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College of Development Studies

CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES

Assessment of urban land lease and housing market of Mek'ele city

By

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April 2019

Addis Ababa, Ethiopia



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Urban land administration and management program

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A Thesis Submitted to Addis Ababa University, College of Development Studies Center for Regional and Local Development Studies in Partial Fulfillment for the Requirements of the Master's Degree in Urban Land Administration and Management.

April 2019

Addis Ababa-Ethiopia

DECLARATION

This research under the title “**Assessment of Land and Housing Market of Mek’ele City** “ is my original work and has never been presented in any other university or college for the award of degree in any other university.

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CONFIRMATION

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Abstract

Housing market is one of mechanisms that transfer ownership rights of a house with a combination of different attributes, which defined by its prices. The process and procedure in housing market is complex. Market participants lack sufficient information to undertake transactions. This research was initiated to investigate how the residential land lease market is functioning within the Mek'ele city in different modalities of transaction that has been fluctuated unpredictable price for the last decade; the procedure of land transaction and how the brokers affect the transaction is examined in this paper. The winning price of lease auction and secondary market is also examined in relation to location and time. The researcher applied a concurrent explanatory/exploratory mixed research method. Six round Land auction data collected, focused group discussions, in-depth interviews conducted and sufficient desk review made. The result of the study suggested that the price of lease auction has increased tremendously over a short period. The study shows that the lease auction market is not healthy and it is unpredictable. Even though the secondary housing market is facilitated by, the brokers but they do not have legal framework and encouragement by the city administration. However, the brokers have a negative impact in the lease auction by increasing the price. The house transaction system is complex, bureaucratic and exposed to rent seeking it is also not systematic. The man power and finance in not strong enough to make the market healthy I recommend that enough land should be supplied both in lease and allotment modality. This means before leasing the land; there must be land demand identification, proper planning, land banking and provide necessary infrastructure are the mandatory function to minimize the supply and demand gap of the land.

Key words: *Formal land market, informal land market, primary land market, secondary land and housing market, factors affecting land and housing market*

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Abbreviations/Acronyms

CSA-Central Statistics Agency

FGD-Focus Group Discussion

GIS-Geographic Information System

LBS-Lease Bid Software

LDM-Land Development and Management

LIS-Land Information System

EIABC-Ethiopian institute of architecture, Building and construction

GTP-Growth and Transformation Plan

IPDC-Industrials park Development Corporation

KII- Key Informant Interview

LDP-Local Development Plan

MUDH-Ministry of Urban Development and Housing

NGO's-Non Governmental Organization

SP- Structural plan

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the study

Land is a key resource for growth and development. The Ethiopian Constitution provides that the right of ownership of all rural and urban land is exclusively vested in the State and in the peoples of the country. As a result, urban land can be acquired through leasehold system and other forms of delivery. access to land and housing is extremely important and has become a major socio-economic asset. Due to the significance of land for a country's growth and development, authors argue that the need for its appropriate administration and management is a key for the country's future (Alebel, 2017).

Ethiopia has experienced rapid urbanization and increase in urban population in the last few years due to more rural-urban migration. Not only migration but also the number of urban area was increasing through time. Like many other developing countries, Ethiopian cities suffer from shortage of infrastructure and urban service, urban environmental degradation, homelessness, urban decay and high unemployment (Sisay, 2015).

Most of the problems have direct or indirect relation with planning, preparation, development, and administration of land. Therefore, focusing on land administration has a multiple effect to combat the problems listed above. Land is a public property in Ethiopia. Urban land is available on leasehold basis. Lease right over land can transfer, mortgaged, or leased together with on-built facilities.

The concept of a 'market' encompasses the interactions between suppliers and demanders, where that interaction is voluntary and where access to the market is open to everyone. With that wide definition, it will be seen that most interactions in which house is exchanged are market interactions. The wide definition given to a market does not make any assumptions about the role of the price mechanism in those interactions between buyers and sellers. There are two mechanisms, which suppliers and demanders reach in to an agreement. First, in the structure of a network, where access to the market controlled by invitation, trust is an important mechanism to get mutual agreement on the exchange and the price. An example of the structure is a family-

transaction, where the purchase of land is restricted to family-members. The Second, is where access to the market is controlled by the one in power, rules are an important addition to the price mechanism. An example is the expropriation of land for public purposes. In both cases, the result is that the price paid is not necessarily that which makes the amount demanded and the amount supplied equal. (Kassa, 2017)

In Mek'ele, for the last fifteen years, more than 20 villages were incorporated to the city administration all of them found around the city periphery such as lachi, adiwelel, chiendog, gefih-gereb, aynalem, debri ... so the size of the city was increasing through time and the population also increased. Therefore, due to increase in population and dynamic change of the city the development of the city does not match to the existing residents demand (Mekele University, 2017).

There are two types of urban land and housing markets in the city, which are primary urban land, and housing market and secondary urban land and housing market. The primary market has two forms the formal primary land market - land lease auction and the informal primary land market - informal land transaction. The secondary land and housing market also have two form formal secondary land and housing market – transactions made by private and informal secondary land and housing market –informal land and house transaction at the Periphery.

There are nine land Grades and sub-grades in the city from which are : Grade 1-1, Grade 1-2, Grade 1-3, Grade 2-1, Grade 2-2, Grade 2-3, Grade 3-1, Grade 3-2, and Grade 3-3. The highest land grade should have high price and since the municipality used land grade for setting lease benchmark. The location also has significant effect on the price of land and housing market. Land and housing market at center, intermediate, and periphery is different. Transactions made in the secondary market have two dimensions regarding the price registered price and market price. Most of the Informal settlement are found at the periphery of the city, some of them were only land and the others land and under standard houses, new but unfinished houses. The purpose of this research is to show how land lease and housing market is held in different modalities of market.

1.2. Statement of the problem

There is a growing demand of land for housing. Different activities were increasing from time to time in all Ethiopian cities and towns due to various factors such as:- limited land supply, poor land management, and poor land delivery system, bureaucratic and bottleneck administration, improper organizational structure, lack of skilled manpower and decision making.

Mek'ele is a city, which has enormous problems regarding land and housing issues. such as : lack of social service and infrastructure, illegal settlement, housing problem, lack of good governance, high land and housing price, illegal transaction of land, less revenue, corruption, high unemployment rate and other problems as reported in the Mek'ele city structure plan final report (Mekele University, 2017).

The demand of land for housing in Mek'ele city is the highest in comparison to other secondary cities that found in Ethiopia. This is due to different reasons and factors such as strategic location of the city, it is regional capital, high urbanization rate, poetical condition contributed to the city to become investment preference for investors and high demand of land for housing(Mek'ele University, 2017).

Even though the demand of land is high, the supply of land is limited and there is large gap between demand and supply of land. According to the Mek'ele land administration and management office report, there were 10514 and 12689 bidders demanding land for residential housing in the fiscal year 2015/16 G.C and 2016/17 G.C respectively. Whereas there were only 267 plots (202680.83 m²) in 2015/16 G.C and 528 plots (117259 m²) in 2016/17 G.C supplied for housing purpose which shows a large gap between demand and supply and unhealthy land and housing market in the city.

The structure plan of Mek'ele city has studied the condition of land and housing market of the city. The study, as part of the whole document of the structure plan, shows the demand and supply for housing but not the interaction, land and housing market in the city. Besides, there is no any study conducted regarding the land and housing market of the city.

Although the condition of the existing housing stock of Mek'ele is relatively good and progressive, the development of new housing was found ineffective and inefficient (Mek'ele University, 2017).

The housing development performance of the city is not more than 30% of the demand. Most of the proposed housing development modalities were halt due to government's change in land delivery directions and those which were being practiced individual developers through lease auction, and the condominium housing and were ineffective and inefficient in meeting the intended targets and objectives set in the previous structure plan. As a result, the backlog is alarmingly mounting and the amount of new housing units required in the coming ten years will reach 136,076 units (Mekele University, 2017).

If there is a smooth urban Land and housing market, the supply of land and housing would have been improved, in addition, Land administration would have also been improved. When there is smooth and effective land market, the transaction made by formal lease auction, formal secondary market by private individual's, have a great role in stabilizing the land and housing market which help to solve the housing problem(Adamu, 2014).

According to Mek'ele land administration 2013 G.C report, the city land and housing market happens fully in sub-city. In the secondary market, following the agreement between the buyer and seller, the seller asks the municipal to deliver a clearance that reveals the property is free from mortgage, court process, and other related issues. Eventually, both of them get a contract agreement in the municipality. This process however has many problems. The process is so slow that it takes long time to finalize. Rent seeking in the municipalities, informal farmland market at the periphery, and lack of full information about lease auction programs and lack of regular auction period are also among the problems.

Magnitude of illegal land market - all forms of acquisitions and occupations happened out of the consent of the responsible authorities, has been rampant for the last ten years in Mek'ele peri-urban areas. Small hamlets flourished in to townships to the extent that many of them surpass. Aynalem, a small village in Mek'ele, for instance, 3000 households bought farm subdivisions by a means of coordinated land grab in a single settlement. Despite this fact, the issue has paid little attention. Moreover, it has assumed that bulldozing (more than 4000 housing units) as rational and effective response. Illegal land deal is continuing nevertheless (Kassa, 2017).

Economically, land and housing market is one of the revenue bases for the municipality. However, there is no property valuation during the transaction time. The price given by the seller and buyer simply registered in the municipality there is no property valuation during transaction. Therefore, there is high difference between the registered and the true price Thus; this difference decreases the revenue of the municipality significantly.

Hence, the main goal/target of this research is to tackle the problems in the process of poor land and housing market in Mek'ele city especially in the primary land market (lease auction) and secondary land market (private land and housing market).

1.3. Research Objectives

1.3.1. General Objective

The general objective of this study is to assess how residential land and housing market functioning in different modalities of transaction in Mek'ele city.

1.3.2. Specific Objectives

The following are the specific objectives whose achievement believed to meet the attainment of the general objective stated above. These are:

- To assess formal and informal primary land market for residential houses
- To assess the formal and informal secondary land and housing market
- To identify the gaps in the existing land and housing market
- To suggest measures that tackle poor land and housing market

1.4. Research Questions

The following are the major questions this study will focus on.

These are:

- How the formal and informal primary land market of residential houses is functioning?
- How the formal and informal secondary land and housing market of residential houses is functioning?
- What are the critical gaps in the existing land and housing market?
- What measures should take to tackle poor land and housing market.

1.5. Significance of the Study

Studies on the assessment of land and housing market are almost limited to the capital city of Addis Ababa. The regional towns remain far from the attention of researchers and academicians. This thesis can be a relevant background reference for further research work on the city of Mek'ele. The study assesses quantitatively and qualitatively how the land and housing market is functioning in the primary and secondary land and house market and this identifies the key problems in the market. The paper assesses land and housing market taking case study areas, and identifies major problems of the land and housing market.

The research supplies the decision makers of the city and other researchers with facts on the process of the current system of land and housing market. The study reminds also the city administrators to consider the basic factors when setting their development priorities that can have big effect on the land and housing market that in turn have a big effect on the performance of the economy as a whole.

1.6. Scope of the Study

The scope of the study is defined geographically and thematically. The geographic scope of the study is in Tigray Regional State Mek'ele city. Thematically, the study focuses on how land lease and housing market is functioning in different modalities of transaction.

1.7. Limitation of the study

Since there is poor documentation, it is impossible to get hard copy or soft copy of some previous displaced persons in a database that shows the city or the sub city trend. Shortage of budget resources and, difficulties to get certain officials due to meeting and other related reasons were the major shortcomings faced during the study. To overcome some of the limitations, the author has tried his best to trace planning related and other documents and contact knowledgeable resource persons.

1.8. Organization of the study

This thesis is organized in five chapters. The first chapter introduces the general background of the study, Statements of problems, objectives, significance and scope of the research, followed by an outline of the background of the study area, and finally, an overview of the structures of the thesis. Chapter two addresses review of literatures. Theoretical issues of urban land lease and housing market, definition of key words related to urban land and housing market and conceptual literatures about the experiences in urban land lease and housing market process. This chapter also elaborates and discusses about the research gap. Chapter Three elaborates the research methodology adopted, Chapter Four explains Data Analysis, Interpretation And Presentation and annexation in the study area. Collected data were analyzed in against the literature and problems were identified which helps to finalize the findings. Eventually, conclusions would be reached and creative solutions would be suggested in chapter five.

CHAPTER TWO

2. Review of Literature

2.1. Introduction

In this chapter, the theoretical and empirical literatures that enable the researcher to grasp and progress better concept and fill the gap in relation to the existing knowledge which in turn increases the researcher's level of confidence were briefly discussed which after has in detail been referred. Under the theoretical literature, definition of important terms and other relevant concepts has been briefly discussed. Finally, the empirical literature the policies, practices and experiences adopted related to urban expansion management clearly stated in this chapter.

Land is a tangible, durable and in extensible resource that provides wealth in the form of rent, sale, or harvesting a production from its fruit, a resource of providing infrastructure and public services and range of functions. It plays a great role in the process of urban development and holds a unique and vital position in social, political, environmental, and economic growth. It is of central importance to country's urbanization, economic growth and social stability (Alebel, 2017). Simpson, 1976 G.C defined Land as the source of all material wealth. From it we get everything that we use or value, whether food, clothing, fuel, shelter, metal, or precious stones. We live on the land and from the land, and to the land, our bodies, or our ashes are committed when we die. The availability of land is the key to human existence, and its distribution and use are of vital important. Land can be State-owned, community-owned or private owned. Private-owned land can usually acquire through inheritance, formal or informal purchase, and community or state donation (Twarabamenye & Nyandwi, 2012).

The history of land markets was beginning in late 1950's. In the 1950s and 1960s there was an assumption that secure tenure for indigenous people was both necessary and sufficient to create a climate for economic development. However, today's view is that secure tenure alone is not sufficient since there are a number of other pre-requisites to enable an effective land market to operate. In particular, good quality land-related information must be available and readily accessible (Dale et al., 2006). Land rights transfer through purchase is usually referred as land market because it involves exchange of a commodity (land) against money between the supplier (land owner) and the client (land buyer) and respects supply and demand principles.

The growth of an urban center can take place in different forms: by growth of the existing urban localities, by classification of cities (from rural to urban) and annexations of new territory to existing cities. The other main factor, which determines the growth of an urban center, is the demographic change i.e. natural increase and migration effect (Gebeyehu et al., 2001).

Urban population growth and economic growth require cities to expand into the agricultural land on their periphery (Twarabamenye & Nyandwi, 2012). Failure to provide enough land for urban expansion results in high housing prices, exacerbates the creation of high-density slums, and generally lowers urban productivity (Bertaud, 2010).

2.2. Definition of key terms

Land: is the earth's surface, land, water and anything that is attached to it, whether by the course of nature or human hands. all natural resources in their original deposits, wild life, timber, fish, water, coal deposits, soil (land as a resource) and it is also be considered as one of the four agents of production along with capital, entrepreneurial coordination and labor (land as good) (Olga kagnova, 2009).

Cadaster: is a land information system, which contains a complete and up to date official records of land parcels it provides detail information about parcel ownership, value, location, area land use and property on land. (Mabogunje, 1992, 26).

Land administration: is the process of determine recording and disseminating information about the ownership, valuable and use of land when implementing land management policies. (Zekarias, 2000).

Land registration: is a process for recording and in some counties quarantining information about the ownership of land. (Ibid)

Land management: is the implementation of land policy, by a wised range of land policy instruments (land reform, land consolidation, land markets, land taxation, marine resource management, etc.) (Ibid)

Conveyance: a method where by rights in land are transferred from one owner to another. The right may be full ownership or a mortgage charge or lease, etc. (Ibid)

Land title: - the evidence of person's rights to land (GTZ, 1996).

Land tenure: means the right of holding land for a definite period or the right of individuals to own and use (land Henssen (1990).

Ownership: the rights to enjoy the use of something, the ability to dispose of its benefits from the right associated with it. (Ibid)

Land parcels: an area of land under homogeneous property right and unique ownership. (Ibid)

Land use: the matter in which land is used, including the nature of the vegetation up on its surface. (Ibid)

Land delivery: means an approach or mechanism whether formal or informal that enables people to acquire land for urban uses. (Ibid)

Land policy: is a whole complex of socio- economic and legal prescription component that indicate how the land and the benefits from the land are to be allocated.

Freehold: means the absolute ownership of land and is inheritable. It is only bound to the laws of the land and nothing else. (Shenkel, 1992)

Leasehold: is an official legal document between the lesser and lessee. It is a contract between a private party and the government for a fixed period ranging up to 99 years. (Ibid)

Urban land: is the platform for all human activities taking place in urban centers. It is the main resource, which plays a great role in urban socio- economic development. (Ibid)

Urban land registration: the overall process of recording information about land parcels for the purpose of effective and efficient land management. This information is recorded on official registers of land transaction and real property rights, (UN-HABITAT Report, 1995).

Land consolidation: is the planning and redistribution of land into units of more economic and rational size, shape and location. (Ibid)

Title registration: a system where by registration of ownership land is maintained based up on the parcel rather than the owner or the deeds of transferred.

Land transfer: the transfer of right in land.

Formal primary land and housing market: - The transaction made between government and private by auction. In this transaction, the government provides plot of land through auction to private sector (Dowall, 1993).

Informal primary land and housing market: -Land transacted informally between farmers and urban dwellers most of the time at the periphery. In this type of transaction, the farmers sell land by splitting their parcel (Ibid)

Formal secondary land and housing market: - The transaction made between private individuals formally by registering in responsible government body. The land and house sold at the same time the house may be completed, 50% completed, at foundation stage or substandard houses. In This kind of transaction, there is a difference in price between the registered price and the true price. (Ibid)

Informal secondary land and housing market: - This kind of transaction held mostly at the urban fringe but sometimes at the central part of the city. Refers to parcels, which do not have title deed. (Ibid)

2.3. Theoretical

2.3.1. Market

A market is a regular gathering of people for the purchase and sale of provisions, livestock, and other commodities or an area or arena in which commercial dealings conducted. 'The term 'market' as used by economists has a different meaning from ordinary usage. It does not mean literally the physical place in which commodities were selling or purchased nor does it mean the stages that a commodity passes through between the producer and the consumer. Rather it refers in an abstract way to the purchase and sale transactions of a commodity and the formation of its price. The term refers to the countless decisions made by producers of a commodity and consumers of a commodity, which taken together determine the price level of the commodity.

The business perspective of the term 'market' used to describe the groups of individuals or organizations that make up the pool of actual and potential customers for their goods and

services. These groups fall into one or more of the following categories: geographic, demographic or socioeconomic, psychographic, behavioral or sectorial.

In market, economies there are a multitude of markets: markets for food, labor, capital, and land. According to Dowall, 1993, all market transactions have three dimensions: a product a quantity and a price. The price or value of any product derived from the utility that consumers gain from consuming the product, more specifically, from consuming the features of the product (Tang, 2006).

2.3.2. Land values and Land markets

Land values are an indispensable tool for market economy to work efficiently as well as for sustainable management of land resources. They are central to understanding property prices and assessments, and the economic impact of land-use policies and taxes levied on property. They used to determine the costs of urban agglomeration, the optimal level of public good provision, and even the optimal size of a city (Albouy & Ehrlich, 2013). They influenced by the possible future use of land determined through zoning, land use planning regulations, and permit granting processes.

Land is immovable unlike other commodities that can be bought and sold. Buildings upon, it can be dismantled and moved elsewhere and even the soil can be removed but the land remains where it is. From a legal perspective, only the rights can be bought and sold (Dale, et al., 2006).

Land markets are mechanisms that, provided there are appropriate institutional checks and balances allocate ownership and use rights in a manner that allows land and its associated assets to be used in the most economical way (Mahoney et al., 2007).

Dowall, 1993 noted that, Land markets perform four important functions:

- they bring buyers and sellers together to facilitate transactions;
- they set prices for land;
- land markets allocate land by setting prices so that the land market "clears", that is, the quantity of land offered for sale equals the quantity of land demanded;
- Land prices play an important role in ensuring that land is efficiently used.

2.3.3. Requirements for Efficient Land Markets

An effective and efficient land market is a crucial component of any successful market economy, bringing a variety of advantages to a nation and its citizens. It can also improve the performance of a nation's economy and increase prosperity (Mahoney et al., 2007). While there are many essential factors necessary to support the introduction of a land market, a small but significant number of prerequisites require particular mention since land markets do not operate in isolation. Their level of impact depends upon a number of other external factors including an effective tenure and legal framework; transparent land policies; macroeconomic stability; freer trade; and non-predatory governments (Dale et al., 2006).

There are six important conditions necessary for competitive land market operation: well-defined property rights; voluntary participation; many buyers and sellers; free entry and exit; perfect information and similarity of product (Dowall, 1993).

The fragmented nature of some property systems severely inhibits the creation of an effective land market, which in turn hinders the emergence and development of an overall equitable distribution of wealth. Less economically developed societies have, for various political and cultural reasons, failed to create an efficient land market, allowing the rich to exploit the poor. As a result, such societies tend to be under-capitalized (Dale et al., 2018).

2.3.4. Housing

Housing condition of a nation manifests the country's socio-economic development level. It also bears upon the maintenance of privacy, health and the development of normal family living conditions (Gebeyehu et al., 2001). The supply of housing is dependent on the cost of land, labor, and materials as well as overhead costs (costs associated with construction defects) while the demand of housing is dependent on a multitude of factors including income, age, marital status, credit availability, etc. Contrary to supply, the decision to buy (or rent) a home is largely based on the prevailing market price (Pacey, 2015).

Rothenberg, 1975, defines Housing as a commodity with the following seven characteristics:

Immobility- housing consumed at one location and the locational attributes are part of the consumption, furthermore immobility closely related to employment -- employment must be located within a reasonable radius of housing;

Durability- housing is usually far more durable than most industrial equipment and therefore its structural value does not change much over time, for example, 200-year homes can compete in the same market as 10-year homes;

Multi-dimensional heterogeneity- housing comes in a variety of packages and thus there are several sub-markets for housing, different housing attributes such as number of rooms, bathrooms, swimming pools all affect the price and buyers will find the range of traits that best satisfy the price they are willing to pay;

Convertibility- although housing is durable, it can be modified to respond to current market situation, for example, building additional rooms;

Capital intensive- the large amount of capital needed requires interaction with capital markets and therefore makes the market susceptible to interest rates and other macro effects on the capital market;

Transaction costs- there are substantial costs involved in moving from one unit to another, these include search costs, looking for a new unit since the market is not localized; contracting costs, legal obligations and documentation of selling, buying or renting a unit; and also the physical cost of moving --the higher these costs the longer tenure security tends to be;

Public constraints- housing is subject to the laws and zoning of the community, owners do not have free reign of their properties.

2.3.5. Urban land lease market

Urban land is an essential resource for the development of human settlement and for the generation of infrastructure services. It is a boundary belonging to the urban administration to deliver economic asset, means for social goal, development of land markets and livable environment. However, its scarcity in many urban centers of the world, calls for a more

systematic use. Due to rapid population growth, sprawling of human settlement, imbalance between demand and supply of land and in access of infrastructure service all calls for more systematic use of land to bring sustainable development.

The price of a particular housing unit may be, affected by the changes of the transport system, by changes in the location of employment opportunities and social service facilities, and by changes in the cultural and social balance of the community (Linn, 1983).

2.3.6. Land and Housing market

Housing markets offer a wide range of housing products to serve a broad range of preferences (Tinsley, 1993). There are two types of market: a sales market in which the freehold or long-term leases may be, exchanged and a rental market in which 'use rights' is transferred for a limited period. In both cases, the market may be formal and structured, or informal and operating extra-legally. In either case, the financial worth of a property will depend on a variety of factors: location; size; condition and type of construction; the form and security of tenure; the permitted land use; and the general state of the national and global economies (Dale et al., 2006).

Housing price is determined by the housing features, including not only the physical structure of the residential building itself, but also the accessibility of the lot on which the building stands and the services provided to the lot such as water and energy supply, transportation, waste disposal, drainage, and fire and police protection (Linn,1983).

2.3.7. Scarce supply and affordability problems

Rapid urbanization and changing socio-economic patterns in developing countries over the last few decades have resulted in a rapid increase in the demand for housing (Sivam, 2002). In addition, a wealth of literature discusses that the informal land supply responds to the demand and need (including majority of the poor) for residential housing better than the formal market in most developing countries. Berner (2000) argued that informality is the outcome of failures of both market and state. Berner is not on the position of the conventional arguments citing the opinion that illegal subdivisions are the result of enterprising individuals and families as what De Soto opinioned i.e. informality as heroic entrepreneurship – at the center of the argument is evaluating informality as a spontaneous and creative response of people to state incapacity to

satisfy the basic needs of the impoverished mass. The author rather argues such feedbacks to cities are misleading.

Affordability formulates the focal point of the policy debate around illegal land market. Many have attributed illegal land occupation as a last resort for the economically disadvantaged sections of the society in developing countries. Researchers claim that the price of land in the formal market is beyond the reach of the poor. For instance, housing prices in Cebu city through the formal channel was in the range 293,600 - 397,000 Philippines Pose in 1991/2. Conversely, the cost in the parallel market ranged 18,750 – 37,000 Pose. In the formal scheme low income salary earners had to save 6.6-8.2 years

Whereas as in the illegal market 0.4-0.8 (Thirkell, 1996). Kombe (2001) stated that the majority of settlers in informal housing in Dar'es Salaam belong to the economically and socially marginalized groups. Similarly, Marx and Royston (2007) concluded that people occupy land illegally in South African Cities' (Nkanini, Cape Town and Somalia, Ekurhuleni) from necessity. Majority of them were newly formed families from the farm society who looked options to live independent of their parents. Berner (2000) and Roy (2005) further justified affordability of housing in the informal market is due to the fact that houses are built without permits and because provision of infrastructure may be below regular standards that makes illegal residential plots affordable for low-income groups. Payne (1989) on his part argued the importance of commercial sub-dividers who provides plots, which are affordable and easily available than any other housing option. Nevertheless, growing demand for illegal residential plots places pressure on supply resulting in rising prices - effectively reducing accessibility by the poor. Therefore, illegal market is no more segmented to the poor.

Despite the availability of concrete evidences witnessing the middle income and the wealthy increasingly have become actors in the illegal market from the demand side, reasons behind are different. On the one hand increasing price of residential plots coupled by slow delivery in the formal system has made titled properties increasingly less attractive to the middle income. Therefore, the formal system urges the middle-income groups in Africa, Latin America and Asia to buy subdivisions or occupations of poor households in squatter settlements (Thirkell, 1996). Coa, Feng and Tao (2008), arguing in this line, came with empirical finding witnessing scarce public leasing in Beijing, Shanghai, Guangzhou and Shenzhen caused prices of houses to double

in five years just as of 2008. The general conclusion could be thus the formal market has debilitated affording capacity of the middle and probably the wealthy.

At this juncture, understanding why formal land supply is so scarce - its consequence is price hiking to the extent that is beyond the reach of the middle income. Assigning government to the position of gatekeeper left sided researches see government policies and regulations accountable for market distortions which in effect may affect the poor's access to land/housing. Napier (2009) summaries the left sided arguments as follows;

Where the state fails to impose regulations in areas it is expected to—for example, in the registering of land titles—the resulting dysfunction of a market may also be said to be caused by a lack of market enablement.

As part of the general behavior of public sector, others claim operational level causes for inefficiency including holdouts, high transaction costs, convoluted procedures, interagency relations, and statutory provisions governing public expenditure, public and government capacity (Rajack, 2009). While land market and housing delivery systems are often complex, responsibilities between and within the different tiers of government are rarely clearly defined, which causes confusion and delays in delivery (United Nations, 1995). National government agencies frequently interfere in issues that would be better solved at the metropolitan or municipal level. Nonetheless, researches cite to this type of argument usually fail to discuss the merits of the scale of the demand side. It should be noted however, the market is not generous enough so that all income categories can access land/housing. If government intervention does not cause market distortion against advantages of the poor but the poor are unable to participate in the market, the market should be accountable. Napier (2009) synthesizes the emerging however modest arguments as follows;

Where the regulatory framework is robust, but many members of a society still lack the ability to access a resource or good—an ability, it can be argued, that is fundamental to the alleviation of poverty—this may be referred to as an instance of market failure.

2.3.8. Informal land and housing market

City growth causes changes in urban suburbs. This urban intrusion up on suburbs followed by a rapid change in land ownership and change in population composition with the increasing competition and number of people seeking to acquire land for house construction and for other different purposes. In most developing countries, this phenomenon has advanced the capacity of municipalities to plan and provide land for housing leading to the development of informal urban land market, which results in expansion of urban unplanned settlement (Kombe and Kreibich, 2000). Informal housing provides shelter for over 50% of the world's population, yet there is little understanding about how informal housing markets work (Tinsley, 1993).

2.3.9. Policy issue of land and housing market

Land policy is a very important instrument for proper management of land and it is one of the major factors, which influence the course of development and development goal of a country. The rapid urbanization process and political changes in countries created an enormous problem on land and this resulted great importance to formulate land policy to solve the problems and achieve the socio- economic optimization of land use and other related objectives. (source)

The formal land market must operate within a clear set of policies and laws that are consistent, enforceable, and acceptable to the people. Failure to provide such a framework will result in hidden informal markets operating. Dale et al., 2006 noted that the law should define the following characteristics.

- The nature of land (whether it includes building and construction);
- The rights that relate to land and the manner that can be transferred
- The restrictions and obligations that may apply to the land
- The regulations that govern the way in which landownership and rights are determined;
- Procedures for settling disputes over land; and
- Procedures for the state's compulsory purchase of land and associated compensation

2.3.10. Aspects of Land Markets

Different theories have attempted to explain land markets. The chief subject of neoclassical economics is supply and demand, the interaction of which results transaction prices, and efficiency of the market's operations, barriers to smooth interplay of supply and demand. Marxist theory, on the other hand, is more interested in the fairness of market results with regard to who incur the costs and enjoy the benefits including the social costs and benefits of market exchanges. While Marxist theory has little concern for allocation of land for various uses neoclassical economics defines it as a function of market demand, location, and physical qualities and concerns for the efficiency of the system of land use arrangements for production of goods and services. Thus, the difference between the two lies, according to Mattingly, mainly in focus that could not be considered contradictory. Accordingly, his view is that:

Understanding the urban land market means understanding matters from both these approaches: the interplay of supply and demand and the economic costs and benefits, as well as the roles of the social agents in the production of land prices and the social costs and benefits involved. (Mattingley, 1993: 103).

Nonetheless, Mattingley has also raised the issue of 'convenience' of land market in the sense that it is fragmented in various but probably interconnected ways including, for instance, into major land uses, income groups', location itself, formal and informal markets- aspects not well addressed by the available theories. Nevertheless, combinations of the two theories help identify the elements of what Mattingly called 'market activity', and depict important matters, which may affect or be affected by government intervention (Mattingley:103-104).

Formal and Informal Land Markets: Quan called economic growth and development advocates formal land markets with the prefix of 'conventional wisdom' about economic growth and development advocates formal land markets. Nevertheless, irrespective of differences in tenure, both formal and informal land markets are growing and active throughout Africa. Land transactions prevalent throughout Africa include- the buying and selling of freeholds, as well as temporary transfers such as lease and rental; long and short term informal land borrowing, including land pledging; land mortgaging; land exchanges; land pooling and other informal arrangements.

2.4. Experiences on land and housing market

2.4.1. Global land and housing market

All countries deal with the management of land. They deal with the four interrelated functions of land tenure, land value, land use, and land development in some way or another. Generally, Land markets regulated through land tenure and land administration systems. Key elements in any land tenure system include the extent to which land can be bought or sold (Mahoney et al., 2007). With a few exceptions (such as Antarctica) the ultimate owner of the land is the state, which retains the right to acquire private property for public purposes and to control the manner in which the land is used, for instance through planning legislation.

The levels of investment and the impact of land markets vary across the globe. In general, the positive economic consequences have been most noticeable in Europe and North America. In much of Africa, market activity is limited. In Latin America, the markets have been, biased by the fact that access to capital is easier for the wealthy and this has segmented the market, leaving many people landless and in poverty (Mahoney et al., 2007).

According to Dowall, (1993), there are three generally accepted justifications for government interventions into urban land markets: elimination of market imperfections and failures to increase operating efficiencies; removing externalities so that the social costs of land market outcomes correspond more closely to private costs; and to redistribute society's scarce resources so that disadvantaged groups can share in society's output".

2.4.1.1. Brazil—Urban Land and Housing Market

Brazil is the largest Latin American country 81 percent of whose population is living in urban areas. The land and housing market was never and still is not commensurate with fast urbanization that led to such concentration of population in cities and towns. Ever growing housing deficit, which resulted in the escalation of informal housing and settlement, is the typical problem of major cities and metropolitan areas in Brazil.

The Brazilian housing market found to be paradoxical. While 93 percent of urban housing is classified as permanent (as opposed to the 86 percent average for low middle-income countries of which Brazil is one) only 64 percent have access to tap water (as opposed to 74 percent

average for low-middle income countries). Unauthorized housing accounts for 23 percent in Brazil whereas the average for the low-middle-income countries stands at 36 percent. (Bacry, Sileshi, & Admit, 2009)

It is such a low rate of unauthorized housing coupled with greater proportion of permanent structures on the one hand, and a relatively lower level of access to pure water supply (indicative of low-level infrastructural development) on the other, that renders the situation paradoxical. In fact, Brazil with all its resources and level of urbanization ranks one of the lowest in Latin America in terms of providing infrastructure to support housing development for residential use Kenneth Davy (1998)

In spite of the lack in infrastructure and secure land tenure, housing is very expensive. The private sector is able to produce housing while the state has failed to deliver the requisite infrastructure like water supply and sanitation services, adequate circulation and spaces for communal activities. The state has also fallen far below expectation in terms of charting out plans to approve subdivisions to support housing developments.

The land and housing market, beset by various problems in one way or another reflecting the paradox mentioned above, had to push housing development to informal structures and settlements. Demand for housing that was progressively growing with the growth of population, increasing household formation, additional income and the need to replace old and dilapidated dwellings could only be satisfied through supplementary role of informality.

Between 1970 and 2000, around 940,000 additional housing units used to build every year. Much of this was constructed informally and in areas without adequate infrastructure and official land titling. For example, close to 60 percent of the increase in the number of houses registered between 1991 and 2000 was accounted for by informally built ones. As indicated earlier on, this has been, because of the formal sector's failure to deliver affordable land and housing. The major obstacle in increasing land supply has been the lack of serviced land and the inability of public infrastructure to expand in order to meet the demand. Because of the deficiency of access to essential services like: water, sanitation, and adequate circulation to about a million houses, most of such houses were built in the informal sector. (Bacry, Sileshi, & Admit, 2009)

Informal land subdivisions can be either illegal or clandestine. Illegal subdivision of land for housing construction carried out by an owner, giving out a piece without any official permission and in the absence of cadastral identification. Clandestine subdivision refers to settlements on land not owned by the users or developers. It would not be a surprise to find such settlements on government lands. The houses on clandestine subdivisions like their illegal counterparts do not possess any form of secure or legal tenure. The houses on both holdings range from very poor temporary structures in good conditions to rather strong and permanent dwellings with brick walls concrete floor and tin roofs. Individual upgrading of old dwellings is an incessant activity.

Informal settlements are so real and widespread that the government is involved in upgrading areas to regularize them. This may be one of the reasons behind the sprawling of new settlements, particularly in the peri-urban areas. As is the case in many cities in the developing countries, Brazilian cities are also fast decentralizing and spreading out by consuming the land in the surrounding rural areas. In addition, because of a better transportation facility and an increasing use of automobiles by individuals, low-density metropolitan development is on the rise.

Population growth obviously requires additional land to accommodate varieties of services. In the case of the major Brazilian cities, each additional population of 1,000 needs 6-37 hectares of land to be developed. Since this demand is not something that can be met easily, supply of serviced land is hard to come by. With serviced land, in short supply the price is definitely high, especially in comparison with the level of economic activity and income. The price of 100 square meter of residential land in three of the major cities is about equal to the per capita GDP of the metropolitan areas. It is the households that find themselves earning below the per capita (and they happen to be quite too many) that congest the informal landing market.

The trend in the development of Brazilian cities, expected to continue in the same direction. With the increase in population, urban lands will expand at the expense of the rural ones. It was estimated that there would be an annual average increase of 2.5 million people between 2000 and 2030. It is also estimated that for every additional increase of 1,000 people, 11.9 hectares of built up area would be required.

The housing and land market in cities and towns in Brazil is very far from being healthy. It calls a lot of improvement in terms of both curing the ills and preventing their recurrence of informality through reduction and/or regularizing. This needs a comprehensive undertaking by the central and local governments in such areas as efficient data collection and projection for the preparation of master plans, facilitating conditions for increased investment in private infrastructure to support subdivisions for residential development. Regulations on housing land subdivisions must constantly be reviewed to evaluate their impact on costs. These and related initiatives are expected to eventually create an environment whereby affordable land and housing is available. (Bacry, Sileshi, & Admit, 2009)

2.4.2. Land and housing market in Africa

The characteristic of urban growth in Africa is predominated dominated by Informality and resulting in high demand for land. Researchers anticipate that about 50% of Africans will live in cities by 2050. Urban land market in Africa is limited and inefficient, due to Poor land administration and registration systems, Different systems of rights and practices, failure to register different types of occupancy, mistrust in courts and high transaction costs (Kihato, 2013). For example, in Southern Africa land sales among smallholders are rare while in East Africa there has been some buying and selling of land. In general, throughout Africa, individuals often acquire formal land rights through the market while land rights that acquired through traditional forms of gift or inheritance remain under communal or customary tenure (Mahoney et al., 2007).

Kihato, 2013 listed the Building blocks towards better urban land markets in Africa as follows:

- Developing flexible forms of land ownership and use recognition
- Building state capacity to manage urban land
- Planning efficiently
- Providing security for poor urban dwellers
- Political will

2.4.3. Land and housing market in Ethiopia

Ethiopia is a home to about 100 million of population with majority living in rural areas: large villages or small homesteads. About 89% of the population is living in substandard housing.

Most of the urban centers established in the past 200 years. The reason for establishment of most urban centers of the country prior to 20 Century was military and religion. Process of expansion and centralization in the 19 Century led to the establishment of military base towns all over Ethiopia (EiABC, 2017).The urban center is growing fast since then following high housing demand. Now all major urban centers of Ethiopia have high housing demand due to their favorable locations along major transport and trade routes, their status as regional/zonal administrative centers, and the demolition of low-rent public housing during urban renewal:

The majorities of houses in Ethiopia are below qualitative standard and lack adequate space (Gebeyehu et al., 2001).In terms of quality of construction material and quality, over 50% of the housing units categorized as substandard and poor quality. Informal housing is also increasingly becoming an important component of housing provision in major urban centers. The lack of financial system for formal housing, especially for cooperatives, contributes to proliferation of informal settlements (EiABC, 2017).

CHAPTER THREE

3. Location Description of the Study area and Research Methodology

3.1. Description of the Study area

The researcher chose the study area, Mek'ele city as the research site because it is one of the potential corridors of development in Tigray National Regional State and the researcher has enough background of the area, and has worked in Mek'ele municipality as urban planning expert for four years.

Mek'ele is one of the largest Ethiopian cities, which have high urbanization rate because of pull and push factors. Mek'ele is the capital of Tigray Regional State. It is about 783 km far away from Addis Ababa. The absolute location of the City is 13°32' N and 39°28'E. Its altitude is about 2484 meters above sea level. The population of Mek'ele is 324000 (CSA) currently. The spatial extent of the City is 322,247,188.23 ha (Mek'ele structural plan report 2009). The existing jurisdiction boundary of the city is defined based on the planning boundary of the recent structure plan and a proclamation passed on July 5/2012. Proclamation no. 223/2004 has divided the city into 7 sub-cities, 33 kebeles and 105 Ketenas namely addihak'i (ዓዲሓቂ), Ayder (ዓይደር), Haddinet(ሓድነት), Hawelti (ሓወልቲ), qedamayweyyane (ቀዳማይወያነ), Kwiha (ኩሓ), and Semien (ሰሜን). The City has a structural plan which was prepared in 2009 E.C.

3.1.1. Location Map

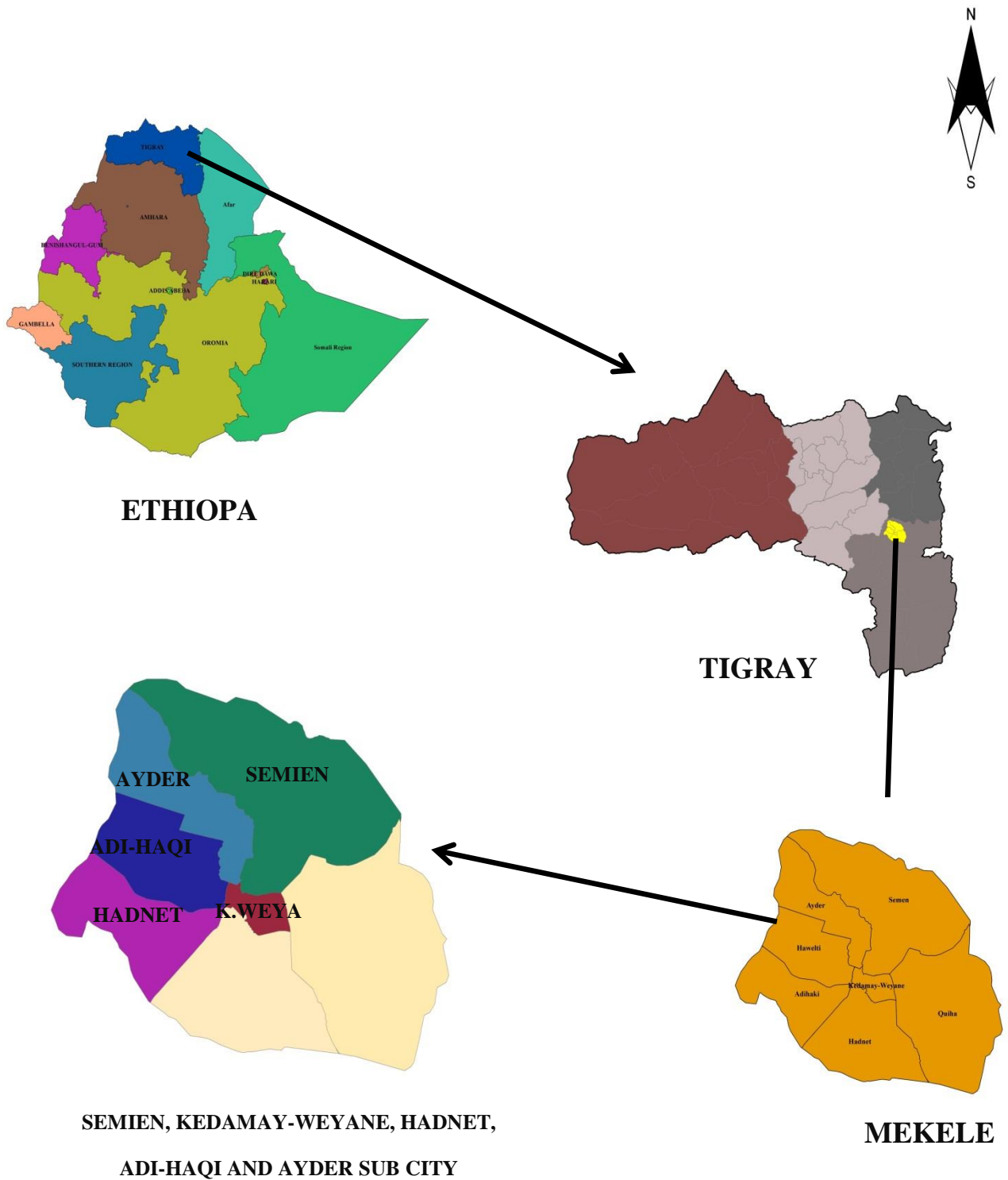


Figure 3 Location of the study area

Source: Adopted from Mek'ele Urban planning office, 2018

3.2. Research Methodology

The study comprises a concurrent exploratory/explanatory mixed research method using convenient sampling method for the selection of respondents like focus group discussion, experts of municipality and leaders of the municipality. Purposive sampling method was used to select Key informant who believed to have comprehensive knowledge about the subject matter under the study and FGDs participants to represent the different cross-sections of the relevant sectorial offices as well as those members of the community who were sell and buy houses. Primary and secondary data sources, used to identify from which relevant information has collected and data were analyzed and presented. It consist the type of research and source of data; data collection instruments and procedures; sample size and sampling technique and method of data analysis.

3.2.1. Research Approach

3.2.1.1. Research Design

In order to achieve the purpose and objective of the study, a case study descriptive survey method was used. The study bases mainly on qualitative approach which is by using descriptive analytical method that mainly aims at providing a qualitative overview of the existing practice of land and housing market in the city, providing recommendations and solutions to address the existing problems for the improvement of land and housing market in the city.

Therefore, the structure of the research is presented in the following figure by interlinking one-step to the other. Key informant interviews held with purposefully selected individuals who believed to have comprehensive knowledge about the study area and the subject matter under the study.

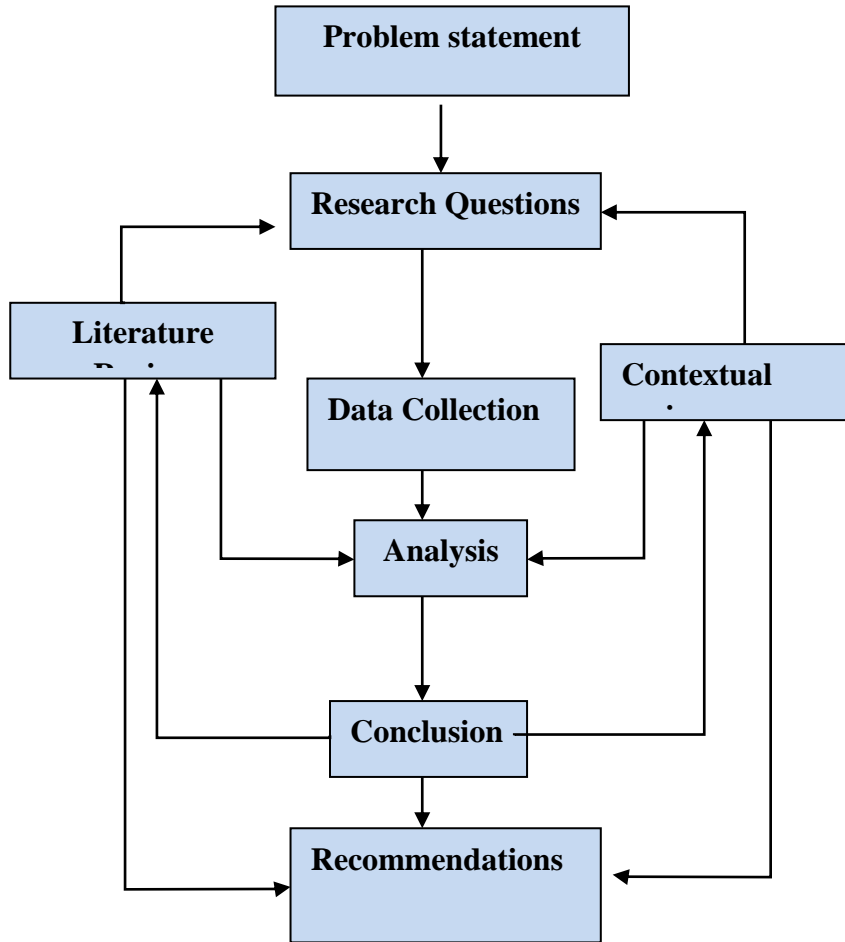


Figure 4 Research design flow chart

3.3. Sources of Data and Methods of Data Collection

Since the purpose of this study was to assess land market system of the city particularly residential housing, the data was collected through survey techniques which provide multiple data gathering opportunity such as FGD, case study, interviews and questionnaires was administered.

A. Data Gathering Tools

The study has been used major data gathering tools such as questionnaires, interview and focus group discussion in order to obtain adequate qualitative data. Both closed and open-ended questions were prepared. To clarify the questionnaires' consistency, it was prepared in English

and later translated to Tigrigna, which is the official language of the region that respondents easily understand and respond as intended.

3.3.1. Primary Data Collection Tools

The primary data collection employed in two ways (spatial and non-spatial data sources) the spatial data captured from Google earth map, structural plan of the city and field observations. The non-spatial data, on the other hand, interview with brokers, interview with house buyers, and sellers; experts, and members of local land administration and site visits were collected using the following tools.

Focus Group Discussions (FGD)

FGDs participants selected in such a way that they would represent the different cross-sections of the relevant sectorial offices as well as those members of the community who sell and buy houses. The FGDs groups were organized with three broad groups of respondents namely professionals, house buyers, house sellers and brokers. Each FGD comprised six individuals whom identified through purposive / judgmental sampling procedure.

Key Informant Interviews

Key informant interviews held with purposefully selected individuals who believed to have comprehensive knowledge about the study area and the subject matter under the study. Pre-designed checklists employed in these KIIs. The researcher exerted maximum efforts to include the different spectrum of views from various individuals of different professional and social backgrounds. Consequently, the interviews conducted with experts working in the municipal administration office adjoining Sub-city, the zonal and regional administrations, the city's urban planning and land development department, house sellers and buyers and brokers.

Questionnaire

The questionnaire were prepared by considering the land delivery system and the cause of demand and supply gap in order to get relevant information and posed to the city dwellers that were in the waiting lists of leases applicants and members of housing cooperatives, which include open and closed ended questions in the study area of Mek'ele city.

3.3.2. Secondary Data Collection Tools

Secondary data reviewed from reports, land lease bid documents, assessments made by the city, Structure Plan of the city, Local Development Plans. In addition, spatial data collected from Satellite Imagery, CAD graphics and Google Map.

We used data from the land transactions made through tender in Mek'ele for the period between 2014 and 2018. The Mek'ele city administration has supplied land through six rounds of bid during this period. The data on all rounds of auctions made available from the Land administration and management Office of the city administration. It is responsible to run auctions of plots of land prepared for different development activities in expansion and renewal areas by registering in the bank. The office provides information on completed land lease transactions and new land lease listings to the public through its website and reports. While the office provides basic information about the plots of land available for auction, bidders are required to reveal their personal information including their full name, residence and nationality using the bid form prepared by the office when they applied for the tender. The tender contains basic information about the plot including area code, location of the plot area size in square meter, type of plot use, minimum building requirement, and benchmark price per meter square in Ethiopian Birr, lease payment completion period and lease period. Bidders offer price per square meter, initial down payment in percent and total lease price of the plot they bid.

Table 1 Data collection tool

Type of data	Source	Collection method	Unit	Size
Primary	Brokers, house sellers and buyers	Interviews	No of interviewees	5
		Focused Group Discussions	Team	2
	Experts and officials	Interviews	No of interviewees	5
		Focused Group Discussions	Group	1
	Field Visit	Personal observation	Settlements	4
Secondary	Mek'ele Structural Plan Reports and Proposals	Desk review	Type of reports	3
	Local Development Plans	Desk review	No. of documents	17
	Satellite image and Google Map	Desk review	No. of documents	7
	Censuses	Desk review	No. of documents	1
	Land lease excel report	Desk review	No. of documents	1

B. Procedures of Data Collections

Both quantitative and qualitative data collected in order to provide a comprehensive analysis of the research problem. The researcher collects both forms of data at the same time and then integrates the information in the interpretation of the overall results. The qualitative data addresses the process of auction land market, development; provisions, lease price and reconnaissance held using printout images and different photo captured to express the spatial locations of the case studies.

The quantitative data of land bank, development, provisions and lease price including statistical data on the socioeconomic and physical conditions of the city collected from relevant institutions and has used to analyze shortage of land delivery.

3.3.3. Sampling Design

A. Population

The population of the study included all the stakeholders related with urban land market, Mek'ele city dwellers, brokers, house buyer and seller, expert of the study area, regional concerned offices and study city officials identified and employed.

B. Sampling frame

For the purpose of this study, the following sample frame taken from target population. Such as house buyer and seller, brokers, long list registration, expert panels (lease auction committee, land bank, land development and management, plan preparation and implementation teams) and key officials (mayor, municipality manager and deputy of municipal manager) was included in the study deliberately in a purposive sampling to obtain the required data.

3.2.3 Sampling Unit

The sampling unit of analysis focused on the city residents participating in lease bid, house buyers and sellers selected in survey method. Whereas individual officers (planners, surveyors, lease officer, infrastructure experts GIS experts), case teams such as lease bid committee, urban land development and management (LDM), plan preparation and implementation, land banking were selected as key informants to get reliable and relevant data.

3.2.4 Sampling Techniques

The sampling techniques administered in the research were probability and non-probability sampling chosen from the sampling frame mentioned. The city is comprised of seven sub cities. However, this study was concentrated on five of the seven sub-cities based on the centrality and complexity of the sub cities using the non-probability sampling technique. The selected case studies were Ayder sub-city, Adi-Haqi sab city, kedamay weyane Sub-city, Semien sub city and Hadnet sub-city. The study demands to determine sample design and size as part of the broad sample Survey. The sampling is only for the houses sold privately. However, for land sold through auction the data report is available from the auction report for the whole city. The researcher used systematic random sampling to select private house buyers and sellers because the respondents in the list were easily accessible to choose using systematic random sampling

techniques. On the other hand, judgmental sampling technique of non-probability sampling methods were used for those expert and officials and brokers who have direct involvement on the issue to get the right and reliable information for the attainment of the research objectives.

3.2.5 Sample Size

The sample size was determined by using the Yamane's formula for calculating sample size for the set of finite set of populations (Yamane, 1967). $n = \frac{N}{1 + N(e^2)}$

Where: n = the required sample size,

e = the acceptable error or level of precision,

N = the total population that is estimated to have the characteristic under consideration

Assumption:

Since the degree of variability is not known and assuming the maximum variability which is equal to 50%. By taking 95% confidence interval and 5% level of significance, the number of sample size is determined by using the above formula, the 436 individuals who have participated in private transaction. Therefore, the researcher included all the 436 individuals to the sample. The sample size 436 individuals which drawn from the total population is presented on Table 2.

The researcher used data from the land transactions made through tender in Mek'ele city for the period between 2015 and 2018. The city administration has supplied land through six rounds of bid during this period. The data on all rounds of auctions made available from the Land administration Office of the city administration. It is responsible to run auctions of plots of land prepared for different development activities in expansion and intermediate areas by registering in the bank. From the database of the city land administration all the information about the auction needed for the study were collected.

In addition to the land transaction data, the researcher used relevant official policy and regulation documents from the Mek'ele municipality and federal offices as secondary sources. The study mainly reviews the land lease holding regulations. Moreover, other relevant data extracted from the recent land lease implantation and land market report of the city Administration.

Table 2: Distribution of sample size with their approximate proportion

No	Sample frame	population size	Sample size
1	Private house transaction	12468	436
	Total		436

Source: Mek'ele city administration, 2017

In addition to probability sampling, non-probability sampling which is called purposive or judgmental sampling was used for those experts who have the right information about the issue. Hence, the researcher had selected 24 individual key informants from land related experts with the following categories.

Table 3: Sample frame, sample size and sampling techniques

No	Sample frame	Sample size	Sampling technique
1	Expert lease bid committee	5	Judgmental
2	Plan Implementation team	3	Judgmental
3	Land Development & Management	3	Judgmental
4	Plan Preparation team	6	Judgmental
5	Mayor, Municipal Manager and deputy of municipal manager	3	Judgmental
6	Brokers	8	Judgmental
7	House buyer and seller	32	Judgmental
	Subtotal	60	

3.3.3. Method of Data Analysis and presentation

The raw data collected from the field were, organized in a manner that facilitates analysis in line with the objective of the study. The qualitative data were, analyzed by employing descriptive research techniques. In addition, the data was, analyzed by grouping, interpreting and summarizing. The study was, presented by analyzing the collected data in the form of maps, tables, figures, charts, and percentages using SPSS version 20 software.

CHAPTER FOUR

4. Data Presentation, Analysis And Interpretation

4.1. Housing condition in Mek'ele

4.1.1. Housing development strategy

It perceived that there is shortage of housing in Mek'ele, Poor quality of much of the existing houses, overcrowded families and limited numbers of newly constructed houses are manifestation of this shortage. The need for construction of new housing and the governments' initiation for compact condominium house development and land provision for cooperative aroused from this fact.

Table 4 Demand for Houses

No	Local administration	Housing demand
1	Hawelti	15532
2	Ayder	12023
3	Semien	13311
4	Hadinet	18200
5	Kuha	3665
6	Kedamay weyane	14587
7	Adi-Haki	7632
	Total	84952

Source: Tigray Housing Development Agency 2018 G.C

Table 4.4 shows the number of residents who demand for housing in any type of housing modality, confirms the existing demand for housing. It also shows the number of residents registered for either condominium houses or cooperatives in each local administration.

The city administration has prepared a three years strategic development plan in 2017. The strategic plan placed housing development with multiple objectives. The main objective of the strategic plan aimed at providing land for middle and low income through cooperative. to promote micro enterprises(contractors), to privilege low income households to be the owner of

houses and share the benefit of urban development, step by step reduction of the growing housing shortage thereby improving the standard of living of the inhabitants of the city.

From the interview made to the city officials beside the housing development built by private individuals, at the current time there are two main provision of housing to the residents: the first one is through cooperatives for low and middle income and second through lease auction which is anyone can participate equally and compute. The land provision for cooperative provided after ten years. The only way land provision for residential is auction after 2008 G.C this results to large housing demand in the city in addition to the yearly increasing in population due to high urbanization rate.

Table 5 Land prepared for housing cooperative in 2017G.C

Land prepared for Housing cooperatives	Land Prepared in ha	Land Transferred in ha	Number of users	Remark
Civil servants, residents, police	700 ha	446.7 ha	11380	2017 G.C
Total	700 ha	446.7 ha	11380	

Source: Mek’ele land administration and management yearly report

According to the report of Mek’ele land administration and management, office 700 ha of land is prepared for cooperatives and 446.7ha transferred at first round and 253.3ha is on the way to transfer in the second round. In addition, for teachers, disabled and for federal police around 76.4 ha were prepared. The regional government also decided to continue the cooperative program in Mek’ele city and all towns of Tigray. Even though the land provision for cooperative is good starting but it does not cop up the demand since there is huge backlog of land for housing. At the current time, another reason for high demand of land for housing is there are around 60,000 displaced peoples in the region due to the instability of the country.

One of the main provisions of housing is formal land lease auction, in the lease auction the main actors who plays were not the middle or low income but high-income community. Since the price of auction was increasing radically the provision of land for housing is specifically for those high income and brokers whom bought land through lease auction and sold(transfer their use of right) it without any improvement but with a large profit.

4.1.2. Access to Land for Housing

Land is the main input among other things, for housing development. Even though the existing structure plan of Mek'ele city proposed different approaches to meet the demand in housing. Currently, the land delivery system for housing is only through lease auction for individual builders. In addition, sometimes direct allotment in case of low and middle-income residents through cooperatives. The small amount of land or number of plots delivered on each bid or each year, which is much lower than the proposed demand in the structure plan-housing component, worsen by lack of land registration and housing information profiling thus inflated demand has resulted in higher prices per square meter of land.

Table 6 Number of bidders and parcel prepared by year

Year	Auction Round	No of bidders	No of parcels	Ratio
2015	Bid No - 56	3441	82	1:41
2016	Bid No - 57	7990	163	1:49
2016	Bid No - 58	7011	179	1:39
2017	Bid No - 59	9562	267	1:36
2017	Bid No - 60	10900	105	1:103
2018	Bid No - 61	13785	138	1:99
	Total	52689	934	1:57

Source: Mek'ele land administration and management auction report Bid No.56-61

Table 7 Average number of bidders and average parcel prepared

Year	Average No of bidders	Average No of parcels	Average Ratio
From 2015 to 2018	8782	156	1:56

Source: Mek'ele land administration and management auction report Bid No.56-61

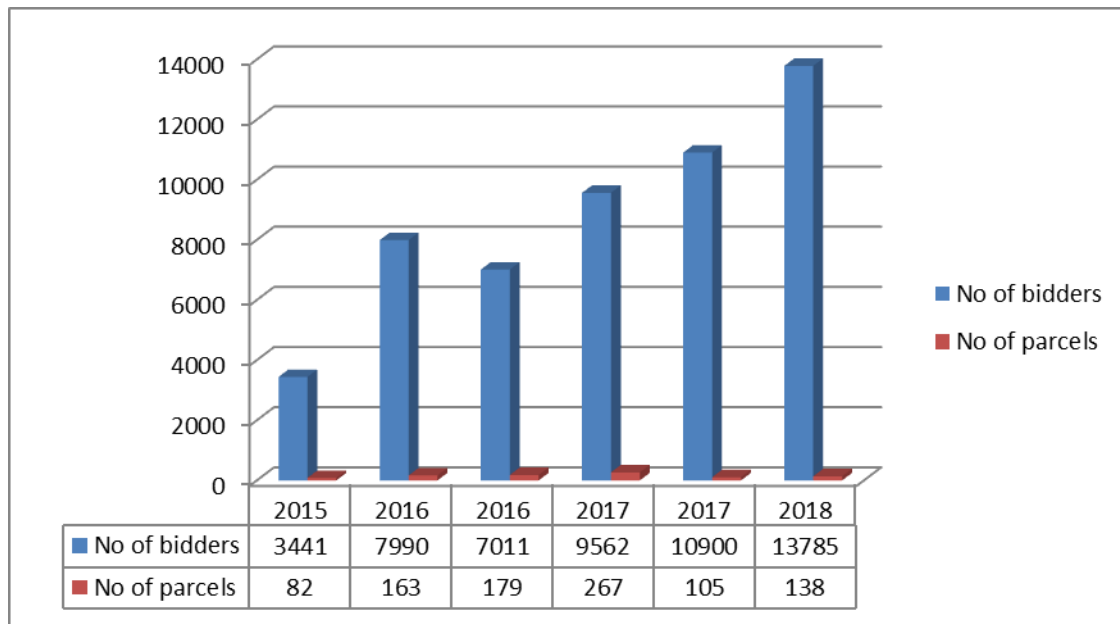


Figure 5 Number of bidders and parcel prepared by year

As observed from bid (lease) results, the number of bidders increased by 10,344 from 2015G.C to 2018G.C, although there is not a significant increment of land prepared for auction. The increment of number of prepared parcels is only 52 in the stipulated time duration, which is 82 in 2015 G.C and 138 in 2018G.C.

On average about 156 parcels prepared for 8782 bidders in the stipulated time duration. The ratio between the bidders and the number of parcel prepared in each auction is large. From Table NO 5 one can see that the average ratio of bidders to parcel from 2015G.C to 2018G.C is 1:57 means that 57 bidders compute for one parcel which shows that the demand for housing which results to increase winning price dramatically. This tells us the demand for housing increased significantly during the last few years. For the last two years, the ratio is 1:103 and 1:99 respectively; this shows that the opportunity to get land for housing is less for those who have low and middle incomes because; they may not afford this high price of the land. Therefore, the ratio between the bidders and the number of parcel prepared in each auction is large and this tells us the demand for housing increased significantly during the last few years.

Table NO 7 is about real market price that collected from brokers and sellers during key informant interview and by going to the exact site using location plan found in their file, shows that how dramatically increased the price of residential land and houses during the last few years.

Table 8 Price of house in private-to-private transaction

Year	Centrality	House	Average Price per meter	% tage increase
2015	periphery	G + 0	4,400 birr	-
2015	Intermediate	G + 0	5,225 birr	-
2016	periphery	G + 0	5,754 birr	30.8%
2016	Intermediate	G + 0	7,168 birr	37.2%
2017	periphery	G + 0	8,325 birr	44.7%
2017	Intermediate	G + 0	9,820 birr	36.9%
2018	periphery	G + 0	12,255 birr	47.2%
2018	Intermediate	G + 0	13,500 birr	37.5%
Average	periphery	G + 0	7684 birr	
Average	Intermediate	G + 0	8,928 birr	

Source: Mek'ele land administration and management auction report.

Table 7 shows that having common the other factors of market, the price of G+0 L shape residential house increased by 9100 birr per meter square from year 2015 G.C to 2018 G.C. At the current time, end 2018 G.C in order to buy a 140-m² residential, house you have to pay 1.89 million birr at the intermediate and 1.61 million birr at the periphery. On average, there is 40% yearly increase in price so the secondary market is also not healthy. The increment f the price is due to the decreasing supply of land, high demand for land and housing, the land and housing market is not systematic.

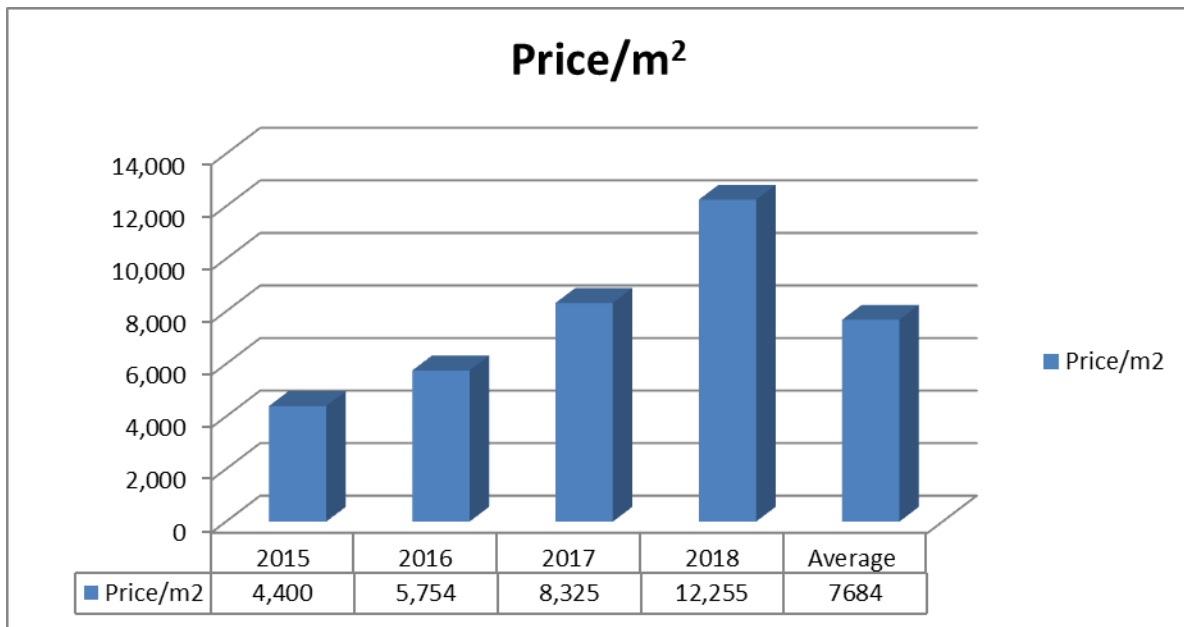


Figure 6 Price of land and house in Periphery area of Mek'ele

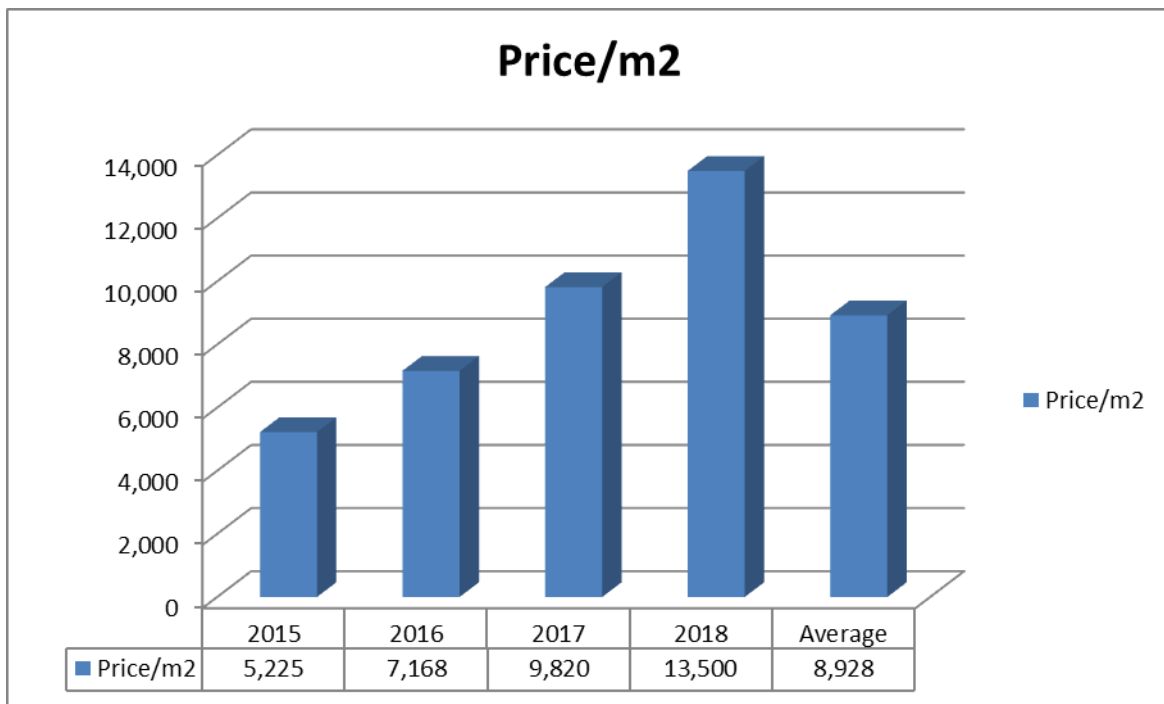


Figure 7 Price of land and house in intermediate area of Mek'ele

The data that collected from interviewing the brokers and residents who buy and sell houses reveals that the main reasons for the increment of the price of residential house is that a lot of people were coming from other regions of the country due to the current political situation of the country and this increases the demand for housing.

The second main reason is that a number of brokers and house sellers tend to buy residential house and maintain it until the price increases significantly. This type of investment is more profitable at this moment than any other business since it has almost no risk of loss although it needs huge amount of money.

In general, trajectory of the city's previous efforts shows less success in addressing the huge demand for housing/residential land. In short, high growth in the city's spatial extent in the course of the last 10 years (1998-2018), that is more than three folds to the population growth, has been irresponsive to the demand.

4.1.3. Informal Land market

The other way to get land for housing is from informal transaction, which is buying land and house from private residents mostly at the periphery. This type of market is common in the city especially at the urban fringe. Even though it is illegal, it is one of access to land illegally via occupation or acquisition (grants and purchase) within the fringe areas of Mek'ele and adjoining areas is evident in a wide array of forms. One form of informality is addition of nearby bordering open area to ones permit holding. This type of illegal land grab is the distinctive feature of areas at close proximity bordering the existing built up area where Local Development Plan (LDP) not yet implemented. In short, majority of the acquisitions and transfers do not comply with legal substances. Grants are nominal - transaction for cash has been the actual act instead. Farm subdivisions are indisputably bare illegal occupations/acquisitions.

Local authorities within the fringe zone have also played a critical role in building trust between buyers and sellers. Local authorities dominate the traditional arbitration parties in transaction agreed to be binding. That is incontestable; members of the adjudicatory committees confirm that most of evidences they received against claims for adjudication were written agreements that transacting parties assumed binding - despite unenforceable by law. The other variant of transaction subject for the traditional arbitration is buyers and sellers present witness without any written agreement. This type of deal is more apparent when the parties have close interpersonal relations including blood relation.

In most cases, the occurrence of illegal settlements taken as an indicator of failures in the performance of the formal land market. The reality holds true in Mek'ele. Constrained supply

scale that has been irresponsive to an alarming demand turned up with price escalation that has voided majority of the middle and low-income residents. It even further debilitates the affording capacity of the well to do sections of the population. This is one of the structural problem urged illegal land market in Mek'ele.



Figure 8 Partial view of the informal land market at the urban fringe.

Source: Field, 2018; Mek'ele

4.2. Land valuation and property valuation

4.2.1. Land grade and land value

Land grades vary at different areas of a city according to the activities and facilities there. The central area (CBD) has most of the time the highest land value because high value economic activities and services are concentrated in this area. According to the urban plan of the city and land administration proclamations, regulations and directives, the city needs to guide their development by preparing land grades and using the assigned initial lease price for each grade of land for different uses. Mek'ele urban planning office has prepared land grade plan, the city divides the urban land in to nine Grades and sub-grades.

Table 9 Benchmark price and mean lease auction-winning price by land grade (2015-2018G.C)

No	Land grade	Lease benchmark birr /m ²	Mean auction winning price birr /m ²
1	1 st -1 st	1279	-
2	1 st -2 nd	1162	15776
3	1 st -3 rd	1085	12541
4	2 st -1 st	976	14895
5	2 st -2 nd	856	11005
6	2 st -3 rd	737	8451
7	3 st -1 st	634	9745
8	3 st -2 nd	539	6547
9	3 st -3 rd	485	5522

Source: Mek’ele land administration and management auction report.

Mek’ele city accommodates from grade one-one up to grade three-three and give land transaction based on these three grades and three sub grades each. As we observe from the table 4, there is very large difference between the benchmark and the winning price in the last two years. The mean wining price for 2nd-3rd is 6547 birr. In addition, the mean winning price for 3st - 1st is 9745 birr. The higher grade the lower mean wining price and the lower grade high mean lease wining price shows the actual land grading of the city is not exploited very well because of lack of the information in which the land grade determinants did not updated constantly and the cadaster system is not fully effective.

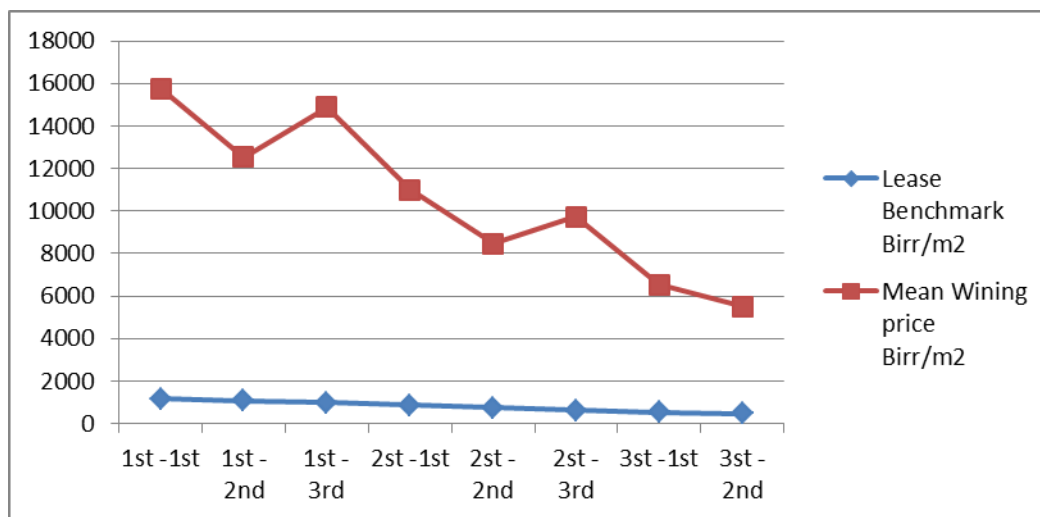


Figure 9 Benchmark price and mean lease auction-winning price

Many factors contribute in determination of the value of land. Physical attributes of land are one of the key factors that contribute to land value. These include quality of location, lot size, topography, access to basic social services and infrastructures, environmental features such as absence of bad smells, noise, etc. The regulation that governs land management and administration such as the type and amount of taxation, zoning, and building laws, planning and restrictions are also key determinant of land value. The social factors include population growth or decline, changes in family sizes, typical ages, and attitudes toward law and order, prestige and education levels. The economic forces include value and income levels, growth and new construction, vacancy and availability of land.

The data/information that obtained from the city officials reveals that, land value assessed based on land grade and size of the plot. The valuation of land based on land grade and size of a plot does not show the real market value of land. Due to assessment problem of land and house in both the primary market and secondary market the city revenue decreased significantly also the market become unhealthy.

4.2.2. Property value

From the interview made with professionals in the city land, management Property value assessment is based on material cost of construction at the time of valuation. Sporadically building tax assessment done on the site based on the condition of the building. To collect the property tax properly, property valuation of property on the site has to be done. However, the house owners did not pay property tax the only payment is lease payment for land owned by lease and for land owned by rent (not lease) were tax (gibri) which based on land grade and size of the plot.

4.2.3. Land in generating revenue

The city manages the land as means of revenue to provide basic services including municipal services, infrastructure development such as road, electricity, water and sanitation supply, sewerage and wastewater treatment as well as affordable houses to the poor through the low cost housing program.

Table 10 Private Transactions Price of Mek’ele City

Private Transactions Price In the City			
Land grade	Mean Registered price Birr /m2	Mean Market price Birr/m2	Difference Birr/m2
1 st – 2 nd	4687	10452	5763
1 st – 3 rd	3945	11823	3945
2 st – 1 st	4285	9541	5256
2 st – 2 nd	3900	9100	5200
2 st – 3 rd	3147	8885	5738
3 st – 1 st	3225	8458	5233
3 st – 2 nd	2985	7412	4427
3 st – 3 rd	3344	8005	4661

Source: Mek’ele land administration and management auction report

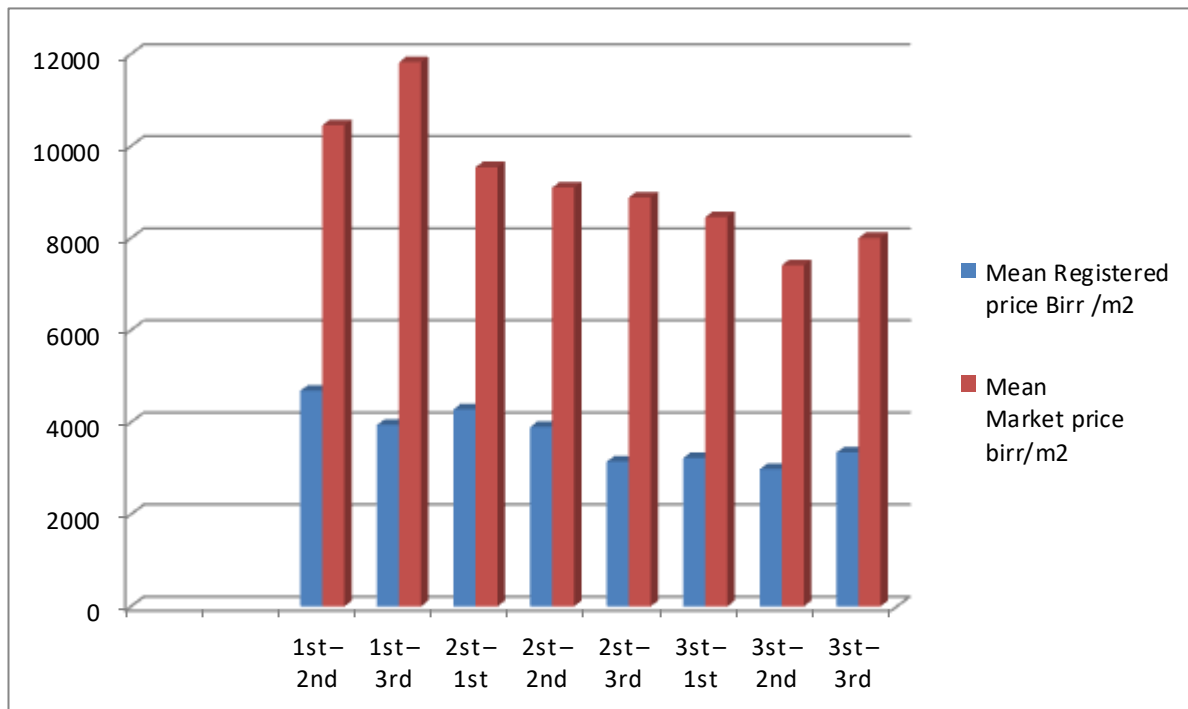


Figure 10 Private Transactions Price of Mek’ele City

From Table 5 we can realize that there is a huge difference between the registered price and the market price. The difference in mean registered price and mean market price of 1st – 2nd and 3rd – 3rd is 5763 birr and 4661 birr respectively, which show the city, loses significant property based tax revenue. This is because the house buyer and seller do not will to pay based on the real market. The land lease directive also helps them to do this. In the procedure of transaction, the transfer payment to the city is based on registered price, in which the buyers and sellers agrees. This valuation method used for the purpose of transfer payment by the municipality. Due to this method employed, the associated revenue source that could be, generated from property-based taxes has substantially reduced. Hence, in order to reduce the transaction cost that involved in the transfer process of the house, buyers and sellers will prepare two documents. One legally accepted agreement, which both parties agreed. The second document is not legally binding but will be, presented to the transfer section of the sub city that is much lower in amount that the actual price exchanged.

4.3.Land and housing transaction Process and procedure

4.3.1. The municipal procedure to transfer ownership

The land administration offices in each sub-city are responsible to undertake the transfer of ownership of houses. The decentralization of the city into the sub cities is believed to deliver efficient services to the resident of the city at local level. One of the services devolved to sub cities is land and housing administration. The ownership documents and files distributed from the archive of the municipality to sub cities land administration offices in 2014 G.C. The sub cities can then access the information they needed for preparation of bill of transaction and other charges. Therefore, any individual who want to transfer his/her right to another person should have to go to the sub-city land administration office where the house is found. The transfer of house requires the fulfillments of relevant legal documents. The documents required by land administration for the transferring of house ownership include

1. The person has to bring a legal documents issued by the acts and civil documents service regarding the sell or gift and court order of the inheritance of the house.
2. Original title deed or title book of the house
3. An identification card, passport of the owner or his legal representative

4. If the transfer of house requested by the legal representative, then He has to present legal document of representation of the owner from court or acts and civil documentation service
5. If the owner is married or the house is owned by more than one person, the agreement the spouse or the individual who has a claim of ownership on house has to supported and legal document has to be presented

Once all these documents presented, to the respective land administration office and supported by an application indicating the transfer services the process of the transfer of the ownership will start. The process in the transfer of house presented below diagrammatically.

DIAGRAMMATICALLY PROCESS OF THE TRANSFER OF HOUSE

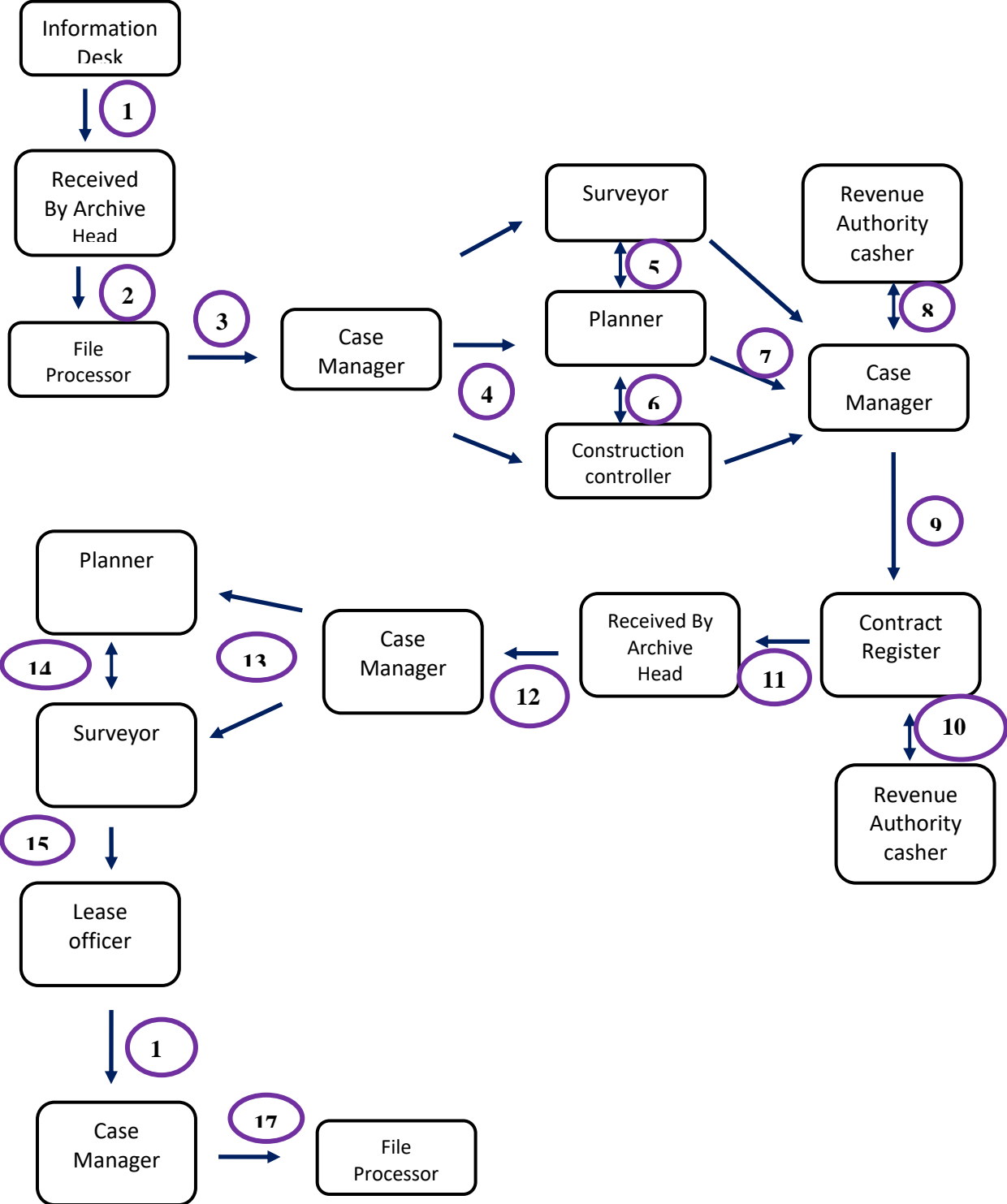


Diagram 1 Municipal process for transfer of house

Source: interview with house buyers, sellers, professionals and observation.

Step one: the client (seller) will ask the information desk worker about the service he/she needs. Application letter is not required thus based on the kind of services requested by individuals the necessary forms provided. The information desk workers will explain the procedure in filling the forms. The payment for the forms will delivered altogether with other payments later.

Step two: the records and archive head check the documents received. He/she will- record it and will pass it to the file processor.

Step three: the file processor will organize the document together with the application form request and pass to case manager who is in charge of checking the file of the house legality etc. Case manager checks the file of the house will verify whether the owner of the house had bank loan or court order not for selling the house because of different cases. He/she also extensively checks the documents presented to him/her against copies in the file. If the documents presented are in line with the criteria lay down and they are correct and justify the owner of the house he/she will sign and confirms that the house is transferable and send the file to planner or surveyor.

Step four: Planner or surveyor checks the file whether there is a court order not to sell or transfer and banks collateral agreements. If the court restricted the house not to sell or if the house is under bank loan, then the transfer of the house will not take place. However, if it is clear from such cases they will prepare clearance by going to the site, measure and observe it. Site plan is also prepared if it does not have had site plan before. After service payment, the file will send back to case manager. Case manager will sign the clearance and send it back to file processor. The file processor records it and gives the seller after putting a legal seal.

Step five: The seller and the buyer go to contract register holding the clearance. In addition, he must have to fulfill necessary documents such as contract by five copies, transaction tax based on the agreement between the buyer and seller, eyewitness and other charges. Then he/ she will register the name of the buyer or to whom the transfer made in the house transfer book. The contract register will send a copy of transfer agreement to land administration and management that inform them about the selling of the house.

Step six: The buyer took the copy of the transfer agreement to land administration and management record office then passes to planner, surveyor and lease officer to prepare site plan and to enter a lease contract. Finally, they provide him title deed and site plan by his name.

The transfer process of ownership is not simple. In each steps there are different problems that an individual might confronted. The interview made with house sellers and buyer's indicates that the transfer of ownership found to be difficult by most house buyers since it might take more than three months. The main problem most people confronted in the process of transfer is finding the file of the house in the archives of the sub city land administration and management. Before the decentralization of the city into sub cities, all the files that indicate the ownership of a house kept in the central archive of the municipality.

4.3.2. Buyer and seller

The starting point of entering the residential housing transaction is making a decision to sell or to buy a house. Given the factors that affect buyers and sellers in residential housing (including forces of demand and supply), a household makes decision to buy or not to buy / sell a house. The decision households made believed to be a rationale decision. Various factors motivated the households' decision to sell or not to sell a house. The main factors that affect the decision of households for selling a house are financial problem, speculative motive (higher price for a house), meeting housing the need of his/her household, preference for living in a better neighborhood (Weldesilassie & Gebrehi, 2017).

Once the households establish a decision about the sell or buying of a house, both buyers and sellers start collecting relevant information regarding the transaction of residential houses in the city. The sources of information are various according to the contact and status of the person. The next step will be to ask the broker to find a seller or buyer of a house. The seller will fix the limit of the negotiation price and the selling price of the house while the buyer indicates the possible house he/ she anticipated to buy, that is, the bundle of characteristics the house he/she likes to possess. As soon as the broker gets the information, either from the buyer or from seller he/she starts to find the other part.

In the formal transaction the bidders are not only house demanders only, but there are a lot of speculators whom they compute in the auction win two or three plot in one bid and sell it without

value adding with large profit and this is one of the main reason for increasing price exponentially.

4.3.3. Brokers

The data obtained from the group discussion held with brokers of house shows that the entry into brokerage services is an easy task. An individual who has acquaintance with brokers has a good chance of knowing the activities of the house broker services. Learning by doing will be sufficient to entry to the brokerage occupation. The activities do not require training, but it needs greater interpersonal communication skill and trust. Trust is the main guiding principal in brokerage services. As the new person gain experience, he will be included in the networks of the brokers.

Most brokers found in the business center of Mek'ele, and the main function of these brokers mainly includes:

- They provide information about the housing market to buyers and sellers who have no other source of expert knowledge about conditions in the housing market.
- They influence their client's purchases of other conveyance services, such as title transfer and clearance.
- They provide the buyer multiple alternatives of houses by location or by type of house.

Mek'ele Brokers who are engaged in housing transaction are the main actors 'that.' facilitate and assist the market of residential houses. Brokers provide the basic information about the house market both for buyers and for sellers of a house. The information provided by the brokers depends on the comparative sells of the residential houses or list of houses sold. They have a network within which they operate. The broker who obtains potential buyers will tell his colleague to find a seller of a house by providing the same information he obtained from the buyer, communication between brokers.

Brokerage commission are the same that is 2 percent for both buyers and sellers of a house, in order to provide service, broker charge both buyers and sellers a fee of 2 percent of the value of house transaction commission is shared among the participants of transaction.

4.4. Residential land and housing market in different modalities of transaction.

4.4.1. Formal primary and secondary land market

4.4.1.1. Land Lease auction

Bid price has not reflected what was initially expected. Neither price determines site characteristics nor is it stable and predictable. This indicates that the prevailing lease price is not a function of land value determinants. Four years consecutive data (2014-2018) indicate significant prices fluctuation - mean land market does not confirm normal market behavior in the city.

The rising of land lease price in the city illustrates the failure of the legal framework as well as the land management system in the city. The maximum price of a square meter of land has increased radically from 4512 birr in 2014G.C to 13,501 birr in 2017G.C and 37,000 birr in 2018G.C. The recently announced lease price of 37,000.00 birr for a square meter by the Administration on June 2018 further shows the shocking growth rate of lease price in the city in few months span. This lease price under the primary market for acquiring land from the government through auction exhibited 46.86 % increment on average between 2014 and 2018. The average minimum winning price of a square meter of land is 3,071 birr while the average maximum winning price is 13,567 birr from 2014G.C to 2018G.C. This big difference shows that even though there are other factors that affect the price, this huge difference in price shows unhealthy market.

Table 11 Lease auction winning price trend

Year	Bid No	Minimum	Maximum	% increase
2014	55	1245	4512	N.A
2015	56	1575	7200	59%
2016	57	2012	7600	5.5%
2016	58	2478	8013	5.4%
2017	59	3254	13501	68.5%
2017	60	4821	17140	26.95%
2018	61	6111	37000	115.86%
Average		3071	13567	

Source: Mek'ele land administration and management auction report

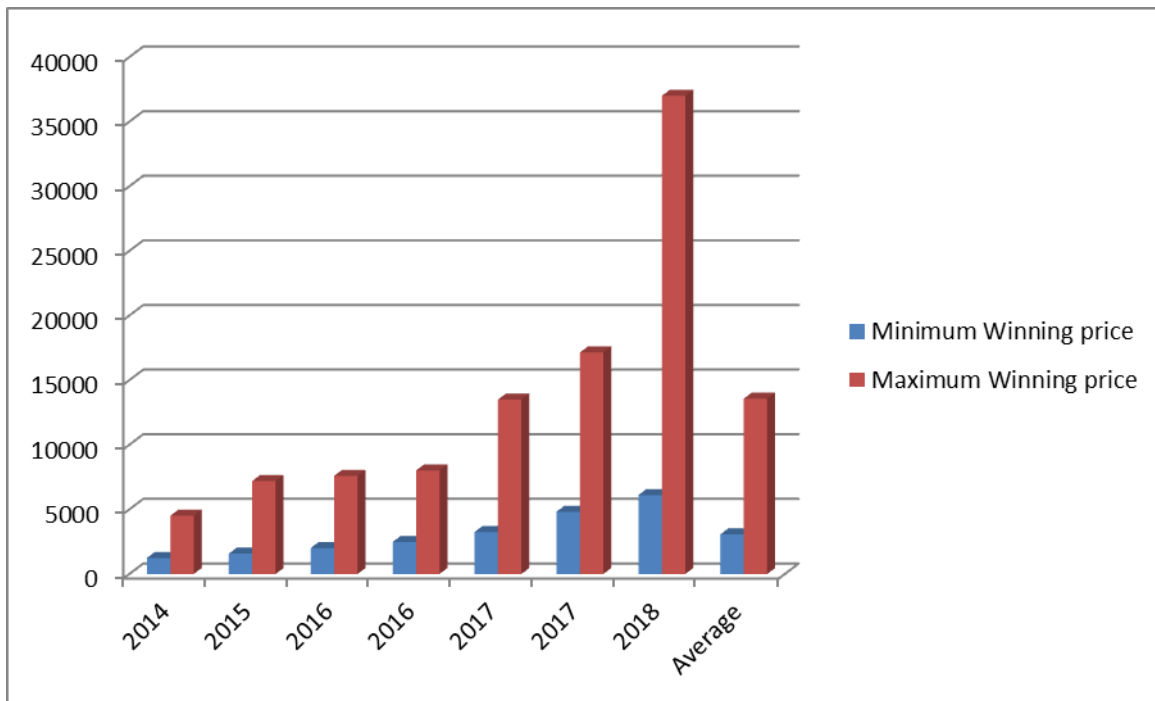


Figure 11 Lease auction winning price

On the other hand, leasehold system suffers from corruption and lack of transparency. The size of land that is available in each tender is very small in comparison to the demand. The limited land supply coupled with discretionary power of government officials to restrict, tighten, or widen access to land creates a large rent; thus, attract more speculators into the bid. City administration is not able to differentiate the speculators from the genuine investors. Speculators dominated the bid process. Which tend to increasingly bid with high prices, which crowds out the genuine investors? The speculators retain the land for some time and resell the use right of the land at even higher prices. This has proven to be discouraging to the genuine investors and the productive sectors.

Table 12 the maximum and minimum auction winning price in sub-cities

SUB-CITY	The maximum and minimum auction winning price											
	Auction No 56		Auction No 57		Auction No 58		Auction No 59		Auction No 60		Auction No 61	
	Max	MIN	Max	MIN	Max	MIN	Max	MIN	Max	MIN	Max	MIN
Adi-haqi	5,319	3600	6666.7	4400	7350	5857	12100	6300	17140.21	11512.27	23277	13127
Hadinet	7,200	3891	7600	2012.12	6824	5666	13501	7600	13330.45	7550	37000	15500
Ayder	5,300	1575	6010	2012.12	8013	5500	10300	5486	14172.8	7050	16002	9700
Hawelti	6000	3,465.95	6112	4000	6500	4550	11100	5539	13000	9100	18500	15112
Semien	3,427	1850	5604	2112	4601	3490	8000	4500	17000	10999	22515	12400
Kuiha	2,500.65	1811	3351	2521	4216	3600	5261	3700	6521	4821	12470	6111

Source: Mek'ele land administration and management auction report.

A detail investigation of the price of plot of land in the different location of the city revealed that the most expensive plot is located in Hadnet sub-city compared to other parts of the city. As it can see from Table 7, the maximum price for a plot of land is Birr **37000.00** birr per meter square in auction 61, which is 2018 G.C. The second most expensive location is Adi-Haqi sub city where the maximum price for a meter square plot of land is Birr **17,140.21** birr. The expensiveness of a plot of land is because of the large gap between the land demand for housing and the supply by the city administration, this can be proofed by the individuals participated in the bid and other mechanisms of land provision were closed for long time, thus most of the demand was collected to auction. Perhaps, these two locations are new settlement areas and relatively most developed and good infrastructure compared to other places. The lowest price observed in Quiha where the minimum price for a plot of land is Birr 6,111.00 birr per meter square in 2018 G.C. One of the main reasons for low price is the perception that Quiha sub-city is located far away from the center of the city relative to the other sub cities.

In the year, 2018 G.C. the maximum winning price per square meter of land in is Birr 37000 (Hadinet sub city) and the minimum is and Birr 6111(Quiha sub city). Table 7 shows trends for maximum and minimum price of plot per square meter in five locations of the city from

2015G.C to 2018 G.C Overall, price increases were most pronounced in Hadinet and Adi-Haqi sub-city and less pronounced in semien and Quiha sub-city.

Table 13 the maximum, minimum and average auction winning price by auction number

Auction no	Max	Min	Average
56	7,200	1575	4163
57	7600	2012.12	4653
58	8013	3490	5835
59	13501	4500	8453
60	17140.21	4821	12085
61	37000	6111	18313

Source: Mek’ele land administration and management auction report.

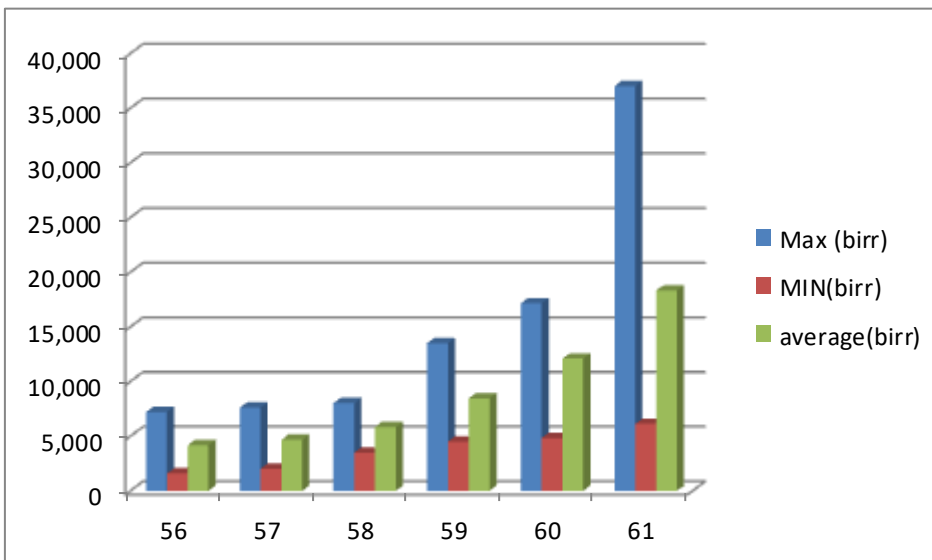


Figure 12 The maximum, minimum and average auction-winning price by auction number

Higher proportions of the plots were available for auctions in Ayder sub-city, where about 29.23% of the plots were available for auction over the period between 2013/14 and 2016/17. Hadinet, Hawelti, semien sub cities are the second, third and fourth locations in terms of proportions of plots of land auctioned.

Table 14 No of bidders and amount of parcel prepared

Sub-city	Auction Round 56-61		Ratio
	Bidders	NO of parcel provided	
Adi-haqi	7242	119	61
Hadinet	10264	168	61
Ayder	15401	328	47
Hawelti	9735	121	81
Semien	7642	147	52
Kuiha	2405	51	48
TOTAL	52689	934	57

Source: Mek'ele land administration and management auction report.

According to the lease law, serviced land should be prepared for land auction. In addition, the Regional Urban Land Development, Trade and Industry, gave a direction to the urban centers: the number of auction should be twelve times per year. However, Mek'ele city delivered a land through lease five times within the past three years and the land auctioned not provided with infrastructure fully. Therefore, this decreases the supply of land for auction and amount lease price per m² increased thus, not afforded by the middle-income groups. Hence, the access to housing also reduced the affordability of land due to scarcity in land delivery.

It has found that the delivery of land for housing is far behind demand. The major causes for this were change of directions of land delivery approaches or modalities. For instance, the cooperatives approach has stopped after working for only one time in last year. The city does not take any effective and efficient remedial delivery strategies to cope with the housing deficit or plan. Projections and proposals in the previous structure plan not taken as targets to be achieved during land delivery and implementation rather the city has set its targets, based on its technical and financial capacities, regardless of the plan.

The city land delivery system for housing gone through unclear procedures and steps in land allocation. The average amount of land transferred during the last five years has shown that the proportion of housing was small due to lack of financial and technical capacity of the city to deliver serviced land for housing. For instance, the issue of land bid (lease) administration and

compensation for farmers in expansion. The city did not take any measure to build its technical capacity or any other solution to live up to its expectation in housing provision.

4.4.1.2. Land grade and lease winning price

The benchmark price is determined by the city administration. One of the key parameters that the municipality uses to determine the benchmark price for a plot of land per meter square is plot grade. The city administration ranks plots based on their location, access to infrastructure, and numbers of stories per building, development cost of the area and land use. It is, therefore, important to analyze whether or not developers/bidders consider plot grade when they determine plot value. Based on the lease policy, the benchmark price should have to be update at least every two years to reflect existing condition but not continuously updated.

The lease price offer by auctioneers is skyrocketing; the prices charged by the administration follow neither the floor price nor the grades of the plots. A homogeneous plot of land does not fetch a similar price. This can be illustrated by the latest auction result in auction number 61. Two plots with the same grade in Adi-Haqi sub city fetched 22,820 birr and 16,501 birr per square meter, which shows that the price pattern in terms of location is beyond any theoretical rationalization.

Table 15 lease winning price by grade

Sub City	Parcel Code	Land Grade	Lease Winning Price Birr/m ²
Adi-Haqi	RY005	2 nd - 3 rd	16,501
Adi-Haqi	RY034	2 nd - 3 rd	22,820
Hadinet	HD023	2 nd - 2 nd	18211
Hadinet	HD001	2 nd - 2 nd	12001
Hawelti	EH127	3 rd -3 rd	16780
Hawelti	EH088	3 rd -3 rd	9110

Source: Mek’ele land administration and management auction report.

Although the theory states that prices of plots of urban land decrease as the distance from the center increases, a plot of land located at the peripheries of Hawelti sub city managed to fetch almost the same price as the plot located in Hadinet. “It is unreasonable for a plot at the

peripheries of the city to get a similar offer as plots located in the center or intermediate of the city.

Land issues are of crucial importance to economic and social development, growth, poverty reduction and governance in Ethiopia. Access to land is the basis of economic and social life in both rural and urban areas. Analysts argue that the multiple dimensions to land issues, such as inefficient land administration system and limited supply, require a careful and well-implemented approach, which places current land issues within the political, economic, and social context. Otherwise, they say, only the sky will be the limit for the skyrocketing land lease price in the city now and in the future

4.4.1.3. The process of land auction in Mek'ele

As stated in the lease holding of urban land regulation, city administration or regional states release public land for private developers through allotment or the auction of land leases. The city Land administration and management office is responsible to transfer plots of land through tender or allotment. The office is also responsible to run auction of plots of land prepared for different development activities in expansion and renewal areas by registering in the bank. It also prepares the land lease bid offer form, which a bidder should buy from the office, fill, and submit it to the office during the tender period.

Plots of land released for auction openly at the government's benchmark or floor price and the bidders submit their offer for a particular site in a closed envelope. The auctions are open to all interested developers and there are no restrictions on the eligibility of bidders. Each auction site has specific land use parameters to be announced public through media Dimtsi weyane and ETV. The location, land use, floor price, lease period, etc. for each auction site become accessible to the bidders. Currently the auction floor prices in the city are set based on the land grade of the site. Accordingly, plots in the city set in to nine Grades and sub Grads and the auction floor price of a plot in the city is set as in Table 1 below.

Table 16 Land Grade and Lease Benchmark price of land

No	Land grade	Lease bench mark
1	1 st -1 st	1279
2	1 st -2 nd	1162
3	1 st -3 rd	1085
4	2 st -1 st	976
5	2 st -2 nd	856
6	2 st -3 rd	737
7	3 st -1 st	634
8	3 st -2 nd	539
9	3 st -3 rd .	485

Source: Mek'ele land administration and management auction report.

According to the leasehold regulation, in addition to the benchmark price, the tender should at least contain information on plot size, land use type, and minimum capital requirement, which is 5% of the minimum value of the plot these are determined by the city administration. The completion of the construction period is maximum two years for residential. However, this can be extended up to five years with penalty. The lessee has the right to transfer or pledging the leasehold. He/she can use it as collateral or capital contribution to the extent of the lease amount already paid. He/she has also the right to transfer prior to the commencement or half completion of construction.

Moreover, based on the leasehold regulation, the period of urban land lease is 99 years for residential housing. Even if the city administration sets the minimum amount of the down payment and includes in the bid announcement, bidders also state the amount of the down payment and payment period, since it is also one of the key criteria for selection of the winner. While the offered price per plot of land per meter by the winner accounts 80% of the total score, the down payment accounts 10% and the payment period also accounts 10%. The lease period may renew upon expiry on the bases of the prevailing benchmark lease price and other requirements. Once the bidder wins, he pays the down payment and the remaining payment will be paid yearly in the payment period.

4.4.1.4. Private land lease market transaction

The lessee has the right to transfer or pledging the leasehold. He/she can use it as collateral or capital contribution to the extent of the lease amount already paid. He/she has also the right to transfer prior to the commencement or half completion of construction. Even though the proclamation gives a chance to transfer ones use of right without any improvement, most of people do not use this right because they do not aware of selling or transferring ones leased land without construction. However, some speculators exploits this right and they sell their leased land without any construction or any improvement with a large profit. This is one of the main causes for exponentially increment of lease price.

4.4.2. Formal secondary (private) land and housing market

The housing transfer has increased at an average rate of 39 percent during five years period. The increase in the number of housing transaction can explain by efficient services of the office and the legality of transfer of property. This is partly a result of improvement of the time required contractual agreement on the transaction, which is on average was 3 days. However, most of the cases take five days. From the evidence of interview with house sellers and buyers, even though there is improvement in efficiency of land and house transaction service the increase in transaction is due to the increase in demand.

Table 17 Residential house transaction from year 2014 G.C to 2018 G.C in Mek’ele

Year	Number of transaction	Rate growth per year
2014	1014	-
2015	1698	67.45%
2016	2117	24.67%
2017	2842	34.24%
2018	3736	31.45%
Total	11407	39%

Source: Mek’ele land administration and management report.

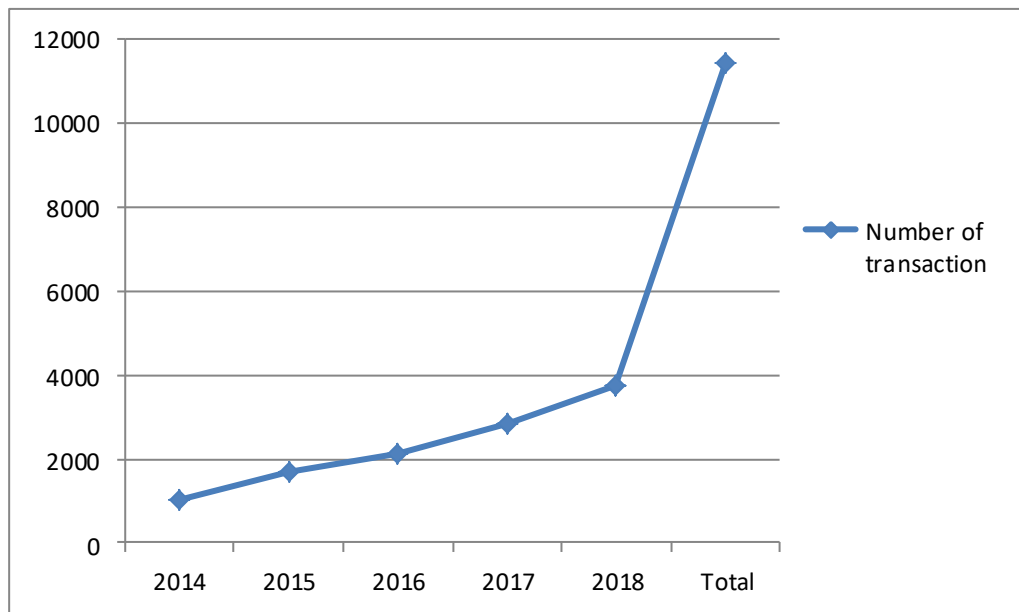


Figure 13 Residential house transaction from year 2014 to 2018 in Mek'ele

4.5. Capacity analysis of sectors involve in land and housing market

4.5.1. Man power

Even though, the sub cities have a difference in population, total area, centrality, etc. this structure is the same for all sub-cities results inefficiency. As it shown Table 16, there is a gap of 10 employees. Not only the gap but also the profession of the employee is also the main problem for inefficiency of the land administration. The city should have to perform one tender per month according to the regional trade, industry and urban development office and in order to supply land for housing and investment so the structure in the city land administration and development is not enough at both a city and sub-city level to do the complex and huge tender.

Table 18 Employment profile land administration and management department in sub-city

No	Technical employee	Level of education	No of staff		
			Plan	actual	gap
1	Information desk	Degree	2	1	1
2	Recording officer	Degree	4	2	2
3	Case manager	Degree	1	1	-
4	Office administration	Degree	1	1	-
5	Surveyor	Degree	4	2	1
6	planner	Degree	3	2	1
7	Lease officer	Degree	1	1	-
8	Contract Register	Degree	2	1	1
9	Information technology	Degree	2	1	1
10	GIS expert	Degree	1	1	-
11	Coordinator	Degree	1	1	-
2	Architect	Degree	2	1	1
13	Drafting	Degree	2	1	1
Total			26	16	10

Source: Mek'ele city human resource department 2009 E.C

There is no auction in the sub cities since the formal transaction is taken place at city level, however, the preparation of land for auction and the transfer process after auction is executed in the sub cities. The private transaction is in the sub cities.

The structure is also the same at city level. The structure in Table 16 is responsible for all land works of land administration and management there is no any sub structure whom perform land auction. A temporary committee selected from the land administration and management and other sectors like urban planning holds the land auction. The resource provide for auction and the number of bidders participated in the auction is too large but the structure is not permanent and not strong enough to cope up the increasing in demand for land. For this matter, the plan to prepare auction twelve times a year failed. . In addition, the existing human resource in the city is not enough strong to provide efficient services compared to the population and the total coverage area of the city.

4.5.2. Finance

The financial budget for land administration of Mek'ele city allocates from the government. The budget distributes to each workflow departments so as to carry out their work. However, the data obtained from the interview held with workflow leader shows that, the allocated budget is not enough with material needed for the activities to equip the departments. That is why; there is a large gap between the existing human resource and the required employees. There is no financial budget for land and housing market since there is no sub-structure. The budget is for the whole office, which is not adequate for their activity.

4.5.3. Equipment

Material resource is one of the very important elements to carry out the services rendered for land information system in an institution. Hence, fulfillment of materials is unquestionable for the provision of complete and efficient services.

Table 19 shows the actual and required materials in Mek'ele city land administration.

No	Material	Required	Actual	Gap
1	Computer	20	8	12
2	Plotter	1	-	-
3	Printer	12	5	7
7	Photocopy	4	2	2
8	Total station	4	2	2
9	GPS	8	2	6
Total		55	18	30

Source: Mek'ele city land administration and management office 2018 G.C

Since there is no sub-structure for land and housing market, the assessment made for land administration and management. The finding of the assessment shows that there is material gap in various departments. There is 30 different materials gap in the land administration and management department and especially the technical materials are mandatory in the process of land and housing market. There are two total stations not only for the land and housing market but also for all activities of the office so this affects the process of the market negatively.

CHAPTER FIVE

5. Conclusion and Recommendations

5.1. Conclusion

Land and land related information is strongly important for all development programs, if the information is robust and systematic; the activity becomes strong and efficient, as information obtained in cadaster can be used for urban planning, land management and efficient land market.

The conventional methods to access urban land within the formal land market are limited to government support housing program or the non-demand responded land supply allocated with the auction. Land supply is insufficient not only for low-income groups, but also for those who have the capacity to pay for. With intent or unintentionally, the city administration is neglecting the role of private sector and individuals in solving the housing need hence resulted in short supply for land auction.

The finding of the study reveals that the auction markup price offered by investors varies across the different characteristics of the auction land. In particular, it varies across plot grades, its distance from the main center and its access to basic services. The description also suggests that, there is a marked difference between the minimum and maximum markup price that, investors are offering for a plot of land. In this study, we also argue that the land scarcity in urban Ethiopia, especially Addis Ababa is triggered by inefficiencies in the land markets, particularly in the leasehold system Ethiopia is implementing.

The study identified serious gaps in the enforcement that include reliance on unpublished and easily changed directives, lack of real system to record rights and restrictions, ignorance of the master plan particularly green areas and roads in favor of private use. Our empirical result revealed that base price, plot size and grade, time of auction and residential use have significant and positive effect on land value in the city. Plots located in southern (adi Haqi and Hadnet sub cities) expansion part of the city have higher value compared to northern and other part of the city.

5.2. Recommendations

To minimize and/or address these pertinent issues and keep the development forward, my recommendations that will arise thereof are as follows:

- The managerial and administration conditions of the municipality, especially the land administration and management department should revised and strengthen their work structure. The sub cities have to be strengthening the in terms of man-power and the system of delivery of services have enhanced.
- Enough land should be supplied both in lease and allotment modality. This means before leasing the land; there must be land demand identification, proper planning, land banking and provide necessary infrastructure are the mandatory function to minimize the supply and demand gap of the land.
- There should transparency and accountability to the given standard. All required information about the land and service delivery standard should post in different mechanism.
- Price of land provided for both lease and allotment should be revised the price of land should revise based on market assessment study annually. The price of land should be parcel based.
- The regional government needs to reconsider biding provisions in the Land Lease Law that aggravate scarcity of land supply. Pursuing planned incremental development is crucial for the inevitable growth. Therefore, it needs to allow supply of un-serviced land. The regional government needs to rationalize the lease law to realities on the ground.
- Housing modalities other than residential land supply via the lease such as cooperative and condominium should be commenced. It is critically advised here that the modalities should not debilitate affording capacity of the majority – as is the reality in the lease market. Debilitating the capacity of the majority will force them to be unwilling and dependents on government subsidies, which is economically impossible.

- In order to promote efficiency in housing market, the municipality must invest on human resource development and should be organized with adequate and well trained manpower.
- All land registration operations should carried out in coordination with of all other concerned organizations and agencies. It is also necessary to establish one comprehensive cadastral system for the sub city.
- The system should have to set the condition how proper data flow between different organizations engaged in collecting land information is to take place,
- The sub city should reduce the long procedures for land delivery and transaction system and implement efficient and effective cadastral system.
- Fulfillment of materials is unquestionable for the provision of complete and efficient services.
- In sum, city administration needs to analyze the problem thoroughly and take policy intervention, which helps to enhance land supply stemmed from the present performance.
- Finally, I would like to recommend any one who likes to further research this study in this particular study area can use it as base point for her/his study with its limitations as it is prepared with the limited data available due to the circumstances explained in the limitation of study part.

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Annexes

PART I Questions for with experts on land

1. What is the Planning experience of the city? When was the first plan prepared? _____ (year)? By whom? Could you tell me its strengths and drawbacks?
2. How did you identify the parcels in your city? Did it cover the entire city boundary? How is it being updated?
3. The Condition of Land registration system in the municipality. What percentage plots of land is covered/ registered? _____, or in number _____.What are major challenges in land registration?
4. What are the procedures in preparation the land for auction, allotment?
5. What are the procedures in the auction process?
6. How do you give the building permit and follow up the implementation?
7. What problems did you face in giving building permit and its follow up?
8. How do you control illegal construction? With whom do you work in this respect and how is their cooperation?
9. Do you think that all transactions are registered?
10. What can you say about the informal market?
11. What percentage of the price is paid during the transaction?
12. What problems you faced in collecting the revenue from transactions? What is the method of evaluation? What is the reaction of the participants (buyers and sellers) about the payment?
13. How do you check whether the land auction and secondary housing market is going good or bad?
11. What are the land delivery systems of your city?
 - A. Lease ___ which land plots are delivered through permit
 - B. permit___ which land plots are delivered through permit
 - C. free hold _____ which plots of land is delivered through free hold
 - D. other land hold systems, if any
14. What are the major problems in developing and transferring land?
12. Is there any in the city? Yes No

Which areas are dominated by illegal land holding? What are the main reasons for illegal settlement? What possible measures will the municipality take to the existing illegal settlement?
13. What is the municipality going to do in the future to stop illegal settlement?
14. What is minimum/average lot size for residence

15. Does the city have enough future possible expansion area? In which direction?
16. In which direction of the city do residents prefer to settle?
17. Describe in detail the number of professionals and their roles who are involved in the transaction process.

PART II Questions for land and house buyers, sellers and brokers

1. How is the procedure during the transaction?
2. Can you give me some parcels transferred by the real market?
3. How do you compare the formal lease auction and secondary market?
4. What are the main problems in transaction of land and housing?
5. When did you win/buy it?
6. What is your reaction to the existing condition of land and housing market?

PART III SECONDARY DATA

Data on Land Administration		City- _____		
1. Do you think the numbers of parcels in the city are known?	yes		No	
If they are known how many are they? Please write in numbers _____				
2. Does the composition (types of holdings) of the parcels in Mek'ele city is known?	Yes		No	
If their composition is known, please state them in numbers on the space provided next to each type				
2.1. The number of formal parcels (parcels with registered title deeds) _____				
2.2. The number of old holdings without deeds _____				
2.3. The number of illegal holdings _____				
2.4. The number of farm lands (farm land incorporated to the city) _____				
2.5. Parcels held by government Institutions _____				
2.6. Parcels held by religious institutions _____				
2.7. Others _____				

4. Delineation of the city boundary				
4.1. Year the urban plan was prepared _____				
4.2. Year the urban plan was approved _____				
4.3. Agreements made with rural kebele officials?		Yes		No
4.4. Boundary marks on roads crossing the boundary				
4.4.1. Number of marks placed on roads _____				
4.4.2. Number of marks bordering kebeles and the city _____				
4.4.5. Do the farmers on the boundary identified?		Yes		No
If identified, how many are they? _____				
5. Do you give and follow up building permit?		Yes		No
If yes, please see the following boxes and fill the information (in number) accurately				
fiscal year EC	permit for houses	permit for fences	General Remarks	
2006				
2007				
2008				
2009				
2 010				
6. How many transactions are registered each year?				
fiscal year EC	No. of transactions	Primary market (lease auction)	Secondary market	General Remarks
2006				
2007				
2008				

2009				
2010				

6. How many transactions are registered in 2009 and 2010 each round?

Round	No. of transactions	Primary market (lease auction)	Secondary market	General Remarks
51				
52				
53				
54				
55				
56				
57				

8. Number of farmlands that got temporary land holding and paying land rent to the city

Fiscal year EC	No. of Farmlands in the city who get temporary certificate	Area in hectare	No. of farmers paying land rent to the city	General Remarks
2005				
2006				
2007				
2008				
2009				

9. Land Development				
9.1. Land developed and prepared for lease auction				
fiscal year	planned in	achieved in	Provided for	General Remarks
EC	hectares	hectares	lease auction	
2005				
2006				
2007				
2008				
2009				

10 Land grade and their respective prices

No	Land use	Grade	Sub	Parcel	Location	Lease bench	Market	Rem
1	Residential	1	1					
	Residential		2					
	Residential		3					
	Residential	2	1					
	Residential		2					
	Residential		3					
	Residential	3	1					
	Residential		2					
	Residential		3					

11 Auction database of the city

ብተጨረጥ ዝቐረበ ዝርዝር ዋጋ ዘርእ ስደቓ													
ተ/ቱ	ረ/ቱ	ሽም	ሽም አበ	ሽም አበላላ	ክ/ከተማ	ግልጋሎት	ፓ/ቱ	ስፍራት	ነፀላ ዋጋ	ጠ/ዋጋ	ሊፕላ	ቅ/ከፍ ሊት	መ/ዘ መግ
1	752	ጌታቸው	ተስፋይ	ከበደ	ተወልተ	ንግዲ ትካል	DH031	364.00	6,555.00	2,386,020.00	15,000.00	22	30
2	1,602	ዋሴ	ገብሩ	አረኢያ	ተወልተ	መንበሪ	MK1	233.00	6,000.00	1,398,000.00	11,500.00	20	50
3	890	ዋሴ	ገብሩ	አረኢያ	ተወልተ	መንበሪ	MK2	466.65	6,000.00	2,799,899.96	23,000.00	20	50
4	1,250	ዋሴ	ገብሩ	አረኢያ	ተወልተ	መንበሪ	MK3	202.70	6,000.00	1,216,199.98	10,000.00	20	50
5	1,070	ሙሉ	መስፍን	ተክሉ	ተወልተ	መንበሪ	MK4	145.00	5,427.00	786,915.00	7,100.00	20	50
6	426	ሃፍተም	አረጋዊ	ወ/ኒዮርግስ	ተወልተ	መንበሪ	Wf001	175.00	4,666.66	816,665.50	5,550.00	20	50
7	583	ቆዋት	ሃ/ከላሴ	አባይ	ተወልተ	መንበሪ	WR002	175.00	5,001.00	875,192.50	5,547.50	20	50
8	1,193	ብርሃን	ገ/ዳድቆ	አብርሃ	ተወልተ	መንበሪ	WR003	175.00	5,001.00	875,175.00	5,550.00	20	50
9	1,722	አድር	ስምረት	ማሕበር	ተወልተ	መንበሪ	WR004	175.00	5,015.00	877,625.00	5,750.00	21	50
10	786	ሰዓድ	ማሓመድ	አይም	ተወልተ	መንበሪ	WfW01	175.90	5,120.00	900,607.97	6,000.00	20	50
11	535	ኪርከ	ሃይሉ	ገብሩ	ተወልተ	መንበሪ	WfW02	328.00	3,500.65	1,148,213.20	8,839.60	20	50
12	724	ቆዋት	ገ/ሚካኤል	ጋረድ	ተወልተ	መንበሪ	WfW03	328.00	4,444.40	1,457,763.20	9,000.00	22	50
13	526	ሃ/ከላሴ	መብራህትም	ፀጋይ	ተወልተ	መንበሪ	WfW04	328.00	3,465.95	1,136,831.60	8,839.60	20	50
14	977	ማሾ	ይብራህ	ፀጋይ	ተወልተ	መንበሪ	WfW05	328.00	5,651.00	1,853,528.00	8,839.60	20	50
15	520	ብስራት	መዛገብ	ገ/ሃሳክ	ተወልተ	መንበሪ	WfW06	328.00	3,611.00	1,184,408.00	8,839.60	20	50
16	45	ተስፋይ	ዘውዲ	ገ/ማርያም	ተወልተ	መንበሪ	WfW07	328.00	4,095.00	1,343,160.00	8,840.00	20	50
17	26	ይስታ	ክሕሱ	ሓሰክ	ተወልተ	መንበሪ	WfW09	175.00	4,300.05	752,508.75	5,000.00	20	50
18	607	ክንፈ	ገ/ማርያም	ረዳሻ	ተወልተ	መንበሪ	WfW10	165.00	3,999.99	659,998.35	4,450.00	20	50
19	837	ርግብ	ብርሃን	ተወላ	ተወልተ	መንበሪ	WfW11	176.90	4,112.00	727,412.77	4,768.00	20	50
20	916	ወብርስት	ደርሴ	ተፈረ	ተወልተ	መንበሪ	WfW13	175.00	4,010.00	701,750.00	4,720.00	20	50
21	431	ግደይ	አፅበሃ	ተኒዮርግስ	ተወልተ	መንበሪ	WfW14	165.70	3,550.00	588,234.99	4,717.00	20	50
22	239	አረጋዊ	በርሀ	ግርማይ	ተወልተ	ንግዲ ትካል	DH031	364.00	6,210.00	2,260,440.00	15,000.00	20	29
23	395	አሰፋ	ስዩም	ይማም	ተወልተ	መንበሪ	MK1	233.00	5,154.00	1,200,882.00	11,370.40	40	50
24	618	ፀጋይ	ግደይ	ሃይሉ	ተወልተ	መንበሪ	MK2	466.65	5,100.00	2,379,914.97	22,772.52	20	50
25	405	ሰንታሊም	ሞላ	አበበ	ተወልተ	መንበሪ	MK3	202.70	5,227.00	1,059,512.88	9,891.76	20	50
26	47	ፀጋ	መብራህት	ተስፋይ	ተወልተ	መንበሪ	MK4	145.00	5,012.00	726,740.00	7,100.00	25	40
27	1,248	ማዓዛ	አባይ	ሚስጥሩ	ተወልተ	መንበሪ	Wf001	175.00	4,400.00	770,000.00	5,547.50	25	50
28	1,236	ማዓዛ	አባይ	ሚስጥሩ	ተወልተ	መንበሪ	WR002	175.00	4,400.00	770,000.00	5,547.50	25	50
29	733	ገ/ሙድህን	ዘገዮ	ማረ	ተወልተ	መንበሪ	WR003	175.00	4,303.00	753,025.00	5,547.50	28	50
30	1,197	ግርማይ	ወልዴ	ሃይሉ	ተወልተ	መንበሪ	WR004	175.00	5,005.00	875,875.00	5,550.00	20	50
31	66	ገ/ኩር	ገ/ሙድህን	ገብሩ	ተወልተ	መንበሪ	WfW01	175.90	4,512.00	793,660.77	5,000.00	21	49
32	982	ሙሉጌታ	ስዩም	ይማም	ተወልተ	መንበሪ	WfW02	328.00	3,354.00	1,100,112.00	8,839.60	20	50
33	727	ሙሉጌታ	ስዩም	ይማም	ተወልተ	መንበሪ	WfW03	328.00	4,254.00	1,395,312.00	8,839.60	20	50

ብተጨረጥ ዝቐረበ ዝላዓለን ዝታሓተን ዋጋ ሪፖርት							
ከተማ	ክ/ከተማ	ዓይነት ግልጋሎት	ድምር				
			በዝሒ ኣቐርቦት	ዝላዓለ መግዝሊ ዋጋ	ዝተሓተ መግዝሊ ዋጋ	ማእኸላይ መግዝሊ ዋጋ	
መቐለ	ሓወልተ	ንግዲ ትካል	168	19,021.50	2,333.30	9,482.68	
		መንበሪ	3,096	13,000.00	540.00	6,452.26	
		ድምር	3,264	32,021.50	2,873.30	15,934.94	
	ሓድነት	ንግዲ ትካል	204	9,927.00	678.00	3,687.15	
		መንበሪ	1,682	13,550.00	601.00	6,013.63	
		ድምር	1,886	23,477.00	1,279.00	9,700.78	
	ስሜን	ንግዲ ትካል	695	14,023.00	607.00	5,034.00	
		መንበሪ	485	17,000.00	800.10	7,363.87	
		ድምር	1,180	31,023.00	1,407.10	12,397.87	
	ዓይደር	ንግዲ ትካል	514	18,553.70	607.00	3,867.94	
		መንበሪ	1,490	14,172.00	486.00	5,371.14	
		ድምር	2,004	32,725.70	1,093.00	9,239.08	
	ዓዲሓቂ	መንበሪ	2,397	17,140.21	1,057.27	7,341.98	
		ድምር	2,397	17,140.21	1,057.27	7,341.98	
		ድምር	169	6,521.75	800.00	3,493.32	
	ኩሓ	መንበሪ	169	6,521.75	800.00	3,493.32	
		ድምር	169	6,521.75	800.00	3,493.32	
	ጠቕላላ ድምር			10,900.00	142,909.16	8,509.67	58,107.97

B612																
ቼ እኒ ሃ/ማርያምን ተ/ርአይን																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
ዝርዝር ሰዓርቲ ክብ 1ይ - 3ይ ደረጃ ዘርኢ ሰደቓ ጨረታ 60																
1	ሪ/ቁፅረ	ሽም	ሽም እቦ	ሽም እቦሓላ	ፖ/ቁፅረ	ክ/ከተማ	ግልጋሎት	ስፍሓት	ገለጻ ዋጋ	ክብ 80%	ሊፕሊ	ክ/ክ ፍሊት	ክብ 20%	መ/ዘ መን	ድምር	ደረጃ
2	ሓውልቲ															
3	AH01															
4	7,570	ይግዛው	ብርሃኑ	ከበደ	AH01	ሓውልቲ	ንግዲ ትካል	315.00	19,021.50	80.00	25,924.50	20	10.00	30	90.00	1
5	1,638	ተሽላይ	ወላይ	ገብሩ	AH01	ሓውልቲ	ንግዲ ትካል	315.00	16,666.00	70.09	25,924.50	20	10.00	30	80.09	2
6	8,500	ሚካኤል	አፈወርቅ	ሃይሉ	AH01	ሓውልቲ	ንግዲ ትካል	315.00	15,500.00	65.19	26,000.00	20	10.00	30	75.19	3
7	AH02															
8	1,642	ተሽላይ	ወላይ	ገብሩ	AH02	ሓውልቲ	ንግዲ ትካል	315.00	16,666.00	80.00	25,924.50	20	13.33	30	93.33	1
9	7,533	ብረሽት	ገ/ማርያም	አባይ	AH02	ሓውልቲ	ንግዲ ትካል	315.00	15,070.00	72.34	26,000.00	20	13.33	30	85.67	2
10	7,655	ወ/ከላሌ	ገ/ማርያም	ካሕላይ	AH02	ሓውልቲ	ንግዲ ትካል	315.00	15,001.19	72.01	25,924.50	20	13.33	30	85.34	3
11	AH03															
12	3,350	ደጀን	ደካታ	ገ/ሚካኤል	AH03	ሓውልቲ	ንግዲ ትካል	315.00	17,000.00	80.00	25,925.00	21	14.00	30	94.00	1
13	1,988	አብረሃ	ሓደጉ	ገ/አዝጊ	AH03	ሓውልቲ	ንግዲ ትካል	315.00	16,576.16	78.01	25,924.50	22	14.67	28	92.67	2
14	11,358	ፋንክ	ሓዲሽ	ሰገሰ	AH03	ሓውልቲ	ንግዲ ትካል	315.00	15,300.00	72.00	26,000.00	20.5	13.67	30	85.67	3
15	AH04															
16	333	ከይርዎ	ሙሉም ደብረ	ሐብቶን	AH04	ሓውልቲ	መንበረ	175.00	12,420.00	80.00	7,600.00	20	16.00	50	96.00	1
17	3,954	ገ/ሙድህን	አርአያ	ተስፋይ	AH04	ሓውልቲ	መንበረ	175.00	9,000.00	62.71	7,500.00	20	16.00	50	78.71	2
18	6,848	ገ/ሚካኤል	ብርሃን	አብረሃ	AH04	ሓውልቲ	መንበረ	175.00	8,519.00	56.23	7,490.00	20	16.00	50	72.23	3
19	AH05															
20	7,191	ኤታከልቲ	ሃንክ	ኪዳኑ	AH05	ሓውልቲ	መንበረ	175.00	9,155.55	80.00	7,500.00	20	16.00	50	96.00	1
21	6,732	ቱርካክ	አይብሃ	አለማዮ	AH05	ሓውልቲ	መንበረ	175.00	8,116.75	70.92	7,490.00	20	16.00	50	86.92	2
22	8,122	አቡበከር	ኦርተሱን	አይም	AH05	ሓውልቲ	መንበረ	175.00	8,057.00	70.40	7,490.00	20	16.00	50	86.40	3
23	AH06															
24	6,464	ሓደሽ	ሙብራህቱ	ገብሩ	AH06	ሓውልቲ	መንበረ	175.00	8,520.19	80.00	7,500.00	20	16.00	50	96.00	1
25	7,196	ሠፍጫ	ገ/ሌላ	በይ	AH06	ሓውልቲ	መንበረ	175.00	8,514.00	79.94	7,500.00	20	16.00	50	95.94	2

G4											
315											
A	B	C	D	E	F	G	H	I	J	K	L
ዝርዝር መግለጻ ናይ መሬት መረኽኻዚ ዘርኢ ሰደቓ ጨረታ 60											
1	ተ/ቁ	ዝርዝር ስታ	ክ/ከተማ	ፖ/ቁፅረ	ግልጋሎት	ስፍሓት	ደረጃ	መንበረ ዋጋ	ንውሓት ህንፃ	መብርሃ	
2											
3	1	ዓይይር ዓዲሓ ንማሕበራት እብ ዝተዓደለሉ ከባቢ	ዓይይር	AD45	መንበረ	140.00	3ይ-3ይ	485.00	G+0	ን2ይ ጊዜ ዝውፅ	
4	2	ዓዲሓ ታክሲ መውዳእታ ረመይ ካሬ ጎረ ናብ ተምቢን ዝውስድ መንገዲ አስፋልት	ሓውልቲ	AH01	ንግዲ ትካል	315.00	1ይ - 2ይ	1,646.00	G+3 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
5	3	ዓዲሓ ታክሲ መውዳእታ ረመይ ካሬ ጎረ ናብ ተምቢን ዝውስድ መንገዲ አስፋልት	ሓውልቲ	AH02	ንግዲ ትካል	315.00	1ይ - 2ይ	1,646.00	G+3 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
6	4	ዓዲሓ ታክሲ መውዳእታ ረመይ ካሬ ጎረ ናብ ተምቢን ዝውስድ መንገዲ አስፋልት	ሓውልቲ	AH03	ንግዲ ትካል	315.00	1ይ - 2ይ	1,646.00	G+3 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
7	5	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH04	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
8	6	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH05	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
9	7	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH06	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
10	8	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH07	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
11	9	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH08	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
12	10	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH09	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
13	11	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH10	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
14	12	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH11	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
15	13	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH12	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
16	14	ክብ ዓዲሓ ት/ቤት ንደቡብ ኣጎፊት እትው ኢልክ	ሓውልቲ	AH13	መንበረ	175.00	2ይ - 2ይ	856.00	G+0 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
17	15	መንገዲ ሰምረ ንዲያስግራ ዝተዓደለሉ ከባቢ ታክሲ መውዳእታ ሕልፍ ኢልክ ከባቢ ናይ እንስሳት ደብርሰቲ ኮሌጅ	ሓውልቲ	AYC1VU	መንበረ	220.00	3ይ - 2ይ	539.00	G+1 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
18	16	መንገዲ ሰምረ ንዲያስግራ ዝተዓደለሉ ከባቢ ታክሲ መውዳእታ ሕልፍ ኢልክ ከባቢ ናይ እንስሳት ደብርሰቲ ኮሌጅ	ሓውልቲ	AYC2VU	መንበረ	220.00	3ይ - 2ይ	539.00	G+1 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
19	17	መንገዲ ሰምረ ንዲያስግራ ዝተዓደለሉ ከባቢ ታክሲ መውዳእታ ሕልፍ ኢልክ ከባቢ ናይ እንስሳት ደብርሰቲ ኮሌጅ	ሓውልቲ	AYC3VU	መንበረ	220.00	3ይ - 2ይ	539.00	G+1 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
20	18	መንገዲ ሰምረ ንዲያስግራ ዝተዓደለሉ ከባቢ ታክሲ መውዳእታ ሕልፍ ኢልክ ከባቢ ናይ እንስሳት ደብርሰቲ ኮሌጅ	ሓውልቲ	AYC4VU	መንበረ	220.00	3ይ - 2ይ	539.00	G+1 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	
21	19	መንገዲ ሰምረ ንዲያስግራ ዝተዓደለሉ ከባቢ ታክሲ መውዳእታ ሕልፍ ኢልክ ከባቢ ናይ እንስሳት ደብርሰቲ ኮሌጅ	ሓውልቲ	AYC5VU	መንበረ	220.00	3ይ - 2ይ	539.00	G+1 ልዕልሎን	ን1ይ ጊዜ ዝውፅ	

A2														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
ብተጨረጥ ዝቐረበ ዝርዝር ዋጋ ዘርኢ ሰደቓ ጨረታ 60														
ተ/ቲ	ራ/ቲፀሪ	ሽም	ሽም ኣቦ	ሽም ኣቦሓጎ	ክ/ከተማ	ግልጋሎት	ፓ/ቲፀሪ	ስፍሓት	ገፅ ዋጋ	ጠ/ዋጋ	ሲፕሌ	ቅ/ክፍላት	መ/ዘመን	
4	1	7,570	ይግዘው	ብርሃኑ	ከበደ	ሓወልቲ	ግግዲ ትካ	AH01	315.00	19,021.50	5,991,772.50	25,924.50	20	30
5	2	1,642	ተኸላይ	ውላይ	ገብሩ	ሓወልቲ	ግግዲ ትካ	AH02	315.00	16,666.00	5,249,790.00	25,924.50	20	30
6	3	3,350	ደጀን	ደስታ	ገ/ሚካኤል	ሓወልቲ	ግግዲ ትካ	AH03	315.00	17,000.00	5,355,000.00	25,925.00	21	30
7	4	333	ከይርዖ	መሓመድ ያስን	ሑብዮን	ሓወልቲ	መግቢ	AH04	175.00	12,120.00	2,121,000.00	7,600.00	20	50
8	5	7,191	ኣታክልቲ	ሃጎስ	ኪዳኑ	ሓወልቲ	መግቢ	AH05	175.00	9,155.55	1,602,221.25	7,500.00	20	50
9	6	6,464	ሓድሽ	መብራህቱ	ገብሩ	ሓወልቲ	መግቢ	AH06	175.00	8,520.19	1,491,033.25	7,500.00	20	50
10	7	8,528	ገ/መስቀል	በርሀ	ተመልስ	ሓወልቲ	መግቢ	AH07	175.00	9,927.00	1,737,225.00	7,490.00	20	50
11	8	8,665	ኑርዖ	ኣሕመድ	ሰሊሕ	ሓወልቲ	መግቢ	AH08	175.00	9,344.00	1,635,200.00	7,600.00	20	50
12	9	8,399	ሓፊዝ	ሓቢብ	ሑብዮን	ሓወልቲ	መግቢ	AH09	175.00	10,001.00	1,750,175.00	7,600.00	20	50
13	10	7,478	ተኸላይት	ገ/ሃጎስ	ገ/ትግሳኤ	ሓወልቲ	መግቢ	AH10A	175.00	10,221.00	1,788,675.00	7,490.00	24	50
14	11	6,717	ኣብርሃ	ሃይላይ	ጊዳ	ሓወልቲ	መግቢ	AH11A	175.00	9,560.80	1,673,140.00	7,490.00	20	49
15	12	8,010	ዘርኣይ	ሃፍቱ	ኣድሓኖም	ሓወልቲ	መግቢ	AH12A	175.00	10,616.00	1,857,800.00	7,490.00	20	50
16	13	6,922	ፀጋ	ገ/ሰላሴ	ገ/ሂወት	ሓወልቲ	መግቢ	AH13A	175.00	10,010.00	1,751,750.00	7,490.00	21	50
17	14	7,871	ሃረግ	ኣረጋሀኝ	ገ/ሄር	ሓወልቲ	መግቢ	DH12	264.62	12,011.00	3,178,350.76	7,131.51	20	50
18	15	3,947	ዘውዴ	ገ/ዮሃንስ	ተመልስ	ሓወልቲ	መግቢ	DH3	175.00	11,525.00	2,016,875.00	4,716.25	20	50
19	16	7,102	መሓመድ ሰዒድ	መ/አብራሃም	ይሕደጉ	ሓወልቲ	መግቢ	H31121	238.00	10,200.00	2,427,600.00	10,200.00	20	48
20	17	8,331	ፊድዋን	መስቀል	ሓወልቲ	መግቢ	መግቢ	H31122	238.00	9,777.00	2,326,926.00	10,187.00	20	48
21	18	6,341	ገ/ሄር	ሃፍተ	ገ/ሊባኖስ	ሓወልቲ	መግቢ	HP11	175.00	12,819.00	2,243,325.00	7,500.00	20	50
22	19	8,206	ብርሃን	ኣብርሃ	ገ/ሰላሴ	ሓወልቲ	መግቢ	NK11	168.00	9,519.00	1,599,192.00	7,190.40	20	50
23	20	2,432	ክሕሳይ	ተስፋይ	ሃ/ማርያም	ሓወልቲ	መግቢ	NK12	168.00	9,100.00	1,528,800.00	7,190.40	22	48
24	21	2,238	ፀጋብ	ክሕሳይ	ገ/ኪደን	ሓወልቲ	መግቢ	NK13	175.00	11,188.00	1,957,900.00	14,714.00	20.05	50
25	22	99	ነጃት	ኑሩ	ኣብራሃም	ሓወልቲ	መግቢ	NK14	175.00	12,120.00	2,121,000.00	7,600.00	20	50
26	23	7,279	ሚካኤል	ገ/መስቀል	ደስታ	ሓወልቲ	መግቢ	SD1	175.00	11,500.00	2,012,500.00	6,500.00	20	50
27	24	1,707	ሃይለኣብ	ኣርዖዶም	ኪዳኑ	ሓወልቲ	መግቢ	SD10	175.00	10,521.00	1,841,175.00	6,449.00	20	50
28	25	6,414	ሓጉሽ	ሓድጉ	በርሀ	ሓወልቲ	መግቢ	SD11	175.00	13,000.00	2,275,000.00	6,450.00	20	50

A663													
A	B	C	D	E	F	G	H	I	J	K	L	M	N
ዝርዝር ሰዓርቲ ክብ 1ይ-3ይ ደረጃ ዘርኢ ሰደቓ ጨረታ ቁፅሪ 61													
ራ/ቲፀሪ	ሽም	ሽም ኣቦ	ሽም ኣቦሓጎ	ፓ/ቲፀሪ	ክ/ከተማ	ግልጋሎት	ስፍሓት	ገፅ ዋጋ	80%	ሲፕሌ	ቅ/ክፍላት	20%	መ/ዘመን
ሃወልቲ													
DA01													
3,605	ከ/ማርያም	ተክ	መለስ	DA01	ሃወልቲ	ግግዲ ትካ	430.76	16,000.10	80.00	26,400.00	20	13.33	30
5,189	ፋትክ	ሓዲሽ	ላገስ	DA01	ሃወልቲ	ግግዲ ትካ	430.76	15,050.00	75.25	26,300.00	20	13.33	30
2,609	ወ/ሰላሴ	ገ/ማርያም	ክሕሳይ	DA01	ሃወልቲ	ግግዲ ትካ	430.76	13,725.00	68.62	26,777.00	20	13.33	30
DA010													
469	ገ/መድህን	ገ/ሄር	ከበደው	DA010	ሃወልቲ	ግግዲ ትካ	444.26	16,021.00	80.00	27,100.10	20	16.00	30
5,273	ብሩ	ኪዳኑ	ተ/ማርያም	DA010	ሃወልቲ	ግግዲ ትካ	444.26	13,500.00	67.41	38,101.00	20	16.00	30
4,526	መሓ	ዘገዩ	እንተሃቡ	DA010	ሃወልቲ	ግግዲ ትካ	444.26	12,212.00	60.98	27,100.00	20	16.00	30
DA011													
5,636	ወ/ኤል	አማረ	ወ/ቻኣል	DA011	ሃወልቲ	ግግዲ ትካ	376.94	13,729.00	80.00	22,993.34	20	20.00	30
9,202	መሓመዳብዲ	ሰዒድ	መሓመድ	DA011	ሃወልቲ	ግግዲ ትካ	376.94	11,275.00	65.70	24,000.00	20	20.00	30
6,913	መራዝ	ተ/ሃይማኖት	በዩን	DA011	ሃወልቲ	ግግዲ ትካ	376.94	10,001.00	58.28	27,100.00	20	20.00	30
DA012													
4,544	ኤክራም	መሓመድ ገብሩ	ሰዒድ	DA012	ሃወልቲ	ግግዲ ትካ	376.72	11,275.00	80.00	23,000.00	20	20.00	30
8,862	አማም	ወ-ስማን	መሓመድ	DA012	ሃወልቲ	ግግዲ ትካ	376.72	10,205.00	72.41	23,000.00	20	20.00	30
8,953	ዓንጓ	በርሀ	ግርማይ	DA012	ሃወልቲ	ግግዲ ትካ	376.72	8,600.00	61.02	27,500.00	20	20.00	30
DA013													
4,579	መሓመድ	ወ-ስማን	መሓመድ	DA013	ሃወልቲ	ግግዲ ትካ	374.84	12,191.00	80.00	27,100.00	20	18.18	30
5,074	ሓሰን	ገ/መላንታ	ወ/ገብረኤል	DA013	ሃወልቲ	ግግዲ ትካ	374.84	10,666.00	69.99	23,000.00	20	18.18	30
539	መብራህቱ	ኪርስ	ወ/ገብረኤል	DA013	ሃወልቲ	ግግዲ ትካ	374.84	10,164.00	66.70	22,866.00	20	18.18	30
DA02													
3,816	ዘርቲ	ገ/ሊባኖስ	ኣሰፋ	DA02	ሃወልቲ	ግግዲ ትካ	431.60	10,555.00	80.00	26,328.00	20	20.00	30
4,191	ዘብር	ወ-ስማን	መሓመድ	DA02	ሃወልቲ	ግግዲ ትካ	431.60	10,350.00	78.45	26,350.00	20	20.00	30
2,763	እኒ መዓን ገ ዮማን ጎ	-	-	DA02	ሃወልቲ	ግግዲ ትካ	431.60	9,014.00	68.32	26,330.00	20	20.00	30

Clipboard		Font		Alignment		Number		Styles	
A1 ክብ ጨረታ ውድድር ወፃኢ ዝኾኑ ጨረታ 61									
A	B	C	D	E	F	G			
ክብ ጨረታ ውድድር ወፃኢ ዝኾኑ ጨረታ 61									
ተ/ቁ	ሽም	ሽም ኣቦ	ሽም ኣቦሓጎ	ክ/ከተማ	ፖ/ቁፅሪ	ምክንያት			
1	መሓመድ	ዑስማን	መሓመድ	ሃወልቲ	EH10	ካርኒ የለን			
2	አወልኬር	አይም	ሐቢብ	ኩሓ	HD202	መለለይ መንገት አይተትሓዘን			
3	አለም	ግርማይ	አበበ	ኩሓ	QDD27	ካርኒ የለን			
4	ገ/ጀወርግስ	አፅብሃ	ተስማ	ዓይደር	AA15	ለዝ ዋጋ አይተመልእን			
5	ገ/አበዝጊ	ገ/መድህን	ኪዳነ	ሓድነት	AD3	ክብ ጨረታ ዝተሰረዘ			
6	ረዳኢ	እምባዩ	ደስታ	ኩሓ	QDD10	መ/ካርድ የለን ኮፒ ካርኒ			
7	ፈተዊ	በዩን	መጎሰ	ዓይደር	AZ10	ቅ/ክፍሊት የለን			
8	መኮነን	ህንፃ	ገ/ክርስቶስ	ሓድነት	HD201	ኮፒ ካርኒን ክፍሊት መዛዘሚ ጌጋግን			
9	እኒ ተኸስተ 2ተ ቁፅሪ ሰባት	ሃይለ	ወሉ	ሰሜን	SL115	ቅ/ክፍሊት የለን			
10	አክሊሉ	ገ/ማርያም	በረሀ	ዓዲ ሓቂ	BK55	መ/ዘመን ጌጋ			
11	አብራሃላይ	ገ/መስቀል	ገ/ሚካኤል	ሓድነት	TK515	መ/ዘመን የለን			
12	ኪሞዳዝ ፋርማስ ሓ/ዝ/ው/ማሕበር			ሓድነት	HD208	- ክፍሊት መዛዘሚ ዓመት ስለዝወሰኹ-			
13	ኪሞዳዝ ፋርማስ ሓ/ዝ/ው/ማሕበር			ሓድነት	HD210	- ክፍሊት መዛዘሚ ዓመት ስለዝወሰኹ-			
14	አክሊሉ	አብርሃ	አባይ	ሓድነት	MH13	- ትሑት CPO መጠን-			
15	አሌክሳንደር	አስመላሽ	በራኪ	ሓድነት	MH14	- ትሑት CPO መጠን-			
16	ፍስሃ	ተስፋይ	ወ/ሚካኤል	ሰሜን	LS118	ኮድ ስትትት			
17	አብርሃም	አረጋይ	ደስታ	ዓይደር	539	ኮድ ስትትት			
18	እኒ አረጋዊ 2ሰባት	አብርሃ	ፍስሃ	ሰሜን	M004	CPO የለን			