number of questioner which analyzed were 265. from which 100 of them were from Ayat (Bole sub city) and owned their land at Ayat site, and 55 of the them were relocated in Nifas silk Lafto sub city (Lebu) who got temporary Government houses as a substitution of their previous government house at Arada sub city. The other 125 respondents were relocated in to different part of Arada sub city, Yeka sub city, Gelan, Sumale tera and Jemo.

Those relocated residents engaged themselves in various activities for the day to day means of livelihood survival. During the data collection period the researcher observed that the majority of the communities did not want to relocate into another place. As put by Koenging (2002) “the number of people displaced by programs promoting national, regional and local development is substantial. Cernea (1997) further supported this idea saying “displaced population are not only themselves deprived of normal livelihood and pushed to the limits of poverty and starvation, but often represents an enormous burden on the host population, thus compounding the complexity of the displacement triggered problems.”

3.2.1 Demographic features of respondent

This section of the research tries to describe the general characteristics of the respondents, and it tries to present, analyze and interpret the data. The data was gathered through structured -questionnaire from relocated residents of Arada sub city from 2001-2004 E.C. Key informant interviews were also conducted with two household heads at Lebu temporary government houses and two household heads from Ayat site of Bole sub city.

3.2.1.1 Age

Table 6: Age category of the respondents,

Age	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Percentage
>60	55	10	10	15	10	10	-	47.17
60-40	20	45	20	5	5	5	5	35.85
<40	25	-	15	15	-	-	-	16.98
Total	100	55	45	35	15	15	5	100

Source: Own Survey, 2013

Regarding the respondents' age group of the relocated household heads, the majority the respondents are above 60 years of age, with second largest number between 60-40 and last below 40. This shows that relocation affected

more of elderly society this indicates that the majority of affected groups were elder who are closer to reiteration. According to response gathered from interview most of elderly societies are not in favour of new area one of our respondent told “I shall better to be their I don’t want to lose my home in which i grow up with and I took (inherited) from my families”.

3.2.1.2 Sex

Table 7: Sex of the respondents

	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Male	60	15	30	15	5	5	10	140	52.83
Female	40	40	15	5	10	10	5	125	47.17
Total								265	100

Source: Own Survey, 2013

Again when looked at the sex category, the study used gender balanced data to get real perception of the individuals. To this end, 140male and 125 female respondents were involved in the study.

3.2.1.3 Marital Status

Table 8: Marital status of the respondents

	Ayate Bole	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Married	40	55	45	20	15	15	15	205	77.36
Single	10	-	-	-	-	-	-	10	3.77
Divorced	50	-	-	-	-	-	-	50	18.87
Total								265	100

Source: Own Survey, 2013

Thirdly, regarding the marital status of the respondents, while almost 77% were married, around 4% were single and 19 % of them were divorced these shows as majority of relocates have family which mean the displacement affected two or more than two person per household.

3.2.1.4 Educational Qualification

Table 9: Educational qualification of the respondents

	Ayate Bole	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
<12	55	55	45	15	15	10	10	205	77.36
Certificate	35	-	-	5	-	5	-	45	16.98
Professional	10	-	-	-	-	-	5	15	5.66
Total								265	100

Source: Own Survey, 2013

Regarding the respondents' educational level, as indicated in the above table, the majority (77.36%) of the relocated people were below grade 12, while 6% of the respondents were professionals from the respondent's category. This can indicate that, out of the 265 relocated people involved in this study, the majorities were uneducated and as a result it can be deduced that their living income would be less.

3.2.1.5 Income level/month

Table 10: respondents income level

	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
No specific income	35	10	-	-	-	-	-	45	16.09
<300	20	45	5	-	15	-	-	85	32.07
300-600	45	-	40	20	-	15	10	130	49
>600	-	-	-	-	-	-	5	5	1.89
Total								265	100

Source: Own Survey, 2013

The study can reveal that the larger proportion, i.e., around 49% of the respondents, earn between 300 to 600 ETB. About 16% of the respondents involved in this study were with no specified earnings while 32% of the respondents mentioned their monthly earning was less than 300 ETB. . Surprisingly, around 2% of the total respondents earned more than 600 ETB. This shows that the majority of the people relocated from Arada sub city were financially poor. Hence, they need more assistance from any of the actors. In relation to this (Koening 2002:23) said “equity of benefits across society came to be an important goal and lead approaches targeting those with greater needs.”

3.2.2. Guiding Principle for Residents Relocation

According to (Koening, 2002) several development projects are planned with the assumption that their benefit would drop down from the target groups to the rest of the population. This shows that an effective plan with clear relocation development project guidelines is the one that can help the relocated population revive and motivate themselves in development strategy rather than making them think that they have been victimized by being forced to leave.

As ORAAMP (2001 and 2002) urban renewal guidelines are as follows:

- a) The compensation shall cover the full cost of all socio-economic costs, housing costs (including fence and trees) and the cost of relocation and resettlement,
- b) Displaced shall be entitled to a fair resettlement method by considering their participation, willingness, residency and working places, social and neighbourhood relationship and family livelihoods. Displaced people should be relocated in surrounding areas much as possible.
- c) If not, they shall be resettled in developed areas where the required infrastructure and social facilities provided are better than the previous place of residences.

- d) Rehabilitation shall be provided for displaced people with a means to improve or at least restore their former living standard, earning capacity and production levels through training, technical support, formation of different productive association, credit, employment or other means.
- e) Displaced people who want to continue to rent shall be provided a rental house at affordable and fair prices.
- f) Transport compensation for six months shall be paid to all age groups of displaced people aged 18-55 years, where a resettlement is located five km away from its origin.
- g) Business interruption by urban redevelopment should be compensated in cash and working place or house.

The country's development projects should consider equal distribution of wealth, among all citizens through democratic institutions. With this specific guideline the development project guideline seems to have favoured relocated people but research is needed on the problems occurred during implementation. If the project implemented on the bases of this guideline, at least half of the negative effect will be solved. Hence it is worthwhile to note what Koenging said in this regard. According to him, "planners usually lack sufficient knowledge about local conditions, they cannot anticipate all the consequences of particular implementation choice and can not anticipate all the consequences of particular implementation choices, and they can not foresee independent policy and political changes at the national level" (Koenging, 2002).

3.2.3 Relocated People's Awareness, Participation and Reaction

The researcher included question regarding relocated people's awareness on the program and their feeling about it at the moment of relocation. This helps to find out and forward feedback to the implementers so that they make the amendments necessary for the ongoing projects.

Table 11: Relocated people's awareness, participation and reaction

Do you have Perception/awareness towards the program									
	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Yes	40	20	45	20	15	15	15	170	64.15
No	60	35						95	35.85
Total								265	100
The method of information delivery									
Formally	60	55	45	20	15	15	15	225	84.91
Informally	40	-	-	-	-	-	-	40	15.09
Total								265	100
What was your reaction?									
Agree	15	-	30	20	13	15	10	105	39.62
Disagree	60	30	5	-	-	-		95	35.85
Finally convinced	25	25	10	-	-	-	5	65	24.53
Total								53	100
Did you participate in the relocation planning and implementation program?									
Yes	20	35	5	5	10	-	-	75	28.30
No	80	20	40	15	5	15	15	190	71.70
Total								265	100
Did you get sufficient time to make yourself ready (preparation)?									
Yes	10	5	15	10	10	-	-	50	18.87
No	90	50	30	10	5	15	15	215	81.13
Total								265	100

Source: Own Survey, 2013

Regarding the relocated residents' awareness, as shown in the above table, the majority (64%) of the respondents appealed that they were aware of the project and while another majority (69%) replied that they had heard the information about their relocation from the kebele and sub city administration through formal meetings. As it can be seen from the table, the majority of the respondents had shown agreement towards the project but still have complaints and disagreements on leaving their origin and move to

another area. On the hand the fact that some of the respondents were opposed to the idea of the resettlement program suggests that they were their movement was involuntary relocation. Regarding this (Robinson, 2003) said that forced population displacement always results negative effect even though it should be part of broad and beneficial development programs of the government plan. In other words, it can be a profound socio-economic and cultural disruption for those affected.

In this case it can be said that the government and the sub city officials have discharged their responsibility in formally disseminating the information about the projects to the majority. On the other hand it can be said that, the likely negative impact of involuntary relocation and resettlement is that the displaced people may feel some kind of insecurity. This feeling of insecurity may come from the fact that economy benefit packages might not compensate appropriately, and/or a fear of loss of their long time strong social attachment to a given locality.

Another question addressed by the study was regarding the relocated people's participation in the planning or other facilitation works in the development project. The majority (71.7%) of the respondents answered that they did not have any involvement and participation while the remaining respondents ,i.e., around 29.3% said they were involved and worked together with the government officials on keeping the relocated people's benefits. This lack of participation and involvement dissatisfied the relocated people making them break their relationship and resettle themselves into new areas. This is similar to what other researchers studied in the urban peri and other city center where lesser relocated people's participation was observed. Therefore, there is a need to consult the majority on their willingness and participation. Participation of the majority results in scaling up effectiveness on the outcome thereby minimizing the complaints that may rise from the relocated people.

The other key question raised in this category was regarding the availability of enough time after announcing the news about relocation. Here the majority, i.e., around 81% of the respondents replied that they did not have enough time to make themselves ready and while the remaining 19% of the respondents said that they had enough time. Looking at the response of the majority it can be generalized that giving sufficient time is important to analyze the conditions and make be ready for the relocation.

From (Cernea, 1997) point of view, one of the causes for the failure of the development project is that people are forced to move when other thing may suit to the schedule for the civil works construction. They are moved late in a rushed hour without having sufficient time for preparation. Even though the people who were living in their own houses had sufficient capacity to be part of reconstructing own houses, they faced problems concerning either getting their land back or lack of timely and satisfactory responses. People's internal movement caused by any development work, affects the socio-economic and cultural wellbeing of the relocated populations. In developing countries like Ethiopia, development projects focus on the success of the accomplishments of the project without giving considerable attention for the livelihood of the relocated people. Cernea supports this point forth as follows. When development project is used as a tool it will not be achieved to improve the life of relocated people. Adversely, relocation as a development opportunity is the way to mobilize resources of the state, the donor agencies, the resettlement themselves and the host communities in relocation areas for sustainable development (Cernea, 1997).

It is clear that knowledgeable human capital is universally recognized as a major agent for the development progress especially when a country is ready to use this resource. Otherwise it would be a great challenge for development. From the response of the household heads, the researcher understands

that development project are made with less consultation, participation and involvement of the relocated people during planning stage. (Cernea, 1997) states that the development projects' failure is due to relocated people are not informed and consulted in time.

To avoid the adverse effect of forced relocation, participating and negotiating with those people during planning stage could be one means. Involuntary relocation should be conceived as an opportunity for improving the livelihoods of the affected people. All relocated people should be consulted and involved in resettlement planning to ensure the sustainability and appropriateness of the benefit allocated to the relocated people.

3.2. 4 Relocated people housing conditions

This section deals with the relocated people's previous asset compared with the compensation they have received. Specifically, this part presents the respondent's response concerning the kind of houses they used to own at Arada sub city.

Table 12: Kind of houses and compensation

	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Kind of house you were living									
Private	100	-	-	-	10	-	-	110	41.51
Government	-	55	30	20	5	15	15	140	52.83
Rental	-	-	15	-	-	-	-	15	5.66
Total								265	100
Have you informed that you will get compensation at your new settlement?									
Yes	75	55	35	15	15	15	10	220	83.02
No	25	-	10	5	-	-	5	45	16.98
Total								265	100
Did you have a representative from the relocated resident's side?									
Yes	80	55	45	-	10	-	-	190	71.7
No	20	-	-	20	5	15	15	75	28.3
Total								265	100
From where did you get another house at the time of your relocation?									
Condominium from Govt.	-		40	15	5	15	10	85	32.07
Govt. H ouse (kebele house)	-	55	-	5	-	-	5	65	24.53
Rental house	100	-	5	-	10	-	-	115	43.4
Total								265	100

Source: Own Survey, 2013

As it can be seen from the above table, 110(41.51%) of the respondents had their own private house in the sub city and the majority, i.e., around 52.83% of the respondents were living in government (Kebele) houses and only about 5.66% of the respondents were in rental houses according to data gathered from interview most of owner of privet houses were inherited from families and it was their main source of income in which they earn money by renting. Accordingly, the Addis Ababa City Administration put long and short-term plans to alleviate inner city problems and to work on inner city renewal in line with free market economic policy by creating open space for private investment (AACA 2000: 10-12).

When asked about their awareness of getting compensation, the majority, i.e., about 83.02% of the respondents said they knew that they will get compensations but the rest of the respondents were not aware on that matter. The housing institution believes that the relocated residents have representatives on their behalf to organize and facilitate the expected benefit packages to the relocated people. However, the reaction from the relocated people on this issue shows that while 71.7% of them had delegated autonomous persons from their nearest area to facilitate their compensation; the rest did not have such opportunity.

Following whether they had their own house before relocation, the researched wanted to know how respondents got another house at the time of displacement. In response, about 43.4% of the relocated people answered that they rented a house from private owner and while about 32.07% of them said they got condominium. The rest of the respondents said they got government houses. It was also found out that the renting houses was costly at the time because of the large number of displaced people.

3.2.5 Regarding Official Administration

Table 13: Administration activities

Did you think there was problem of good management?										
Site	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage	
Yes	15	20	15	10	10	10	10	90	32.07	
No	85	35	30	10	5	10	5	180	67.92	
Total								53	100	
If you have doubt on the good management of the administration, what do you think the reason?										
Capacity		65	5	10	5	-	5	95	35.85	
Work load		5			5	10	5	25	9.43	
No delegation		10	5	5				20	7.55	
Hesitant		20	15	35	10		5	10	90	33.96
No Answer			35			5		35	13.21	
Do you believe that the development project is going as expected in the sub city?										
Yes		15	20	35		10		5	85	32.07
No		85	35	10	15	5	15	10	180	67.92

Source: Own Survey, 2013

From the relocated residents' response regarding the sub city administration, around 68% of the respondents said they were unhappy and couldn't believe that the hesitation and lack of capacity from the management to handle such matter in a timely basis contributed for the insecurity and delays on them. Concerning the progress of the development project in the sub city, about 68% of the respondents said it is below their expectation. Decentralized technique of project management scales up the mobility of resources economically and helps use skilled labour's talents and profession properly. This helps to plan helps prioritize the work, motivate, follow up and control the budget through the administration team. As

Christean (2005) points out, creating efficient, effective and responsive employee and local governments is a key to creating effective management team.

The outcomes of the relocation of people because of development project should be consistent in every sub city. Implementing the relocation project as per the relocation guideline requires the participation of well trained and experienced experts. During planning of development projects, site selection knowing the number of relocated people, and preparing adequate budget for compensating the relocated people should be mandatory. Knowing exact number of relocated people is a major problem not only in Ethiopia but also in Africa. Many involuntary resettlement operations are planned without a good working knowledge of the size and nature of the population to be displaced (Cernea, 1997). Moreover, the government and planners should give special attention to vulnerable groups, i.e. old age, disabilities, children and pregnant women.

Koenging (2002) supports this point as saying “to address economic and power issue ‘first identify places where improvements have occurred; social, welfare, growing recognition of the importance of social capital as well as secure land access, attempts to make compensation more equitable and useful and avoiding unnecessary (untimely) resettlement.”

Government representatives and concerned bodies would be responsible to inform the relocated people and convince them with the constructive consultation. If private investors and other charity organizations involved or took appropriate intervention it would be a great support for relocated people and for the government as well. This intervention should be in close collaboration with local authority and beneficiaries. The development project is quite good on the sense of well state development so evaluation of the project implementation on the satisfaction of relocated residents will prove the success of the

program. MoFED (2010) report consolidates this idea “the state objectives of decentralization were to improve the quality of government and service delivery and to empower local communities to take more responsibility for determining their priorities and recognizing the rich diversity of the country.”

With the exceptions of defence minister, environmental protection, financial institutions and others do better by transferring power and responsibility into the local governments. In our case, institution like sub cities are places where lots of visitors come with different cases to look for responses. Some of the cases observed in the sub cities are mainly issues related to housing and land acquisition.

3.2.6. Regarding compensation given to the relocated people

Table 14 regarding compensation

What is given to you as compensation?									
	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Land+Cash	100	-	5	-	10	-	-	115	43.4
Land	-	40	-	-	-	-	-	40	15.09
Condominium	-	15	15	-20	-	15	-	80	30.19
Government house	-	15	-	-	-	-	-	15	5.66
Nothing is given yet	-	-	10	-	5	-	-	15	5.66
Total								265	100
Did you get equivalent compensations of your house (asset)?									
Yes	5	35	25	15	15	15	50	115	43.4
No	95	20	20	-	5	5	5	150	56.6
Total								265	100
Did you get any aid or facilitation help from any organization? If so please mention the name									
Yes	-	20	-	-	-	-	-	20	7.55
No	100	35	45	15	20	15	15	245	92.45
Total								265	100

Source: Own Survey, 2013

Article 40 of EFDRE constitution says, “Every Ethiopia shall have full right to the immovable property he builds and to the permanent improvements he bring about on land by his labour or capital.” Regarding respondents’ answer about the compensation benefit packages provided by the government, the big majority (90%) of the relocated resident responded that they received different benefit package from government but only 43% of the respondent believed that the compensation is equivalent to the previous asset lost due to development project. This is opposed to the view of (Koenging, 2002) which says “asset should be valued at replacement cost.”

Below is some of the cash amount given to the relocated people as a compensation for their assets (land or houses) at Arada sub-city. Obviously, such amount of cash might not be enough to compensate for the

previous asset nor will it be equivalent for constructing other building on the current market price. With this less amount of cash people may misuse the money for another temporary happiness. (Koenig, 2002) says that money compensation in a form of cash often leads to 'wastage' by the displaced. This is because they spend the money for their day to day "expenses, to clear their debts, and for marriage and religious ceremonies.

Table 15: cash amount of the compensation

No. Of houses	1	1	3	2	1	1	1	1	2	1	1
Amount Of money	54,000	51,877	50,000	150,000	55,000	327,000	33,000	58,000	59,000	80,000	49,000

Source: Own Survey, 2013

Table 13 and 14 shows that compensation was provided in different ways, some residences received cash and land (43) others cash only (30.19) government houses (5.4) and (5.5) were nothing. Those people who received cash also get different amount for different types of houses. The relocation development project involved either voluntary or involuntary settlement. The economic, social and physical movements create challenges for the relocated people if it is done without proper planning and follow up by responsible representatives. (Cernea 1997:25) strengthens this views saying "...the government may expropriate private property for public purposes subject to payment in advance of compensation commensurate to the value of the property." This shows that compensation rates should be applied consistently throughout similar projects to protect unfair treatment and corruption.

The sub city renewal project head also pointed out, during an interview, that the compensation package provided to relocated people is based on their previous asset ownership. In addition, the strategy

document shows that compensation should be based on mutual agreement in which the benefit package is given either fully or partially. This will be helpful when consultation is made with the affected communities to convince and get confirmation on the adequacy and acceptability of the proposed budget. This consultation is important where market values for assets with proper values and market prices are not well established.

According to data gathered through interview in regard to other assistance, four of the relocated respondents from Lebu temporary houses said that Tesfa charity organization provided them with 600ETB. Some residents were only compensated only for their lost house, while some got compensation equivalent to their taken land and house, and some others still have not been given the compensation that meets their expectation. Some of the relocated residents said that they used the compensation money they were provided with for their daily consumptions.

3.2.7. Regarding relocated people satisfaction

Table 16 Satisfaction of respondents

How do you feel on the compensation									
	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	Percentage
Happy	-	-	45	10				55	20.75
Un happy	100	55	-	10	15	15	15	210	79.24
If you feel un happy, have you raised complaints?									
Yes	90	10	20	-	15	15	15	165	47.17
No	10	45	25	20	-	-	-	100	39.62
How did you get the result? If you want please mention in detail									
Satisfactory								-	-
Unsatisfactory	90	10	15	-	5	5		125	100
Are you satisfied on your current settlement?									
Yes	5	5	45	20	10	10	15	105	39.62
No	95	50		-	5	5	5	160	66.04
In general what is your feeling on the current redevelopment work in the city?									
Agree	25	50	35	20	15	15	10	175	66.04
Disagree	65	-	5	-			5	75	28.3
No opinion	5	5	5	-	-	-	-	15	5.66

Source: Own Survey, 2013

As it can be seen from the above table, the majority (79.24%) of the respondents said that they do not feel happy with the compensation provided by government. The distinct feature observed here is that significant (number 20.75%) of respondents feel that they are happy with the compensation and do not complain. While there could be many several reasons for this. During site observation and interacting with the relocated people the researcher was able to sense indifferent attitude from respondents who expressed their ideas. Some of the respondents felt that their voices are not heard, and so it is of vain expressing their complaint by any of the means.

In relation to this it is worthwhile to consider (Cernea, 1997:25) advice which reads “development projects should provide prompt compensation at full replacement cost and institution of grievance procedures will

improve the sustainability of relocated livelihoods. Minimizing relocating people also results the effects of harming displaced communities.”

Although majority of respondents generally agreed on the current development projects of the city, problems still rise from individual perception of unsatisfactory nature of the new settlement. These individuals tend to hold a perception that the city administration does not give due emphasis on the fate of relocated people other than renewal of the city.

3.2.8. Challenges happened to the relocated people

Table 17: challenges of relocated people

What form of challenges you faced during relocation? you can Choose more than one									
	Ayate (Bole)	Lebu	Jemo	Arada	Yeka	Gelan	Sumale Tera	Total	%
Homelessness	50	40	30	10	10	5	5	150	56.6
joblessness	45	40	20	10	5	-	-	120	45
Marginalization Social disarticulation	80	40	30	30	10	10	9	209	78.9
Food insecurity	80	40	30	30	30	5	-	215	81.3
	45	40	35	10	10	5	15	155	58.5
What was your means of livelihoods									
Self employee	35	10	10	5	10	5	-	75	28.30%
Government/private org. Employee	65	15		15	5	10	15	125	47.17%
No specific works		20						20	7.55
Total									
Do you have any problem now? Please specify									
Yes	95	55	15	20	10	5	5	210	77.36%
No	-	-	30		5	10	10	55	20.75
Total									

Source own survey of 2013

As table 17 indicates the relocated residents of Arada sub city referred that they have faced different problems. Of 265 respondent 56% responded that they were faced problem of homelessness previously before relocation 41% (table 14) of respondent had their own house but after relocation only 32% were joined condominium the rest remains homeless. Incused with this when they explain during interview, previously they have home which they inherited from their parent and built long before relocation but know

they lost because of urban development. Even if they received condominium as replacement they are affirmed of losing because of expensive payment.

In regard to joblessness 45% responded that they were faced job related problem those who were working at government office were still working since they are looking for retirement and 28% of relocate which are self employee were lost their work because of relocation. as information gathered from interview self employee and other peoples who have no specific job (7.5) previously their livelihood was dependent on informal business like renting house, selling of local bear(tela and areke), enjera .currently they lost their business and remained jobless. Those displaced people who had permanent and professional work were better off than that of the other placed people since they could hold on to their earlier work. This indicates that employment type and educational level determine the magnitude of displacement consequences. However, it does not mean that these groups have not absolutely been affected by displacement. Rather, displacement has a diverse effect on their income and time available for work in their journey to working places.

Regarding to food insecurity (58.5) referred that they faced problem of food insecurity even they were forced to reduce mealtime, food quality and quantity after relocation and stopped buying meat, chicken and various vegetables. Most of them also reduced meal time from four to two meals per day because, firstly, they could not afford to buy foodstuffs after relocation since they lost their source of income. Secondly, according to few of the informants, they changed consumption pattern in order to reduce expenditure to pay house rent payment and to send children to school.

Regarding to social disarticulation (81%) of our respondents were affected. According to our informant have

previously they do have membership of different social organization but know they lost membership of iddir, iqub and mehaber because relocates were unable to get a meaningful services from their former iddir, though the institution has been in the previous location with some members whose settlement have not been demolished, is the fact that the rule and regulation of institution has limited to give full service, except financial provisions, for those members who are relocated to another sub-city, upon death incidence in the family. However, relocates more likely need to get burial services rather than financial Resource. As a result, in the new settlement, displaces, including those who have a plan to change their place of living, were on the way to establish new iddir than the already established iddir of host community because it costs between 800 and 1200 birr, depending on the financial and service capacity of those institutions. With all these things, there were also people who did not take part in the establishment of the new iddir because of lack of finance. Moreover, in the old location, beyond their objectives all associations had also Created intimacy or strong social bond between members of association. They enabled members to establish a strong closeness that was attributable to iddirtegnachin (members of our Iddir), mehabertegnachin (members of our mehaber) and Iqubtegnachin (members of our Iqub). Marginalism also one of the major effect of relocation, according to respondent 78.9% of respondent were affected by social exclusion .relocation excludes people from the centre of urban business centres and basic infrastructures. Marginalization is resulted from psychological, social and economic exclusion of community from their living province.

Relocation is the experience of every country whether developed or developing, but the world has faced numerous challenges in relocating residents because of loss of their social, economic and environmental wellbeing. The lands available for settlement are mostly found in the lowlands, and these areas have limited infrastructure (Tone, 2006). Practitioners, planners and policy makers are far from the practical experience of the reality on exercising the investigated causes for the negative implication of relocation of people. The valuable lessons derived by many of these studies are, unfortunately, still far from being

consistently used in practice by policy makers and planners as prescriptions against repeating mistake (Cernea, 1997).

In the same fashion, people relocated from Arada sub city because of development projects, face many challenges during and post relocation. As indicated in the above table, half of respondents faced problems as a result of their relocation of into the outskirts of the city. These problems are even worse for the majority of relocated people. Some of the problems are summarized as follows:

- Private economic and self accommodation problem because of loss of means of their livelihoods
- being far away from the city
- Shortage of affordable transportation access in the area,
- lack of access to public schools
- High rental cost and loss of social attachment
- It brings detachment from habitual environment
- It disturbs the livelihood activities
- It affects household financial capital
- It increases household expenses
- It brings unemployment and underemployment
- It creates burden on single breadwinners
- It brings social network disruption
- It exposes the community into debt
- It makes people to become more vulnerable to urban economic shock

From the interview conducted, a story told by one young woman is worth reporting here. She said “most of us were very poor, life was hard for us to generate our daily income for the daily consumption; our source of income was selling of Enjera, tella, arke...; sometimes we would be urged to sell ourselves as prostitutes. So in my part I support the development project to demolish that bad area and renew the new face of Addis but I wish to have means of survival different from the past experience. It is the researcher’s belief that these development projects will solve or at least minimize the problems of livelihood of the poor if it clearly address and identify the problem.

Another woman expressed her opinion about her expectation and experience of her relocation development project saying:

I am the one who oppose such development projects. I lived with my son and my grandmother in government house for the past ten years; my husband passed away before 3 years and I am the one who make money for our survival by selling charcoal, boiling potato and kolo for the drunker near my home. But this development project relocated me twice in three years and again I am not sure how long I will stay here because we resettled in temporary house. With this bad experience and fear of insecurity I am not in support of such development projects leading to people’s resettlement.

The third man shared his experience on this development project saying:

I am a man of 45 years old and second born in my family. I am living with my mother and my sister. We had good house at Arada sub city and did not want to move anywhere with the government development project because it is centre to every direction and we could easily have access for services. I used to lobby some of my neighbours to keep silent telling them we don’t want to move unless forced. After some time we were forced to leave the house and officials instructed the contractor to destroy our house by a bulldozer without any excuse. Finally, we tried to present our complaint to official at middle level but

no result and at the end we tried to present our case to top authority. In a response we have received equivalent land and cash amounts in substitution to what we had in the past at Arada Sub city.

In the previous section the researcher tried to investigate the challenges of relocation, compensation and cause of relocation. This chapter tried to incorporate the cause of the negative effects by way of answering why relocation affects the relocated people. The negative effects worsen the relocated people's lives socially, economically, psychologically and culturally. The theory is supported by many scholars but this study assessment is made from (Cernea, 1997) investigation of the cause of development project failure.

3.2 Causes of Negative Application

- The planning has been done traditionally; relocating people from the project site is the primary objective and priority instead of fulfilment of their basic need. The same is true with provision of compensation; rather than providing the substitution and compensation relocating is given priority.
- Estimates of the relocated residents to be under counted (sometimes deliberately, other times by imprecise on the ground measurements) whose land or house are relocated. Such compensation cost is covered from different government sources. With incorrect number of relocated people, the budget executed for the development project may lead to shortage of finance and delay may occur on distributing their expected benefit scheme. So knowing the accurate number of relocated people helps to plan and fix the budget before starting relocating people. The fact that Government agencies execute relocation at last moment salvages operations rather than opening up opportunity for social and economic development.

- People are forced to move in such a way that suits completion of the civil works of construction. This doesn't give time for sufficient preparation and makes movement late and a rather rushed one.
- State resettlement agencies often lack explicit policies and norms for re-establishing people productively and focus primarily on expropriation. Again, a gap is observed in policy framework on the relocation activity but relocation guideline clearly states the required criteria to be fulfilled by any of stakeholders. Still another problem is observed on the implementation. Development (or local) agencies in charge of managing resettlement are characterized by lack of the skills, adequate staffing and organizational capacity needed.
- Evaluation and monitoring arrangements to correct deficient relocation projects are rarely set up.
- Lack of institutionalized grievances solving procedures and legal means of seeking redress disempowered the resettled.

The researcher identified that failure of urban relocation development project occur because of inefficient planning, insufficient amount of budget and the evaluation system of the implementation of the project. In addition, the researcher doubts the on the mechanism of finding funds from donors and inappropriate use of economic and professional funds for the relocation or resettlement program.

3.3 Strategies of Improving Relocated Residents

The country's development project that are initiated by the state aim to eradicate poverty, access primary education to all, promote gender equality and empower women, reduce child mortality, improve maternal health, combat HIV/AIDS, malaria and others, ensure sustainable development and develop a global partnership for development and economic growth. As described above the main reason relocating

people is the need for changing the image of the city in a new and planned way. Most of the construction works seem promising but still require hard work for the successful achievement of MDG.

To minimize risks of relocated people on urban development project the following are necessary.

- Policy revision towards compensation scheme is important,
- Execution of good planning, following the implementation through checklist method.
- Involvement of private investors, donors and participation of charity organization to get sufficient funds.
- Utilize capable, efficient and skilled man power, and
- Consultation of relocated people, careful implementation and monitoring system is important.

The Government or any actors contributed to the program should consider the livelihoods of the affected people before relocation program is implemented. Even though the program is necessary and human oriented, any kind of compensation arrangement must be handed over before the implementation of the program starts.

CHAPTER FOUR

4. Conclusion and Recommendations

4.1 Conclusion

The rationale behind conducting this research has been the problems caused by relocation projects on the livelihoods of the relocated residents. The study attempted to find out the realities and best possible fit between the procedure, requirements and compensation of relocation development projects in light of what is practically happening. The general objective of this study has been to find out the causes on the negative effects of urban relocation development projects on the livelihoods of relocated residents. The literature part showed various concepts on different causes and types of urban relocation on lives of the relocated people, and the problems regarding the new settlement and compensation process from the development perspectives.

The data needed for this study was collected through snowball sampling method. To gather the required data, questionnaires, document analysis and interviews were used. All the gathered information was tabulated, converted into percentile, analyzed, interpreted and discussed both quantitatively and qualitatively.

The results showed that the implementation of the relocation development projects seems promising but still lacks consistency and at times ends up dissatisfying the resettled people in different dimensions. This emanated partly from lack of structured office for treatment of complaints, delay in providing compensation of the assets, less amount of cash equivalent to the market price and lack of good governance in the administration, which should be assessed and addressed by the planner for next development projects.

The major findings of the research revealed that the majority of the relocated residents were displaced from their surrounding without complementing the required needs. Involuntary relocation was observed among the relocated residents, and the reason for unwillingness was found out to be insufficient compensation needed to cope up with the current livelihood mechanism. The relocated residents have been facing different socio-economic problems such as migration, separation from their social organizations, unemployment and poverty as well as conflict with the municipality. For instance, CSA survey result reveals that the rate of unemployment in the urban areas of the country was 20.6 percent, while the rural area was only 2.6 percent (CSA, 2006). Unemployment is also another serious problem in the city that affected relocated people. These prove that the procedure and implementation of the relocation program unfit and inefficient.

4.2. Recommendations

The relocation development project being implemented in the sub-city has several impacts on the livelihoods of the relocated people. Inadequacy of basic infrastructures in the urban centres in the areas of new settlement and poor urban planning together with other urban governance challenges contribute to making urban slum dwellers works at risk. The results revealed that the development project involves both voluntary and involuntary settlement. In addition, movement is economically, socially and physically challenging for the relocated people. The causes for the challenges range from improper planning and poor follow up by the responsible representative administration in providing compensation to lack of timely response to address relocated people's grievances.

To change the adverse effect of relocation project into positive result, involvement of stakeholders in support of government can be one solution which may finally enable Ethiopia to meet the developmental goals stipulated in GTP. The participation of charity organizations and private investors can also contribute a lot for the fulfilment of the relocated people's need during and after the relocation into the new area. Timely provision of compensation by government is also necessary. The amount of money for compensation should be equivalent to that of what relocated people missed, to bring about better livelihood development for the individual and country as a whole. From the government side, prior planning and preparation is crucial to protect citizens from getting suffering because of relocation. It is clearly written in the guidelines that the government covers all costs required for compensation but problem in implementation and lack of adequate budget allocation should be solved during pre-planning. During planning, site selection and knowing the exact number of groups who are expected to be moved into the new settlement, helps to identify and solve the problems, specially of the poor, elderly, pregnant

women and children. Application would be best, if it can be based on the preparation of checklist for the evaluation and assessment of project implementation.

- Initially, the perception given to slum should be broadened beyond the physical part to recognize the social network, social infrastructure and economic benefits of the area.
- It is essential to involve the local community throughout decision making process of renewal projects so. The community became aware of the renewal guidelines that allow them to participate effectively in a process.
- Governmental organizations, NGOs and private sectors should be encouraged to take part in urban development-induced displacement.
- Relocating peoples from the same area to the same site all together because Social institutions and access to mutual help, exchange, borrowing opportunities and other informal support, would have had sustainability if the people had been relocated to the same area.
- Constructing school, health services and bus termini, and other facilities adjacent to relocation.
- Facilitating micro-enterprises and credit services for displaced people.
- The displacement program should facilitate training for relocatees to increase their skill level to help them to get better and stable job

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ADDIS ABABA UNIVERSITY

SCHOOL OF POST GRADUATE STUDIES

The objective of this questionnaire is to gather relevant data, which may help to the study of the Effects of Urban Relocation Programs on the Livelihood of the Residents: Case Study of A rada Sub-City. The researcher Misikir Getachew is a graduate student in Masters Program of Public Management and Development, College of Business and Economics, Addis Ababa University.

The information you deliver being sought for academic purposes and shall be kept strictly confidential. Therefore, I kindly ask you honest and truth full answers for the success of the study.

General Guideline

- No need of writing your name
- Put (√) mark on the space provided for question required your choice.
- Write the truthful and honest answers on the space provided that needs your personal opinion.

a. Questionnaires to be filled by household heads

I. General Information

1. Sub city _____

2. Keble and site name _____

3. Age: _____

4. Sex:

Male

Female

5. Marital Status:

Single

Married

Divorced

Widowed

6. Level of education

Read and write

BA level degree and above

or 10 completed

7. Total number of the household _____

II. Urban relocation program

1. Are you aware of the urban relocation program in your environments?

Yes

No

2. If yes, how?

Through mass orientation Through formal training or seminar

3. What was your reaction when you were asked to move from your previous possession?

Agreed without objection

Objected and forced to leave

First objected but finally convinced to accept

4. Did you participate in the process of implementing the relocation program?

Yes

No

5. What kind of house did you have in the sub city? Private house

Rent from Private owner Business Shop

6. If it was business shop, did you have time to plan for the next occupation?

Yes

No

7. Did you have representative in facilitating the process on benefit packages allotment?

Yes

No

8. If yes, how was it represented?

Through local community institutions through elected committee

Through individual interested group through Kebele Administration

9. Did you get enough time to prepare yourself in case of relocating to another place?

Yes

No

10. How did you get another house at that situation?

Condominium house from Government Getting rental houses

Kebele house from Government by other _____

11. Did the compensation for both the rent and construction of houses?

Yes No

12. What type of governance system the sub city follows?

Centralized Decentralized

13. If it is decentralized how long took the process on handing over the plot and getting the compensation in return?

Less than one year Upton two years above three years

14. Do you agree the application of the program implemented in the sub city based on the guiding procedures? Yes No

15. Generally what is your feeling on the city redevelopment/relocation program?

Agree Disagree

III. Compensation and Benefit Packages

1. Which of the benefit packages did you get?

Compensation in cash Housing plots

Condominium None

2. If it was land did you get equivalent KM of land of the total possession?

Yes No

3. If it was money do you get enough money as compensation during relocation?

Yes No

4. What was your reaction towards the amount of the benefit packages allotted to you?

Satisfied with it Indifferent Dissatisfied

5. If you dissatisfied, did you apply your dissatisfaction to the concerned institution on the amount of the packages provided?

Yes No

6. If yes, what response did you get?

Satisfactory Unsatisfactory Disappointing

7. Was it in the area of your preference that you were assigned to construct your residence?

Yes No

8. Are you satisfied with your new settlement? Yes No

9. Did you get any support from any institutions other than Government Administration? Like any NGO's or investor's

Yes No

10. If yes, describe the institution and kind of support they provided?

IV. Effects of Relocation Program on the Livelihood of the residents

1. What was the effects of the relocation did you face during implementation? (choose more than one)

Joblessness homelessness marginalization food insecurity

Social disarticulation

2. Did you engaged in same activity after relocation?

Yes No

3. If yes, what was your means of living?

Government Employee

Self employee Private Service

4. Do you get better livelihoods means easily now than before you relocated?

Yes No

5. If yes, what is the reason _____

6. How do you explain the challenges during relocation in to new surrounding?

Loss of social network Social Problem

loss of facility for living

7. Do you have better social network now? Yes No

8. If yes, what type of social network do you established?

Iddir Association Equb

9. Do you have other incomes other than your work now?

Private business

Rental income

Other remittances

10. Do you have sufficient income now? Yes No

11. Which one do you like it comparing to the past environments

Present

Past

12. What kind of houses you are living now?

Rental Self Condominium Other _____

13. What are the major problems you faced while coping up into new area settlement?

The distance High living cost

Other facilities High rental cost

14. Have you observed the city redevelopment as your expectation?

Yes No

15. Do you believe that the sub city discharge their responsibility as good as possible? Do you agree that the sub city governance is following a good governance system?

Yes No

Declaration

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

Declared by:

Name: Misikir Getachew

Signature: _____

Date: _____

Confirmed by Advisor

Name: TerefeDegefa (PhD)

Signature: _____

Date: _____