

Addis Ababa University

School of Graduate Studies

Institute of Regional and Local Development Studies (RLDS)

Informal Residential Land Regularization in Addis Ababa: The nature, the processes and its consequences

By
Tesfaye Dinssa



A thesis submitted to the school of Graduate Studies of Addis Ababa University in partial fulfillment of the requirement for Degree of M. A. in Regional and Local Development Studies

Addis Ababa
July 2007

Table of

Table of contents

1-11

81-84

Annex 1

Addis Ababa University

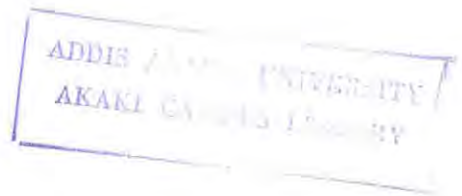
School of Graduate Studies

Institute of Regional and Local Development Studies (RLDS)

**Informal Residential Land Regularization in Addis Ababa:
The nature, the processes and its consequences**

By

Tesfaye Dinssa



Approved by Board of Examiners

Signature

1. _____
(Chairman, Graduate Committee)

2. Wndimu Abeje (Ph.D)
(Advisor)

3. Tegegegne Gebre Egziabher (Ph.D)
(Examiner)

4. Ignatious Mberengwa (Ph.D)
(Examiner)

A handwritten signature in blue ink, consisting of several overlapping loops and lines, written on a horizontal line.

A handwritten signature in blue ink, appearing to be "Tefeb", written on a horizontal line.

A handwritten signature in blue ink, appearing to be "Mberengwa", written on a horizontal line.



Acknowledgment

Before every thing I thank the almighty God. Otherwise, many individuals have directly or indirectly contributed to this material. My sincere gratitude goes to my advisor Wondimu Abeje (PhD.) for his deeper attention and guidance that largely shaped my work. I have no special words than saying him thank you.

I am highly indebted to my wife, W/o Rahel Fantaye for the lion share contribution she made to my study in an enumerable ways. I am also grateful to W/t Kuleni Fantaye and Ato Getenet Lakew for their substantial contribution. I am very grateful to my friends Gemechu Berhanu, Belachew Getenet and Dires Desyebelew for their encouragement.

Further acknowledgement goes to the officials in Addis Ababa city Administration at various levels. I am especially thankful to Land Development and Administration officials and workers in the different sub cities without whose valuable responses this material would not have been possible.

Table of Contents

Acknowledgement	I
Table of Contents.....	II
List of Tables	IV
List of Annexes	VI
List of Acronyms.....	VI
Abstract.....	VII

Chapter 1: Introduction

1.1 Background.....	1
1.1.1 Historical development of Addis Ababa.....	5
1.1.2 Location and area	5
1.1.3 Socio economic developments	6
1.2 Problem statement.....	7
1.3 Objectives of the study.....	8
1.4 Research questions	8
1.5 Methods of data collection.....	9
1.6 Sampling methods and data Analysis.....	10
1.7 Scope of The Study.....	11
1.8 Significance of the study.....	11

Chapter 2: Review of Literature

2.1 The concept of squatter/informal Settlement.....	12
2.2 Theoretical Background.....	14
2.2.1 Urbanization and urban settlement Issues.....	14
2.2.1.1 Trends in urbanization.....	14
2.2.1.2 Consequences of rapid urbanization.....	15
2.2.2 Causes for informal settlements.....	17
2.2.3 Suggested coping mechanisms to informal settlement.....	24
2.2.3.1 Proactive approaches to informal/squatter expansion..	24
2.2.3.2 Reaction measures to combat informal/squatter expansion.....	27
2.3 Empirical evidences of the magnitude of housing problem in Addis Ababa.....	31

2.3.1	Origin of the urban land use system and the problem housing in Addis Ababa.....	31
2.3.2	During the imperial regime.....	33
2.3.3	During the derg regime.....	34
2.3.4	The post 1991.....	40
2.4	Approaches followed to mitigate the informal settlement in Addis Ababa.....	43
2.4.1	Forceful eviction/ bulldozing.....	43
2.4.2	Informal land regularization	44

Chapter 3: The Nature and the process of Urban Land Regularization in Addis Ababa

3.1	General Overview.....	45
3.2	An over view of sampling distribution	48
3.3	The general characteristics of the sample population.....	49
3.4	The process of informal land regularization and its essence in Addis Ababa.....	57
3.4.1	The requirements in the process of informal land regularization as an impending factor.....	57
3.5	Essence of informal holding regularization.....	65
3.6	Achievements and failures in regularization process.....	70
3.6.1	Achievements in the process of regularization.....	70
3.6.2	Failures in regularization process of regularization	72
3.7	Challenges in the implementation of the regularization program.....	75
3.7.1	Challenges to the land development and administration offices	75
3.7.2	Challenges to the informal settler	77
3.8	The consequences of the regularization process.....	78

Chapter 4: Conclusion and Recommendations

4.1	Conclusion	80
4.2	Recommendations.....	85
	Reference	88
	Annexes	92

List of Tables

Table 1: Distribution of urban population 1950-2020.....	15
Table 2: Estimated housing needs in Addis Ababa during 1980.....	37
Table 3: Number of houses constructed by AARH (1976-1992).....	38
Table 4: Distribution of the sample households by location.....	48
Table 5: Distribution of the sample households head by sex.....	49
Table 6: Age Distribution of the sample household head	50
Table 7: Distribution of the sample households by marital status.....	50
Table 8: The sample households by educational status.....	51
Table 9: Distribution of the sample households by place of birth.....	52
Table 10: Distribution of the sample households by their residence before squatting.....	52
Table 11: Distribution of the sample household s by family size.....	53
Table 12: The variability of family size of the sample household	54
Table 13: Distribution of the sample households by type of occupation.....	54
Table 14: Distribution of the sample household s by their monthly income....	55
Table 15: Distribution of the variability of the monthly income of sample households	55
Table 16: Distribution of the sample households by the type of house.....	56
Table 17: Distribution of the sample households by the method the land was acquired.....	57
Table 18: Distribution of the sample households by evidences presented	59
Table 19: The rang of years the sample households had lived on the current holdings	61
Table 20: Average number of years lived by the sample households in each sub city	62

Table 21: Distribution of the house holds by their condition of payment on the process of regularization	63
Table 22: The most difficult problem encountered by applicants in the process.....	64
Table 23: Distribution of the sample households by the amount of fee paid on the regularization.....	65
Table 24: The range and variability of the plot size of the sample households in square m.....	66
Table: 25 The attitude of the sampled households towards the process at the offices.....	69
Table 26: Reason behind the happiness of the 20 percent of the sample households.....	69
Table 27: Plan of the sample household s with their current holding after regularization.....	69
Table 28: Distribution of the sample households with their Status on title deed up to the beginning of July 2006.....	70
Table 29: The attitudes of the sample houses towards any governmental Action.....	71
Table 30: Main area of threat by the sample house households.....	72
Table 31: The information sources of sample households about the regularization program in Addis Ababa.....	73
Table 32: Distribution of the sample households by their expectation of similar land Regularization program in the future.....	79

List of Annexes

Annex 1.	Questionnaires to be filled by informal/squatter settlers.....	92
Annex 2.	Pats of “ <i>Regulation Number One</i> ” developed in 2000.....	99
Annex 3.	The amendments made to Regulation Number One.....	106
Annex 4.	Preliminary information on the Backlogging work from sub cities...	111

List of Acronyms

AABOFED	Addis Ababa Bureau of Finance and Economic Development
AARH	Addis Ababa Rental House
COFOPRI	Organismo De Formalizaciã³N De La Propiedad Informal
CSA ✓	Central Statistical Authority
GIS	Geographical Information Systems
MUDH) ✓	Ministry of Urban Development and Housing
N-AERUS	Network-Association of European Researchers on Urbanization in South
ORAAMP	Office of the Revision of Addis Ababa Master plan
UN ✓	United Nation
UNCHS ✓	United Nation Center for Human Settlement
UNDP	United Nation Development program
UNESCAP	United Nation Economic and Social Commission for Asia & Pacific

Abstract

The excessive accumulation of slums and informal unplanned residential houses in the capital city of Addis Ababa has been the brutal problem for the proper growth of the city. The city being one of the places where the highest quantities sub standard and informal residential houses are found, it seems that the task of achieving sustainable urban expansion is by far beyond the reach of the prevailing tactics. On top of the long-standing experience of the city to have shelter for its dwellers informally, the current natural urban population pressure and rural urban migration places the foremost obstacle in achieving the intended objective in the provision of decent housing for the inhabitants.

As it has been observed, the experience of squatting on various peripheral areas of the city is increasing at an alarming rate from time to time, which in turn adds up on the stocks of urban problem prevailing in the city. The city government has been taking various measures including demolishing of the informal residential houses so as to minimize and thereby control the problem. Task forces were already on duty in each decentralized kebeles, in each of the ten sub cities to monitor and report to the concerned body.

Parts of this study therefore, focus, on the measures the city government has devised for the regularization of the old informal residential houses in the city. Accordingly, the study attempted to indicate the nature, process and consequences of the informal residential land regularization in Addis Ababa. Why did the city government encouraged to formulate "Regulation Number One"? Has the policy benefited both the policy makers and the dwellers as intended? And what were the long run consequences of such a policies on the livelihood of the urban community? These and similar issues were thoroughly discussed in the study.

Substantial informal residual holdings have been regularized. However majority of the respondents were still complaining of the process and cost involved. Most importantly the executive officials at the sub city levels seem to be unhappy on their duty. The formidable implication, however, is that the majority of the respondents believe that similar regularization programs will continue in the future. The striking event here is that the regularization measure which has the intention of curbing informal settlement rather seemed to induce further informality

Development of inclusive land use and urban housing policy through appropriate research is inevitable, for the proper urban growth and sustainable urban development.

Chapter 1: Introduction

1.1 General Background

Housing is one of the basic and primary human needs. It is not only the place for life sustaining and security from misery, but also is the sign of wellbeing. It is the center for pleasure and indicator of status. It is where individual and households can identify themselves and get recognition for their existence, from where they render service and where they receive social benefits (Wondimu, 2006). Deckerman (1988), in addition, has indicated that access to urban land and housing is a critical component in social and economic structure of a city.

The development of sustainable housing requires adequate land, sufficient finance, and development of infrastructure, which in turn requires dependable strategic policy guiding the implementation (Kagawa & Turkstra, 2002). In the currently urbanizing world many factors were impeding the adequate provision of sustainable housing. Among other things, population pressure and poverty plays the major role in creating the acute shortage of housing, particularly in the developing world. In addition, the inefficiency and the reluctance of the policy makers to develop and implement appropriate urban policy were also the other problem observed (Devas & Rakodi, 1993).

According to Wondimu (2006), it had been hardly possible to achieve a desired goal in providing adequate and sustainable housing for every member of the society. As it has been observed large number of the population in the urban areas of the third world have no access to adequate housing. Scholars have indicated that the prevalence of the shortage of housing has brought about unwise expansion of urban areas. According to UNCHS (1996), squatter/informal settlement has been widely employed as the coping strategy, in filling the gap in the acute shortage of housing particularly in the cities of the developing world.

Owing to the above facts, in Addis Ababa, squatter/ informal settlement that is commonly called “*Chereka Bet*” (moonlight house)¹ is advancing at a phenomenal rate since very recently than ever before. According to the study compiled by ORAAMP (2002) the squatter settlement has already occupied the substantial portion of the land in the city. The area occupied by the informal settlement has gone beyond 10% of the urban landmass. According to the finding by ORAAMP (2001), squatter settlement accounts for about 30 percent (60,000 informal houses) of the total dwellings in the city, which accommodated over 300,000 populations. Notably, the severity of the problem can be seen from the fact that the trend seems to be increasing at an increasing rate (ORAAMP, 2002).

In 1988 there were only about 4,394 squatter/informal housing units in the areas like Akaki, Kotebe, Lideta and Nifas Silik that accounts for 1.6 percent of the total housing stock in the city (ORAAMP, 2002). The rate of the squatter/informal settlement as a percentage of the total house constructed during 1984 to 1994 was 15.7 percent. Out of the total of 94,135 houses developed in the city during this period, about 14,794 were informal houses (PADCO, 1997). According to ORAAMP (2000), the area of land under the informal holdings varies between 200 sq. m. and 2000 sq. m. per household.

During the year 2000, the city government of Addis Ababa has developed the “*Regulation Number One*” for the regularization of informal holdings. As clearly indicated in the document “*Regulation Number One*”, the intention of the regulation was to formalize the large number of holdings, which have never been given legal recognition over many years. Besides lack of the formality, in the context of the current urban master plan and building regulation, parts of the holdings to be regularized were the legal holdings occupied during the imperial regime, prior to the proclamation number 47/75.

¹ *Dwellings developed during the night time*

During the imperial regime land was a private property. Land could be bought and sold. Large parts of the land during this period were concentrated in the hands of few land lords (Solomon, 1994; Abay, 2005). As a result, illegal occupation and squatting was non-existent. The only way to access land during this period was either through buying or tenancy. The available technique to locate and witness the acquired plot was description of the relative location of the holding, using "SOFRATOP"². Hence, it required describing the references at the front, at the back at the right and the left of the holder of a plot, since there was no modern way to indicate the locations of sites.

After the 1975 land reform, residential lands (bought or rent holdings) fall under the legal control of the occupiers of the plot, attributable to the nationalization of all forms of land. While some of the occupiers (urban dwellers) have imperial title deed (who has bought the plot) over their holdings, some others have not (who have rented the plot). During the Derg regime, with the view to formalize the holdings under the control of the occupier, the Works and Urban Development Bureau (WUDB) have started issuing "Title Book"³.

In the document "Regulation Number One" under the introductory sub section 1 (See Annex 2), it was indicated that out of the total of 380,000 housing units, 32,000 houses have the title book. About 42,000 were outstanding applicants, who have not received the title book. However, less than 70,000 housing units were occupation before the proclamation number 47/75, but who have not started any process to get the title book.

The regulation gives the privilege of formalization for the above informal holdings, in addition to the squatters after the proclamation. Nevertheless, it was also indicated on page 2 of the regulation, under section 3.2 (See Annex 2) that the squatters whose locations were contrary to the urban land use system as per the

² A base map used before 1994

³ A kind of temporary certificate that were issued by the former Ministry of workers and urban Bureau (MWUDB)

current master plan, contrary to the urban service map, contrary to the road and power lines maps would be demolished so as to implement the activities as per the master plan. No compensation would be given to these types of squatters. Moreover, no legal recognition would be given to the squatters developed after the month of May, year 1996.

The implication of unplanned urban expansion usually ends up in placing obstacle on proper development of a nation. As it can be observed from the current activities of the city government, a substantial resource is being sacrificed on the demolition and compensation to upgrade and expand roads in the city and implement various city improvement projects. However, the objective of the city government to improve the city is dragged back at the other end through the expansion of squatter/informal settlements.

In different part of the world, approaches towards the management of the expansion of informal settlement considerably vary from regime to regime (Wikipedia, 2007). We have numerous examples of forceful ejection and demolition of the informal settlement by the governments (UNCHS, 1996). According to UNCHS/ Habitat, there were also good practices initiated in the regularization of informal settlements in the different parts of the world.

Though the experience of the city government of Addis Ababa in the regularization activity was not so long, it is very important to observe the process involved in the regularization of informal settlements. Parts of this study therefore, devoted to describe the process, the essence, the achievements and failures, challenges and the implication of the regularization program in light the current extensive expansion of the squatter settlement in the peripheries, in all direction.

1.1.1 Historical development of Addis Ababa

Addis Ababa evolved in 1886 as a center of rule and capital of Ethiopia. The site was chosen by Empress Taytu Betul and founded by her husband, Emperor Menelik II. The period marked the end of the struggle for local rulers and consolidation of the central power in the country (Tesfaye, 1987; cited in Tilahun, 2002).

It was given the name Addis Ababa, Amharic version being “*New Flower*” by the Empress Taitu. The city was then established as a permanent capital and has the status of both a city and a state. Menelik II has started improving the city through the development of various infrastructures like construction of roads, bridges, installation of piped water lines, provision of modern services by using the Italian prisoners who have been in the country after the war in which the Italia’s were defeated at the battle of Adwa (Techeste, 1986; cited in Tilahun, 2002). Various modern infrastructures were followed turn by turn. Railway, schools, telephone lines, telegraph, electricity, printing presses, banks, taxi etc.were in place, (Tesfaye, 1987; in Tilahun, 2002).

1.1.2 Location and area

Addis Ababa is situated at the foot of mount Entoto and has elevation of 2440 meter above sea level. The city is located at 9.03° N; 38.74° E. Addis Ababa enjoys a mid Afro-Alpine temperate climate. The city is located approximately at the center of the country (Wikipedia, 2007). The Capital city has an area of about 540 km. Sq. including 18.2 km. sq. rural areas (Addis city council, 2004).

1.1.3 Socio economic development

Currently, Addis Ababa is the capital city of both Ethiopia and Africa. It is the seat of the head quarter of the United Nations Economic Commission for Africa (UNECA), and African Union (AU). It is the seat of more than 90 embassies and consular. The city has a diversity of over 80 nationalities, speaking over 80 languages, composed of diverse religion including Christian, Muslim, and Jewish communities (Wikipedia, 2007). According to the information obtained from the official webpage of the Addis Ababa city government the city has a population of 3.5 Million. Currently, the city is administered under ten sub-cities namely: Arada, Addis Ketema, Lideta, Kirkos, Yeka, Bole, Akaki -Kalit, NifasSilk- Lafto, Kolfe-Keranio and Gulele.

According to ORAAMP (2002) 80% of the populations are living in slum and informal area making the capital city the first in Africa in its slum accumulation. The overwhelming number of slum areas was without adequate infrastructure like access roads and regular water supply (Addis City council, 2004). About 41% of households are living on a daily earning less than 1.5 US Dollars. The percentage of population using modern latrine is estimated at 1.3%, while 24% are using pit latrine. Having residential houses especially for the lower income group in Addis Ababa is becoming the most difficult phenomenon. Cost of housing is rising and lease price is much more than one can usually expect (Solomon, 1994).

1.2 Statement of the problem

In the city of Addis Ababa, estimates of over 80% of the dwellings are substandard, lacking formalities and have been accumulated over years (ORAAMP, 2002). Moreover, the horrific expansion of the squatter settlements that we observe since very recently at the periphery in all directions of the city keeps on adding on the already challenging urban problem (AR et. al., 2002).

The expansion of squatter settlement leads to wastage of resources in various ways. Often, it is not in line with the master plan of urban areas. The development of infrastructure and provision of basic services for such a settlement is also difficult, if not impossible. In the development of conducive urban center, management of such an overwhelming explosion of adverse expansion places paradox on the shoulders of the municipal policy makers and administrators

As it was described under the introductory section, the Addis Ababa city administration has initiated the regularization of the informal settlements that were occupied before and after the proclamation number 47/75 through the formulation of the *"Regulation Number One"*.

According to this regulation, informal settlements before the proclamation number 47/75 and squatter settlement after this proclamation will be given legal recognition. As it has been indicated, the expansion of squatter settlement is increasing from time to time. The main thesis of this study is therefore inclined towards the observation of the implementation process of regularization activities through the study of the characteristics of the informal and squatter settlers. The basic essence of the regulation in relation with the current explosion of the squatter settlements would be observed if it has contribution or mitigation effect on the current extensive expansion of the squatter settlement.

1.3 Objectives of the study

The general objective of this study is to assess the informal residential land regularization process and its essence in Addis Ababa.

The specific objectives of the study are:

1. To assess the basics behind the informal residential land regularization and the process it followed.
2. To identify the major achievements by both the informal settlers and the city administration in the process of regularization.
3. To observe the challenges encountered by the informal settlers and the city administration during the course of the regularization.
4. To observe the consequences of the regularization process.

1.4 Research question

1. What was the essence of the informal land regularization program in Addis Ababa and what process does it follow?
2. What were the major achievements behind the informal land regularization "*Regulation Number One*" in Addis Ababa?
3. What were challenges faced by both the informal settlers and the city administration in the process of regularization?
4. What were the consequences of informal land regularization program?

1.5 Methods data collection

Two types of data, primary and secondary were collected and used in the study. The primary data were collected from informal and squatter settlers who made their application to sub-city as per the "*Regulation Number One*". It included both the applicants who have received their title deed and those whose applications were outstanding (on process) and didn't receive their title deed up to the beginning July 2006 (Ethiopian end of 1998 E. C. budget year).

Data were collected from Yeka sub-city (North east part of the city), Kolfe Kearnay (West ward direction) and Akaki Kality (Southern part of the city) which were believed to accommodate over 70 percent of the squatter settlement in the city (ORAAMP, 2001). In addition to the prevalence of the large number of squatters in the area, the purpose for including these sub cities in the study was to accommodate informal settles from inner city (old settlement) and informal/squatter from the outer Skirt (recent settlements). These sub cities are the expansion areas, where illegal squatting is practiced on a large scale.

Primary data were also collected from officials working in land development and administration bureaus of the city. Accordingly, resourceful officials working in the department of land development and administration (at kebele, sub-city and city) were approached through interviewee.

Furthermore, by using snowball technique about twenty-five households were interviewed. These households were informal/squatter settlers who have not applied to their respective kebeles to get legal recognition, because of different reasons. Checklist-questionnaires were employed in the process in debth interview. Secondary data from books, articles, legal documents, published and unpublished reports and other written materials were also used to supplement the study.

1.6 Sampling method and data analysis

Sampling method

The informal and squatter settler sample households were selected by a multi-stage sampling procedure. The applicants' registration list at the sub cities has served as a sample frame. First, the three Sub-cities were selected purposefully, so as to obtain better composition of representative sample.

Secondly, to study the settlement pattern and behavior of the sample households, two kebeles were selected from each sub cities, one from the inner edge and the other from the outer skirt. Finally, from the total applicants in each kebele 15 percent (total of 400) sample households were selected by a systematic random sampling technique. In the process of data collection twelve enumerators, three supervisors and one coordinator were involved. Two days, two hour (total four Hours) training has been given to the team on the general overview of the procedures. The questionnaires were translated in to Amharic and pre-tested. It was distributed by the enumerators to the 400 sample holds to collect the necessary data.

Method of data analysis

Both qualitative and quantitative data obtained was analyzed. After collection of the necessary information, the data were coded and edited. The quantitative data were analyzed using different statistical techniques like percentages, averages, frequencies, etc. To shade more light the qualitative data were also used.

1.7 Scope of the Study

The detailed description of the squatter settlements in the city is beyond the scope of this study. This study is delimited to the nature, processes and the consequences of informal residential land regularization process in Addis Ababa. Obtaining data pertaining to the regularization program during its implementation at the central city level was difficult, mainly because of the decentralization of the central office.

1.8 Significance of the Study

Urbanization and urban expansion in developing countries is an issue that should be given due attention. Today, urban expansion (formal and informal) is broadly observed in the city of Addis Ababa. The study is therefore, believed to provide relevant information for municipal planners, policy makers and urban managers at different level in considering areas of intervention to divert the negative impact that the illegal/informal settlement entails.

Chapter 2: Review of literature

2.1 The concept of informal/squatter settlement

The definition of squatter/informal settlement varies from country to country. For example, in Australia, squatter settlement refers to occupying large tracts of land for housing construction. In England, squatter/informal settlements refer to occupying an empty house in a city. Vacant buildings and state-ran enterprises that are occupied by squatters termed as squatter settlement in Germany (Wikipedia, 2007). As can be observed from the above definitions, countries define the term squatter/informal settlement on their own context. This indicates that there is no one and concise definition to the term squatter settlement. However, the definition of UNCHS has got a wider acceptance. UNCHS (1996) define squatter/informal settlement as: -

Informal settlements are units of irregular, low-cost dwellings, usually on lands belonging to third parties, and most often located in the periphery of the cities. These dwellings are often assembled in a patchwork fashion from pieces of plywood, corrugated metal, sheets of plastic, and any other material that will provide cover. Residences are almost always built without a license. They pose a fine hazard and are remarkable by their near total absence of numbered streets, sanitation networks, electricity, telephone etc.

As one can refer from the above definition, informal/squatter settlement can be viewed from different angles particularly occupation of the land, registration of the ownership, the way the land is sub divided, the use to which land is put, the nature of building on it. In terms of land occupation, they usually occupy either a public land or idle land that has not been occupied. In terms of the nature of building, they are developed on the contrary to the construction standards of urban housing. In other words, the construction is not inline with the zoning

regulations⁴, subdivision regulations⁵ and building regulations⁶. Accordingly, a housing unit shall be said to be informal in either of the following condition(s).

- i. Constructed on illegally acquired plot area,
- ii. Constructed without proper permit from municipality,
- iii. Does not respect the local building codes, laws and regulations,
- iv. Does not meet the minimum housing requirements.

On the other hand housing shall be defined as squatter if it is built on public owned land and without the legal ownership or use right and without the required construction permit.

The accessibility of infrastructure, housing facilities and amenities are also the other dimensions of squatter/informal settlements. The housing unit lacks infrastructure and urban services. In addition, they are not well equipped with the necessary facilities (Tilahun, 2002). Inaccessibility of services and facilities, therefore, forces the settlers to incur higher costs in order to obtain these services and facilities. N-AERUS (2001) described the problems that encounter the informal settlers as follows,

Informal services such as water supply systems may cost many times as much higher per litter as the piped water of the middle and upper income groups. Health is often bad due to poor nutrition, again increasing living costs. Lack of security and restrictive regulations limit possibilities to raise finance and to earn a living. Security may have to be paid for to both corrupt public sector and private sector mafia. Breaking the vicious circle between poverty and insecurity of tenure and employment is essential (Ibid).

⁴ **Zoning Regulation:** is the regulation that specifies the use to which land can be put.

⁵ **Subdivision Regulation:** refers to the regulation that specifies the type and standards of roads, water supply and drainage lines and the minimum plot size allowed for a particular purpose.

⁶ **Building Regulation:** is a municipal regulation that specifies the types buildings (structural profile, quality of construction material etc.) in erecting dwellings and issuance of building permit.

Even if the concept '*squatter settlement*' varies from context to context, in different countries as it is indicated above, the '*squatter settlement(s)*' in these materials refers to informal settlement(s) or expansion that were developed illegally, on the public land which does not belong to them. While squatter settlement refers to the settlement patterns of the above kind, squatter (s) refers to the inhabitant(s) who are residing in squatter settlement.

On the other hand, informal settlement in this material refers to the settlement pattern as opposed to the prevailing building regulation, without formal authorization by the concerned government body. As it is used in this material, impliedly, all the squatter settlements are informal settlements.

2.2 Theoretical background

2.2.1 Urbanization and urban settlement issues

2.2.1.1 Trends in urbanization

According to an estimate, the currently 2 billion urban populations are expected to double and reach at 4 billion by the year 2025 (UNCHS, 1996). Most of the nations with the fast growing population are in Africa. Golini et. al.(2001) described that the growth rate of the urban population of Africa during the period of 1950-2000 was the fastest in the world (4.4 percent a year). While the growth rate of urban population of the third world as a whole was 3.7 percent during 1950-2000, that of African urban population growth rate was 4.4 percent per annum. The African urban population was the lowest in 1950 (14.5 percent). It rose to 38 percent during the year 2000, which was then projected to hit 55 percent by about 2030 (See Table1).

Table 1: Distribution of urban population 1950-2030

Urban population	Population in Million				Growth Percentage		Doubling Time (year)	
	1950	1975	2000	2030	1950-2000	2000-2030	1950-2000	2000-2030
World	750	1544	2845	4889	2.7	1.8	26	38
More Developed Region	446	734	903	1010	1.4	0.4	49	186
Less Developed Region	304	810	1942	3880	3.7	2.3	19	30
Africa	32	102	297	766	4.4	3.2	16	22
Ethiopia	0.84	3.1	11	45	5.1	4.7	13	15
	Urban indicator (Percentage of Urban Population)				Urbanization Rate *		Doubling Time (year)	
World	29.7	37.9	47	60.3	0.9	0.8	76	83
More Developed Region	54.9	70	76	83.5	0.7	0.3	-	-
Less Developed Region	17.8	26.8	39.9	56.2	1.6	1.1	43	61
Africa	14.5	25.1	37.9	54.5	1.9	1.2	37	57
Ethiopia	4.6	9.5	17.6	35.3	2.7	2.3	26	30

Source: *Extracted from Golini et. al. (2001)*

This phenomenal rise in the urban population of Africa is becoming a challenging endeavor that could not coincide with the level of economic growth prevailing in the region (Salau, 1990; cited in Tilahun, 2002).

Scholars were emphasizing the acceleration of urban population in many developing countries in the past few decades and its concomitant repercussion on the adequate provision of basic services (Devas & Rakodi, 1993; UNCHS, 1996). According to the above sources, Africa is currently experiencing rapid urban population explosion, growing at the rate higher than any region. The content is expected to have the largest future urban population proportion as compared to other countries in the years to come. This challenge is going to be a paradox to the municipal managers and policy makers of this content.

* *The rate at which the urban population proportions are growing each*

2.2.1.2 Consequences of rapid urbanization

According Devas & Rakodi (1993), even though urbanization is an important socio economic aspect, on the contrary rapid urbanization has numerous drawbacks. UN Habitat on the other hand revealed that the rapid growth of urban population has obvious implications on the infrastructure and service needs of the cities. For instance, the UN center for human settlements, in its global report on human settlements 1986 estimate that 30% of the developing world urban population does not have access to safe water supplies.

The failure to expand water supplies, sanitation systems, housing supply and transportation to match the growth of the population has been the prime cause of misery in the cities of the developing world. The in availability of adequate safe drinking water complicates the settlement pattern coupled with the prevailing deterioration of the living condition (Devas & Rakodi, 1993).

Balchin (1995), on the other hand argued that the rapidly growing urban population is found in the third world countries, where provision of adequate services and development of urban infrastructures have been hardly possible, because of the lower level of their economic development.

Lowder (1986) cited in Tilahun (2002), illustrated the consequences of the cumulative effect of rise in urban population in Africa. He described that under the condition of stagnant economy in Africa, population pressures added up on the stock of urban housing crises. In many cities of developing world, 40 to 50% of the populations live in slums and informal settlements- as much as 85% in the case of Addis Ababa, 59% for Bogotá and 51% for Ankara (UNCHS, 1987).

The arguments of scholars indicated that the rapid rise in urban population of the developing countries has a significant impact on the settlement patterns of the urban population (Devas & Rakodi, 1993). In line with the above argument Wasten (1995) cited in Tilahun (2002), claims that one of greatest threat of urban livelihood in Africa is the urban population living in either slum or squatter that is expected grow at an average rate of 15%. For instance, attributable to rapid urbanization, the expectation of UN for the development of two up to eight decent houses per thousand inhabitants is below an average of one decent house per thousand (Hardoy and Satterth Waite, 1995; cited in Tilahun, 2002).

Scholars justify their argument that the consequences of rapid urbanization are more severe in the developing world. According to the estimate by UNCHS (1996) out of over 90% the world urban poor that live in the southern part of the world (developing world), nearly 600 million live a very life threatening housing environment.

2.2.2 Causes for the informal settlement

Studies that were conducted in relation to urban housing issues identified different reasons for the expansion of informal settlements. Among many reasons offered by scholars, poverty, land speculation, inappropriate policies; poor land management and rigid urban Planning are the most important factors that intensified the urban housing problems (Devas & Rakodi, 1993).

i. Poverty: Poverty is one of the most important factors that aggravate the expansion of informal settlements. Scholars and organizations that conducted research on informal settlements indicated that poverty is contributing much to the expansion of informal settlement. For example, UNCHS in its 1996 global report stated that low capacity of urban poor to construct a decent house forced

them to settle informally in vacant urban lands. UNCHS further stated that when the city grows most people could not afford for having a legal house (house on which they can organize the construction of houses).

Tewodros (1996) emphasized that the inability of the poor to acquire land either through the private or public programs in the formal procedures is the basic reason for illegal or irregular informal settlements. Hence, illegal subdivision and the proliferation of unauthorized settlements are the common phenomena in the urban areas of the third world that accommodates over 20 to 50 percent of the urban population in its large cities.

N.AERUS (2001) also strengthen the above argument by saying that the poor section of the society employ informality as the coping strategy of securing houses when they lack alternative for decent houses. According to N.AERUS (2001) there is high co-incidence between poverty and informal/illegal settlement. Poor people would have no alterative than informally sheltering themselves, as they are denied to the formal access to housing. According N.AERUS (2001), poverty and informality reinforces each other.

This can be seen from the fact that the circumstance is intense in economically backward countries, where the majority of the urban populations are poor. Smith (1990) cited in Amis P. and Lioyd P. (1990) argues that since the population growth is much more than the capacity of the government to provide housing in most developing countries, there comes, the problem of capacity in providing their population with a decent housing & other basic services. As a result, the majority of the urban poor are forced to look for informal alternatives.

Another scholar, Todaro (1989) states the role of poverty on urban housing problem and the expansion of informal settlements in developing countries as: -

... The growth of urban areas in developing countries may attract immigrant from the rural area in belief of better life in urban settings and the possible availability of job opportunities. As a result, the poor rural urban migrants have no better alternative than increasing the density in slum areas or go for the option of squatting on the periphery.

Devas & Rakodi (1993) agreed on the Todaro's idea and they further explained that while the urban population is increasing due to rural urban migration, the economy of urban centers of developing countries is declining. As a result, the majority of the urban poor do not afford to construct decent houses in a legal way. Hence, they are forced to settle informally in vacant urban lands. The intensity of the poverty then, induces massive noncompliance with the formal rules and regulations that govern urban development. As a result, the urban housing problem and the expansion of informal settlement continues to be the challenging task with low incomes and limited households financial capacity and lack of local government investment in housing infrastructure (Acioly, 2007).

ii. Land speculation: The expansion of informal or illegal settlement is mushrooming because of the prevalence of land speculation. The speculators frequently hamper the normal operation of land market. Accordingly, two types of speculators can be identified. The first categories are those speculators who make extensive acquisition of land to create artificial shortage on the supply side. The other categories are those speculators who make extensive invasion of public land for future illegal subdivision and sale at higher price. Speculation in the land markets makes housing unaffordable even for the middle-income section of the society (Turner, 1976). As a result, the urban poor can be derived out of the formal land market and pushed to squatter settlements, illegal subdivisions and slums.

According to Tewodros (1996), the informal land market is practiced on land acquired through the formal process. Eventually, such illegal markets create rampant land speculation, which appears to have become more evident in inducing artificial rise in land price. Land speculation has been observed to be the most profitable and lucrative business in the third world urban areas. As a result, most corrupted government officials are directly engaged in the informal land market. Particularly, lower level public official were observed to have intensively involved in the illegal land markets.

In one way or the other the origin of informal market attributes to the malfunction in the formal land provision process. If legal land is not available in large quantities according to Tewodros (1996), acute competition for land will accrue to land speculation, corruption and favoritism, which often undermines the need of the urban poor. Various actors are involved in the process of land speculation activities, including higher income; lower middle income, lower income and the poor. Real estate companies, politicians and the staff of the government are also the key actors in the process.

The nature of the involvements of the government officials in the illegal/informal land market is not limited to speculation. According to UNCHS (1996), the involvement of the government in the expansion of informal settlement is often observed before election is going to be carried out. They usually employ informality and illegality as a means of securing votes with a return promises announcements made prior to election to secure tenure to inhabitant of a particular settlement.

iii. Rigid and time taking urban planning: Urban land supplies in the developing countries are constrained by various problems associated with urban planning. Unrealistic standards for land and infrastructure development, complex procedures of urban planning and unclear responsibilities among public agencies are the serious shortcomings of urban development in the third world countries (UNCHS, 1996).

According to Hardoy and Satterth Waite (1995) cited in Tilahun (2002), the norms and codes of urban planning in developing countries simulated from the developed countries. Most of the governments of developing countries have hardly made significant efforts in changing the situation. Hence, the urban planning tools i.e. plot development guidelines, zoning and planning are all obstacle making deficient land allocation and administration. This in turn inflicts insufficient land supply and increases in land prices that did not coincide with the growing urban population.

The type and nature of the training given by the developed western nation on urban planning to the students of developing countries' has also a significant influenced the urban planning in the developing countries. According to Hardoy and Satterth Waite (1995) cited in Tilahun (2002), the urban plans that are prepared by foreign oriented urban planners do not take into account the actual physical and socio economic factors on the ground. Planning norms and cods that do not consider the physical and socio economic conditions of a nation usually adversely affect the proper urban development through facilitating the expansion of informal settlement. This is to say that the approach in solving the housing and other economic problems in a nation requires specific tactics and strategies that take into account the facts and situation at the local level.

iv. Cumbersome and long bureaucratic procedures: The experiences of many developing countries indicates that the processes of obtaining construction permits are complicated, not clearly known to the poor, often times consuming and costly. Since the procedures are cumbersome and costly, it is often difficult for the poor people to follow the legal procedures so as to obtain land for the construction of residential house (UNCHS, 1996). The out come is therefore, invasions of state land or purchases of unplanned land from illegal agents (Obunho & Mhlna, 1998; in Tilahun, 2002). In Obunho & Mhlna, (1998) opinion the long process to obtain construction permits is the major challenge for provision of formal shelter for the poor section of the society.

v. Poor urban land management: Poor urban land management creates the condition for the expansion of informal/illegal practices. Inappropriate legal frameworks and insufficient administrative procedure for defining land tenure, land transfer, managing land use and land development are among the major factors behind poor urban land management that create favorable condition for the expansion of informal settlements (UNCHS, 1996). Lack of flexibility in the urban land management contributes to the informal/ illegal housing expansion. According to Acioly (2007) the reason for the prevalence of informal settlement is the problem in formal land delivery system, which is not working for many people (the poor).

Devas & Rakodi (1993) similarly indicated that constraints on urban land provision leads to the disequilibrium in the urban land supply and demand. These will significantly inflict the distortion in the urban land markets. If the formal provision of the residential land is not well functioning in the developed countries itself, inevitably inhabitants will employ the informal methods of acquiring it.

Studies in Lisbon (Portugal) show that where the demand for residential land is much greater than the formal channels of supply, extensive informal markets have emerged (UNCHS, 1996).

AR et. al. (2002) also stressed that the inefficiencies and rigidities of urban administration coupled with lack of the capacity of the inhabitants are the major causes for illegal or informal settlements. UNCHS (1996) on the other hand described that authorities may prefer to retain the informal status of settlements with the view to use land for other future purposes, since informal and illegal settlement provides them with sufficient ground for eviction.

vi. Inappropriate urban land policies: According to UNCHS in its 1996 global report various irregularities and obstacles in the urban land policy greatly force the urban poor to illegal/informal measures. The formulation and implementation of restrictive policies hampers proper legal urban land market on the one hand and unofficial tolerance of illegal or informal land operations on the other hand.

The works of N-AERUS (2001) also magnifies the role of inappropriate urban land policies on the expansion of informal settlements. N-AERUS argues that inefficient policy along the inadequacy of government's capacity gives little or no attention for the urban poor. In addition, Acioly (2007) depicted that many policy makers have not fully understood the complexity of informal land development and the nexus of land markets, housing, and slum development in their cities, and therefore their ill-conceived policies continue to stimulate the informal settlement rather than slowing it down

vii. Rigid building regulations: With the aim of achieving the objective of securing socially acceptable minimum standards, the governments in developing countries often adopt rigid building regulations. These codes were usually inappropriate and require increased development costs, making it difficult for low-income groups to afford for the legal building standards (UNCHS, 1996). Strengthening the above idea, Kagawa & Turkstra (2002) indicated that inappropriate standards in turn reduced land availability for housing and business, by imposing unnecessary costs and fuelling the growth of informal land markets. Moreover, a flourishing informal market clearly provides housing alternatives for poor, middle-class, and even some high-income families in many cities, where sanctions on informality are lax and/or access to land is constrained in the urban core and held privately in the fringe areas (Acioly, 2007).

2.2.3 Suggested coping mechanisms to informal settlement

Inline with the exploration of the causative factors for the expansion of informal settlements, possible solutions to combat the informality were/are the agendas of scholars and many organizations. The major suggestions to combat the problem of informal settlement can be seen under two broad categories: *Proactive approaches and Reaction measures*.

2.2.3.1 Proactive approaches to control informal expansion

These types of approaches are based on the principle that informal settlements in the urban setting have to be controlled through identifying and solving the causes that leads to their occurrence. Different scholars have suggested various such an

advance approaches. Some of these are, development and implementation of appropriate urban land policy, effective urban land registration system, development of land ceiling acts, land banking, capital gain tax on sale of land, taxation of vacant and excess land holding. These approaches are employed so as to mitigate land speculation that often leads to informal settlements.

A. Appropriate urban land policy: The best coping mechanism to combat informal settlement is the formulation and implementation of urban land policy that assist in the resource redistribution. According to Devas & Rakodi (1993), appropriate urban land policy can promote the provision of decent and adequate housing for all section of the society. Hence, attempt to tackle the problem of exiting settlements must take into account the deep-rooted causes of the informal settlement in order to design measures that will prevent it from continuing.

Thus, while addressing the lack of basic infrastructure, accessibility, and public services, as well as unclear tenure rights, governments must look at policies to either stop or decrease the speed at which urban informality grows in its various dimensions (UN Habitat, 1996). According to (UNESCAP) some of the coping mechanisms to mitigate the land speculation that leads the informal settlements are, land registration, land ceiling acts, land banking capital gain tax on sale, taxation of vacant excess land-holdings. The paragraph that follows will describe each in detail.

B. Land registration: Land registration is one of the most important mechanisms to minimize the expansion of informal settlements arising from land speculation. Efficient functioning of land markets requires efficient and updated land registration systems, which clearly indicates legal ownership of land.

C. Land ceiling Acts: The other approach according to (UNESCAP) is limiting land that a single juridical person can own. The intent behind such land ceiling acts is to ensure equitable distribution of urban land. However, such acts can fragment urban land ownership to such an extent that land assembly for larger urban development projects becomes difficult.

D. Land banking: Governments can use land banks (buying and accumulation lands) to guide urban development, fight land speculation, and redistribute land to the poor and to finance infrastructure investments. The principle behind land banks is that the government buys large tracts of land, at market prices, in the urban periphery, which have not been brought to use for urban functions.

E. Capital gains tax on sale of land: This approach is also commonly used method of combating speculation. The principle is that the net gain from the sale of land should be taxed as any other income. Net gain is defined as the selling price minus the buying price of land and costs incurred in developing the land. However, the problem with this approach is that it assumes that the government agencies and the legal systems are efficient enough to determine market values of land and to expropriate land quickly.

F. Taxation of vacant and excess land-holdings: Another approach was to make owning of vacant land unprofitable by increasing property taxation on vacant land. The intent is to discourage land speculation and encourage capital investment on land to utilize it to its full potential. Such laws can unjustly penalize small investors who buy land for residential purposes or for starting small businesses, but cannot do so because of a lack of capital, which they can only assemble over extended periods. However, measures can be taken to ensure that such laws cover only large landowners.

2.2.3.2 Reactive measures to combat informal expansion

UNCHS (1982) described the three government policies on slum and squatter settlements. **Laissez faire** (ignoring the existence of slum and squatter areas and ignorance of any kind of public resources allocation on informal settlement), **Restrictive or preventive** (eliminate or reduce the size of low-income (informal/Squatter) areas, through policies of exclusion from such urban services as public utilities education facilities and health and social services; removal of residents from their homes and their relocation either in rural areas or in the urban periphery; eviction of residents from their homes...), and **Supportive policies** (the inclusion of slum and squatter areas in the national development process and the social and economic integration of residents into the surrounding area).

UNCHS (1982) has also further elaborated the three different mechanisms that the governments have been employing as **supportive policy measure** towards the informal/squatter settlements (sites and service project, Squatter up grading and the provision of assistance for self help housing).

Sites and service project: demarcation of the building plot and public provision of minimal community services like providing individual water, and sewer connections, electricity and paved roads; **Squatter up grading**: The government provides basic infrastructure which can be geared to the need of the existing settlement rather than to the standards of conventional physical planning; and **the provision of assistance for self help housing approach**: Various forms of technical and administrative aid, ranging from the provision of building components such as sanitary core or the roof to the granting of extended repayment loans for building materials, are provided by public authorities in an effort.

According to UNCHS (1980), cited in UNCHS (1982), for the majority of urban poor, **squatter upgrading and aided self-help** is more suitable approach towards informal settlement. Because, the burden on public fund is considerably less; provision of security of tenure and access to credit and peoples participation in terms of saving and labor can be mobilized more easily, political and practical chaos behind relocating communities, relocation remove people from employment sources and reduces their economic survival, and relocation and public housing destroys the social fabric of poor urban settlement. In the final analysis, the governmental policy measures can result in either the regularization/formalization of the informal settlement or forceful eviction /bulldozing.

A. Regularization of the informal settlements

Many scholars do not agree with the demolishing of informal settlements. In Amis & Lioyd (1990) view the best way to mitigate informal settlement is through regularization. They further substantiate their argument in that the process of regularization of informal settlement pattern ultimately brings low-income urban poor to better security and owner of urban housing.

Turner (1976), on his way stressed that squatter settlements are an important solution where the government could not provide formal houses for the residents; hence, informal settlements require regularization.

W. Paul Strassman (1982) on the other hand indicated that because of population growth and migration, cities require more and more new housing units. In addition to the requirement for the development of the new dwellings, the existing substandard informal housing units should be transformed, expanded and modified over the years to play their part in the urban development process.

W. Paul Strassmann (1982), further stressed that "Housing transformation must not only be expected and tolerated, but should even be fostered as a good way to rise an important type of production, to generate employment and to improve equity in distribution". According to this scholar upgrading strategy provide more improved housing than the costly alternative of eradicating them. That is why in recent years the strategy of urban upgrading has been recommended by several national housing agencies and by international lenders, such as the World Bank and the U.S. international development (UNCHS, 1996).

The UN habitat, housing for all as the millennium development goal favors the regularization of informal settlement while objecting to bulldozing and forceful eviction. According to them, informal housing bridges the gap in the provision of shelter through formal means. It also helps in the reduction of governments burned. From this standing point the need for the informal residential land regularization program was imperative, according to UNCHS (1982).

Acioly (2007) has described Latin America as a best example where more than a dozen cities in different countries have undertaken large-scale citywide slum upgrading programs, in addition to regularization, formalization, and legalization of informal settlements. According to this author, what makes Latin America different from the other regions is that local governments enjoy constitutionally protected autonomy. Hence, pioneering upgrading initiatives in this city date from the 1960s, when evictions and resettlement policies were more common. On the contrary according to UNCHS (1996) local governments in most African countries on the other hand were ill equipped in terms of well-trained personnel, and specific urban management policies and instruments to deal effectively with the problem of informality.

B. Eviction/ bulldozing of informal settlement

There were also other arguers on the necessity of eviction or demolishing of informal settlements. They presuppose that the regularization of informal settlement encourages the expansion of informality; hence, eviction is the best alternative (Hardoy and Satterthwaite, 1995; cited in Tilahun, 2002). Governments according to UNCHS (1996) usually justify eviction in one of the following three ways. The first is the necessity of the improvement of the beauty of cities. The second is that eviction is necessary because, slum and informal settlement areas are where criminals and professional squatters are hiding themselves. The final type of justification by the government as per the finding in UN Habitat is the requirement for the redevelopment of the area, for new public works.

Those scholars with the advocacy of the necessity of squatter forceful eviction/demolition emphasize that even though the informal settlement provides shelter for the settlers, its impact on the overall urban development is many folds. First, the spontaneous growth of unplanned urban settlement results in difficulty of integrating them with the existing city structure. Secondly, settlements are susceptible to hazards like, floods, fire, sanitation problem and environmental degradation. Thirdly, by encouraging unlawful acts the process also decreases the municipal income (revenue) from land and building tax. Finally, the informal expansion induces inefficient utilization of land and infrastructure and the difficulty of providing the necessary services and infrastructure (ORAAMP, 2002).

We have numerous experiences of forceful eviction in many parts of the world. Particularly, according to UNCHS (1996) there were massive eviction programs in many countries during the 1960s, 1970s and 1980s. "Probably the largest was in Seoul in Korea where millions were evicted from their homes between 1966 and 1990. Between 1983 and 1988, 720,000 people lost their homes..."

Some still emphasize the substantial threats associated with eviction. It would be more helpful to see what has taken place in Buenos Aires in 1981. About twenty thousand people occupied the land, which does not belong to them. This large number of population invading 221 hectares of land was strong enough to resist the government's action. Children and Women played the vital role in the course of resistance, to the degree of standing in front of the bulldozer machine assigned to demolish the squatter. During this intentional expansion, most of the constructions were carried out during the nighttime. In spite of the control and patrol by the police even during the nighttime 5-6 houses were developed each night (Hardoy and Satterthwaite, 1995; cited in Tilahun, 2002).

2.3 Empirical evidences of the magnitude of housing problem in Addis Ababa

2.3.1 Origin of the urban land use system and problem of housing in Addis Ababa

According to Solomon (1994) during the early period of the establishment of the capital city, large tracts of lands were allotted to important personalities, chiefs and their alliance to construct their dwellings. This indicates the origin of urban land use system in the city. After ten years of the establishment of Addis Ababa, Emperor Minilik the II has ratified the legal Private urban landownership in 1907. The decree that composed of 32 articles authorizes the purchase and sale of land both by Ethiopians and foreigners for whom the Emperor gave the permission. According to this decree, formal title deed was issued and formal Cadastre was kept through formal registration procedures.

Solomon (1994) further stated that land was bought and sold in most instances on an installment base. Under this case, title deed was issued to the buyer after the completion of the payment of the price agreed up on. When the urban land owned by a private individual was needed by the public (construction of Hospitals, Schools, Churches, Markets, Roads, etc.) compensation or replacement was made in return.

According to Abay (2005) the private ownership of land was further strengthened during the reign of Haile Sillassie by the land decree issued in 1932 with the improvement of the former decree to include the provision of land tax system. Accordingly, the 1955-revised constitution included similar policy of private ownership of land under the article 44. In line with the growth of the capital city as a political, economic and cultural center, in-migration of the off-farm people started to escalate. This has induced the rise in the value of urban land and housing. Individual migrants who have no capacity (low income) to access land and build their home were forced to take up the alternative of renting house. During this period there were not free land provisions by the government to erect residential house in the city. It has been observed that the urban land administration policy largely humped the proper growth of the city during this early period.

Accordingly, an important lesson that can be noted from the early period of the establishment of the capital city in relation to its contribution to the current feature of urban development was the misappropriation of land by the nobility (Tefera, 1987). Tefera (1987) stated that the settlement was formed of scattered villages each of which was the residence of the chief and his followers. The construction of unplanned houses served for rental and coping mechanism in securing extensive land.

During its years of formation settlement patterns were more individualistic than on the city community basis. There were sparsely and unwisely developed settlements with substantial vacant lands between different buildings. This in turn brought about a difficulty of planning for development of appropriate infrastructures. These empty spaces between buildings were gradually to accommodate the slum areas that we observe today (Tefera, 1987).

Strengthening the idea of Tefera (1987), Tilahun (2002), described that the quantity and quality of housing has largely constrained the development of the city. Birke, (1997) and Eshetu, (1986) on the other hand explained the nature and mode of urban expansion during the early period as perpetuating expansion of slum area and unplanned urban development pattern in the city. Furthermore, Tegegne (2000) stressed that the characteristic feature of urban slum, therefore, rooted in the historical processes that lead to the establishment of the city of Addis Ababa.

2.3.2 During the imperial regime

According to Solomon (1994), most of the currently witnessed multiple problems of urban centers in Ethiopia are attributable to the nature and mode of the land tenure system practiced in the country. According to Abay (2005), the pre-1975 feudal monarchy had a monopolistic hold over land and other productive resources that largely hampered the proper urban expansion and development in Ethiopia.

During the feudal regime, most of the high value lands were concentrated in the hands of the feudal nobilities, individuals and families who were close and loyal to the monarchy both in urban and rural areas (Abay, 2005). Abay (2005) described the situation as, "Hence, the feudal ownership of land not only caused and

perpetuated poverty in the rural areas; it also caused and perpetuated slum areas and poverty in the urban areas...urban land was widely idle and misused.”

According to Abay (2005), during the feudal regime urban lands were not only misused, but also there were violations of laws of urban expansion. The nobility often misappropriated public reserved lands for personal uses. Various past historical factors had their significant contribution in hindering the proper development of the city, specifically by hampering adequate provision of residential land to the citizen.

During the imperial regime, the majority of urban dwellers were residing in rental houses that had little or no adequate facilities. There were concentration of land and housing in the hands of the minority (Abay, 2005). In the late 1960s it was estimated that 5 percent of the population owned about 95 percent of urban lands.

In addition, 55 percent of the houses in the city were rental houses, which forced the poor section of the society to live in a perpetuate congestions and overcrowding. Investment in the low or middle-income housing were not sought, besides, the erection of substandard houses by small-scale landowners (Gulte, 1989). The preceding paragraphs clearly showed that many factors were working against the provision of adequate housing.

2.3.3 During the derg regime

The majority of urban resident were denied by the feudal system to have access to land for many years until the 1974 revolution, (Solomon, 1994). The excessive concentration of urban land in the hands of few aristocrats thus aggravated the mass movement and the outbreak of the 1974 revolution in the country.

According to Solomon (1994) the vital monopoly of urban land and house by few landlords and the lack of access to land by the majority was the basic reason for the restructuring of urban land policy by Derg. According to this reform, all lands were proclaimed as a state property in 1975. The proclamation 31 of 1975 was for the nationalization rural land and proclamation 47 of 1975 for the nationalization of urban land and extra houses. These proclamation prohibited private ownership of land, transfer of land by sale, lease, mortgage, succession or donation. These proclamations nationalized all urban high-rise apartment, office buildings and extra houses without direct compensation.

The significant effects of such radical measure were witnessed on the regressive reduction of the monthly rent on the houses that were nationalized. Accordingly, between 15 and 50 percent on the amount of rent that used to be paid to the landlords were reduced by the government for the renters.

As in the previous regime, many factors were also working against adequate and sustainable housing development during this regime. Following the nationalization, the role of private firms in the development of residential houses was totally neglected. This in turn has highly intensified the problem of housing in the city (Tilahun, 1997). According to another scholar Tilahun (2002), the proclamation number 47/1975 itself has adversely affected the housing sector in two ways. Production of new houses was negligible and the nationalized house has not been maintained for long years. As a resulted, the city continued to accumulate slum areas.

Further more, besides certain implicit policy objectives that followed the nationalization of the land and extra houses, there were not explicit policies on urban housing until up to 1986. Proclamation number 92/1986 was meant to

improve housing standards, promotion of housing cooperative and permission of subletting. During this period the housing market were under the central command of the government. Even though, some residential houses were developed during this regime, the majority of the urban poor were marginalized (Tilahun 1996 cited in Tilahun 2002).

Among the implicit policies, the rules and regulation for the establishment of residential house building association with the free allocation of 500-meter square plot of land was notably seen as substantially contributing to solving housing problem in the city. In the implementation of the above policy different government setups were involved. The hierarchical structure of Urban Dweller's associations (Keble, 'Keftegna), central association of Urban Dwellers, Ministry of Urban Development and Housing (MUDH) and Addis Ababa Rental House (AARH) had played different roles in the process.

Accordingly, land speculation was to be controlled through formal procedures. The duties of the kebele officials were verification of that the applicant have no house of its own. On the one hand, Ministry of Urban Development and Housing (MUDH) was concerned with the provision of technical assistance like issuance of site plans and estimation of the construction cost. This information has been used in the assessment of the building potential of the applicant. During this regime a dweller without construction potential would not be given land. Kebeles were in charge of managing houses with monthly rent of less than 100 birr. On the other hand the management of houses rented for birr 100 and above has been the under the AARH.

The housing cooperation meant to mitigate the problem of housing in the city has suffered from a numerous indigenous and exchanges problems that hindered their success. Solomon (1987) emphasized that the major exogenous problems they

have to go through were, bureaucratic red tape in order to have their associations legalized and obtain land and the necessary features...exogenous problems that the cooperative face were the allocation of undeveloped and peripheral construction site, the scarcity of building materials and the absence of effective technical guidance.

Different findings indicated that the provision of adequate housing has been severely constrained during the Derg regime. According to ORAAMP (2002), Addis Ababa master plan has estimated the housing need at 14,900 new units per annum. However, during 1988-1992 number of plots allocated for housing was only 6200 i.e., an average of 1,252 plots per year. That was much less than the quantity of housing required accommodating the growing urban population. In addition, the scarcity of land for housing has led to injustice and corruption.

Another scholar (Tilahun, 1997) has also identified that, despite the requirement of substantial residential houses in the city, the government has not been in a position to maintain the nationalized houses that accommodated the overwhelming number of urban population. As shown in the table below, during this period there were about 215,791 new housing required to solve the backlogging shortage of houses.

Table 2: Estimated housing needs in Addis Ababa during 1980

Need Category	Quantity of Houses Needed
New Households	150,848
Reliving Overcrowding	489,13
Replacement	17,030
<i>Total quantities of houses needed</i>	215,791

Sources: Tilahun Fekade (1997)

In addition, in the existing housing there has been significant over crowding. According to the 1984 survey (CSA, 1991) about 70 percent of the housing units were with single room, which indicates the acute housing problem prevailed in the city during this regime. According to AAMPPO (1986) cited in Tilahun (1997) it was only 26.6 percent of the housing stocks that were in good condition while 67.7 percent require urgent maintenance and 4.9 percent require out right demolition.

Eyob (1993) cited in Tilahun (1997) clearly described the very minimum housing development by the government during the Derg regime. The houses developed by the government (AARH) between the period 1976-1992 (Table 2) was not adequate enough to accommodate urban population, where the land and housing development were under the government’s monopoly.

Table 3: Number of houses constructed by AARH (1976-1992)

Types of Building	Addis Ababa
Low-cost houses	3156
Apartment buildings	38
Villas	87
Office buildings	123
Hostels	9
Completion of unfinished houses	69
Building Annexes	1
Self-help houses	1982

Source: Eyob (1993) in Tilahun (1997)

In general, the neglect in the development of sustainable housing in Addis Ababa during the Derg regime attributes to different managerial problems. On the one hand, soon after nationalization the planning, the management, the development, and ownership of land fall under the central command of the regime. On the other hand, the intension of the proclamation to provide land for housing on egalitarian base could not be achieved due to managerial, financial and technical problems

associated with public land management (Tewodros, (1996). Hence, according to Tewodros (1996) Addis Ababa shares the same problem of inadequate decent housing with its counter parts in other the developing countries. In fact, the constraint on the supply of land has resulted in a high congestion of slum and the proliferation of illegal land holding in the city.

Improvements of the old houses were not tried nor were the expansion of residential houses in line with the population growth not sought for long period of time. Rather, the act of nationalization paralyzed land market in the urban area (Abay, 2005:3). The government has given low priority to the housing sector. This can be seen from the findings of (PMGOSE, 1980) cited in (Tilahun, 1997) where the investment made in the housing sector during 1976 was estimated at 2.5 percent of the GDP, much below the 6 percent minimums standards set by the United Nations for developing countries.

In summary, besides the positive impact of the free allocation of 500-meter square of land to the potential residential house boulders (the higher income group), the reduction in the amount of housing rent to be paid has significantly benefited the lower income group (used to rent house for less than birr 144 a month).

The higher income group was the only beneficiary in the construction of their own houses through bank loan or their own fund. According to Gulte (1986) no more than 10 percent of the houses constructed during 1978 to 1985 were by own fund, while 82 percent of the houses constructed during this period were through loan given to applicants with monthly income of birr 500.

2.3.4 The post 1991

Finding have shown that the expansion of informal settlements have expanded in the current regime than ever before. According to AABOFE (2006) the measures taken by the Derg regime in alleviating housing problem, particularly in Addis Ababa through allocation of plots of land to the potential builders free of charge did not continue for more than a decade up until very recently. As a result squatting was mushrooming in all direction on the periphery of the city.

According to AAMP (2002) cited in Tilahun (1997) the formal land provision process was discontinued for many years, while the natural population growth and rural urban migration was on its way. Moreover, the process of urban land provision in the city of Addis Ababa during this period was highly constrained, inefficient and complicated, which in turn has created huge backlog. However this phenomenon was not without cost said AAMP (2002) in Tilahun (1997). As consequence informal/squatter settlements has invaded substantial areas that were proposed for future city expansion as per the current master plan. According to the same source, the expansion of the squatter settlement and the deterioration of the city of Addis Ababa was the out come of inefficient implementation of policies and programs.

The other area of comment by scholars on the development of housing during this regime was the fact that the government as well as the private sector has neglected the lower income section of the society in the development of housing. The rampant housing problem especially of the poor majority did not seem to be given due consideration, as the government had little involvement in the development of housing sector. The attention of the private sectors during this period was also on the medium and high-income groups (IEG, 1967). The scholar has argued that

the expansions of informal settlement and the deterioration of the city core were one of the outstanding urban problems in Addis Ababa during this period.

Unlike the Derg, the intervention of the government in the development of residential housing during the periods 1991 to 2003 was limited. Nevertheless, beginning from the year 2003 onwards the central government has involved in the development of housing with the aim of gaping the acute housing shortage in the capital city. As a result, the government has declared the proclamation No 370/2003 in the year 2003 in order to promote the construction of condominium housing. Besides its principal objective, the program was designed for employment creation and income generation to the community. Accordingly, in 2003/04 about 300 jobs and some 100-micro and small enterprise were created in the city (AABOFED, 2006).

In the condominium project, the Addis Ababa housing agency in collaboration with GTZ has planned to construct 250,000 houses between the periods 2003/04 to 2007/08. Accordingly, the quantity of the houses to be developed each year for the five years was projected at 50,000. However, according to Addis Ababa housing project office (2006) cited in AABOFED (2006), the actual quantity of housing units constructed between the years 2003 to 2006 were 31,985 indicating only 12.8% of the initial plan.

According to AABOFED (2006), in the year 2003 subsidy schemes were planned in the development of condominium houses for the low and middle-income groups. In line with this, the houses were to be sold for residents at 10-30% down payment, while the remaining was to be paid within 10-20 years.

Moreover, it has been principally planned to subsidize the low and middle-income households in the condominium program. Accordingly, the city government was

to subsidize 30% of the total cost on the studio type. The subsidies planned required for a down payment of 7.5% on the total housing cost of birr 13,965.00, with a 6-month grace period. In similar shame, a subsidy of 30% of the total cost was also promised for the one-bed room type houses (AABOFED, 2006).

However, according to AABOFED (2006), instead of providing subsidy the government resorted to selling the houses on full payment base. As in the preceding regime the condominium project has benefited the better income groups of the society.

As it has been observed many factors were working against the proper urban expansion and adequate provision of housing in the city. AR et. al. (2002) described the factors for the expansion of informal settlement under the current regime. In addition to the lack of formal land provision, inefficacy in the inculcation of rental houses markets has brought rampant housing problem.

In addition, higher tax on rental income has discouraged the development of rental houses. Higher construction cost and higher buildings standards greatly affected particularly the poor majority. There were also no financial institution and credit service that could provide loan for the lower income group. Significantly, higher interest rate on the housing loan, absence of low-cost housing shams and lack of low cost of rental house were broadly witnessed during this period.

Moreover, administrative inefficiencies contributed to inability to check and control illegal occupation on reserved open public lands. The rash by individuals for the attractive profit from sale of land has led to speculation and rise in the price of land. Some other factors like absence of clear rural-urban demarcation, weaknesses of hieratical administrative agencies (Woreda, kebele) in controlling

illegal development and inadequate plot size provision of 73-175 square meters for residential house which is not accepted by higher income groups were all enforcing the informal expansion in the city (AR et. a., 2002).

2.4 Approaches followed to mitigate the informal Settlement in Addis Ababa

2.4.1 Forceful evection/ bulldozing

The Addis Ababa, the city government has responded to the informal settlement through bulldozing. Various evidences indicate that demolishing has been carried out on frequent bases. According to (ORAAMP, 2002) the city government of Addis Ababa had responded to the informal settlement by demolishing. According to some argument, the action of the Addis Ababa city government towards informal settlement through demolishing has aggravated poverty, reduction in housing stock and expansion of further informal settlements (AABOFED, 2006).

ORAAMP (2002) depicted that destruction of informal settlements without the provision of land for formal housing construction decreases the housing stock, increases poverty and only shifts such settlements to other locations. However, demolition and eviction was by no means the best solution to the informal/squatter settlement in the city with the currently growing number of urban population. Because, the action destroys the houses and economic activities in informal settlements areas, which further aggravates the problems.

2.4.2 Informal residential land regularization

In the capital city Addis Ababa, substantial holdings have been without adequate recognition as a formal holding for over many years (Addis Ababa City administration Regulation Number One, 2000). According to the above document the informal settlements occupied up to 1996 would have the privilege of getting legal recognition. However, nothing has been said about the informal expansion after the year 1996.

According to the Regulation Number One, out of 380,000 houses in the city during 1996, 32, 000 households were holding title book (issued by Ministry of Works and Urban Development Bureau), while 42,000 were applicants waiting for the title book. Less than 70,000 informal holdings were still occupied before the proclamation No. 47/75, but did not apply or start any process to get legal recognition (See Annex 2). The above didn't include the informal settlement after the proclamation No. 47 issued in 75 up to 1996 that also have the privilege of legal recognition (See Annex 2).

AR et.al. (2002), were of the advocacy that the positive implication of the informal/squatter settlement is much superior to its negative consequents, hence should be upgraded. However, according to their argument, there need to be control of the expansion of informal settlement to direct its impeding effect on the future development of the city. According to ORAAMP (2002) the demolition of informal houses and the destruction of the economic activities in the area without adequate provision land for housing constriction rather perpetuate poverty, than mitigating the problem of informal settlement. The above source, justifies its arguments in that the demolishing of squatter settlement in Karallo" area of "Yeka" sub-city during 2000 has only shifted the location of the extensive squatter settlement in the Kotebe area, all along the road to Dessie on both sides.

Chapter 3: The nature and the process of urban land regularization in Addis Ababa

3.1 General overview

The guideline that was aimed at giving legal recognition to the overwhelming number of informal settlement and significant number of squatter settlement in the city has been adopted by the city-government of Addis Ababa, through the issuance of "*Urban Land and Housing Administration Regulation Number One*" in the month of December 2000 (See Annex 2-Amharic version).

Because of the serious difficulties involved in the implementation of the said regulation, the guideline was modified in the month April 2002. Improvement has also been made to the regulation on the month of November 2002 for the second time (Annex 3). Taskforce were established under the project "*Back Logging Works*" in view of expediting the program in the shortest possible time.

As stated earlier, the regulation issued in the month of December 2000 started to be implemented in 2004 at the city level. Since the month of January 2005, it was decentralized and conferred to the sub-city level, nearly after one year of operation at the city level.

Although sub cities who took over the task of regularization process from the Addis Ababa city have provided significant number of title deeds, there, however, was still large number of informal settlers in all the ten sub-cities whose appeal for legal recognition of their holding was not addressed. For instance, the preliminary information from the department of land development and administration in

"Nifas Silk Lafto" sub-city indicated that about 10,000 applicants' cases were under review and assessment. Some 6,000 applicants have already obtained their title deed up to July 2006.

In "Kofe Keranio" sub-city, about 2,565 informal settlers have received title deed up to the beginning of July 2006. It was also noted that the applications of about 2,800 households were under process, out of which, the holdings of 1,456 applicants have been verified and made ready to receive title deed (See Annex 4).

In most of the sub cities, well-organized database on the extent of activities were non-existent. The situation in "Akaki Kaliti" sub-city shows that, while about 975 received their title deed up to beginning of July 2006; about 3,500 applications are still outstanding.

The information from the department of land development and administration in Yeka sub-city (Annex 4) revealed that there were about 19,000 informal and squatter houses in the sub-city (those who qualify for regularization as per *Regulation Number One*). In this sub-city, about 7,492 applicants have already received title deed up to the beginning of July 2006. In addition, 8,260 applications were under process, while the holdings of 342 applicants were not found on GIS⁷. About 58 holdings were found to be in the green area as per the master plan. According to "*Regulation Number One*" holdings that are not found on GIS and holdings constructed in the green areas are to be demolished.

When we see the cases in the other sub cities, there is still substantial number of pending cases. A recent observation in "Lideta" sub-city indicated that from a total of 6434 applications for legal recognition of holdings informally secured, only 536

⁷ Geographic Information System that is used to verify the existence of the squatter or informal houses on the housing map of Addis Ababa taken from the air during 1996. The houses that are not found on GIS will not be regularized.

applicants have received title deeds, while the cases of some 2,672 applicants are sent back to their respective kebeles for further verification. According to the executive in charge of verification of documents of applicants in the sub-city, the fragmentation of information pertaining to the backlogging works is attributed to the frequent turnover of employees in the departments and lack of proper documentation.

According to the official, the staffs in the backlogging works (verifiers, data collectors and auto CAD workers) in the entire sub-cities were employed on a temporary base. As a result, their employment is terminated either by the government or on their own accord.

“Arada sub-city”, was also not different from the other sub-cities in terms of backlogging works. From about 5,500 applicants appeared to the sub-city, only 2,511 title deeds were issued up to the month of July 2007. The case in *“Addis Ketama”* sub-city is similar. From the total of 7,049 applications processed at the sub-city level, no more than 958 title deeds reached into the hands of the applicants. As it has been observed from the preliminary information of the department of land development and administration, some 2,247 title deeds were made ready, but were not collected by the applicants. In addition, for about 494 applicants pre-title deed verification has been completed. In this sub-city, some 1, 227 informal households who were supposed to apply for regularization have never appeared to the office. The author has personally observed a long queue of applicants in almost all sub cities.

3.2 An Overview of the sampling distribution

The data were collected from the sample households selected from the three sub cities in Addis Ababa. These sub cities (Yeka, Kolfe Keranio, and Akaki Kalit) were characterized by predominance of the expansion of squatter settlements (ORAAMP, 2002).

Two kebeles were selected from each sub-city to obtain a better picture of the sample for both the informal settler and squatter settler households. The inner kebeles are known to accommodate the informal settler households who have obtained their plot before the proclamation number 47/75. The kebeles from the outer skirt in each of the sub cities were believed to accommodate squatter households who have occupied the areas after proclamation number 47/75. However, this also does not mean that the reverse was not true.

Table 4: Distribution of the sampled households by location

Sub-city	Location			Number of Informal Applicants	15 Percent Sample Households	Total Sample
	Current kebele	Former kebele	Position In the Sub-city			
Kolfe Keranio	08/09	08	Inner Skirt	175	26	177
	08/09	09	Inner Skirt	381	57	
	08/09	11	Inner Skirt	28	4	
	01/05	01/05	Outer Skirt	597	90	
Akaki Kaliti	10/11	10	Inner Skirt	230	35	75
	10/11	11	Inner Skirt	106	16	
	05/06	05	Outer Skirt	42	6	
	05/06	06	Outer Skirt	121	18	
Yeka	13/14	16/04	Inner Skirt	49	7	148
	13/14	16/10	Inner Skirt	40	6	
	13/14	13/04	Inner Skirt	23	3	
	13/14	16/11	Inner Skirt	79	12	
	13/14	16/12	Inner Skirt	40	6	
	17-18	17/18	Outer Skirt	759	114	
Total				2670	400	400

As it can be observed from Table 4, total sampled households of 400 informal and squatter households were selected (177 sampled households from Kolfe Keranio, 75 sampled households from Akaki-Kaliti and 148 sampled households from Yeka).

For instance, in kolfe-Keranio sub-city kebele 08/09 (as per the current city set up) is found around Fetinoderash areas, which is believed to be the inner skirt in the sub-city. Keble 01/05 is the area around the place commonly called Ayertena. This area is the outer skirt in the sub-city. The other sub cities were treated in similar fashion as indicated in the Table 4.

3.3 The general characteristics of the sampled population

i. The sex distribution of the sampled households

As can be observed from Table 5 below the majority of the respondents were male-headed household (74 percent), where the female-headed households account only for 26 percent.

Table 5: The Sex distribution of the sampled households

Sex	Frequency	Percent
Male	295	73.8
Female	105	26.3
Total	400	100.0

ii. Age distribution of the sampled households by

Analysis of the sampled households by the age revealed that the large number of the sampled respondents (35 percent) was between age groups of 51-60 years, which is followed by the old age of over 70 years (22 percent). The distribution of the sampled households between an age of 31-40 and 61-70 years accounts for

about the same proportion of 18 percent as depicted in Table 6 above. Hence, over 92 percent of the sampled households were dominated by household's head of more than 40 years of age. This can lead to the conclusion that the sample distribution is dominated by the old age categories.

Table 6: Age Distribution of the sampled households head

Age group	Frequency	Percent
Less than 20	2	.50
21-30	6	1.50
31-40	14	3.50
41-50	72	18.00
51-60	139	34.75
61-70	72	18.00
Greater than 70	88	22.0
Non respondent	7	1.75
Total	400	100

iii. Distribution of the sample population by marital Status

The data in the Table 7 below reveals that about 68 percent the sampled households were married, while about 19 percent (77 Households) were widowed and 8 percent of the sampled households were divorced. The data further indicated that the number of the single households was negligible (4 percent).

Table 7: Distribution of the sampled households by marital status

Marital Status	Frequency	Percent
Married	273	68.25
Widowed	77	19.25
Divorced	33	8.25
Single	17	4.25
Total	400	100

iv. Educational background of the sampled population

Table 8 shows the distribution of sampled households by educational Status .It is depicted that 23 percent of the sample population was high school or 12 grades complete, which was followed by diploma holders (19 percent). About fifteen percent of the sampled households could read and write. There were relatively lower percentages of households in the primary school category. Illiterate were also accounted for about 11 percent of the sample population. From the educational status of the sampled households, it is plausible to argue that it was the lower and middle level households who were more involved in the informal settlement process.

Table 8: The distribution of sampled households by educational status

Educational Status	Frequency	Percent	Cumulative Percent
Degree - Graduates	33	8.25	8.25
Diploma - Graduates	77	19.25	27.50
12 Grade complete	95	23.75	51.75
Grade 9-11	20	5.00	56.25
Grade 6-8	57	14.25	70.50
Primary School	13	3.25	73.75
Read and Write	62	15.50	89.25
Illiterate	43	10.75	100.00
Total	400	100.00	

v. Distribution of the sampled population by place of birth

As can be observed from Table 9, substantial number of the informal/squatter households was an immigrant. This can be learned from the situation that 65 percent of the settlers were born outside Addis Ababa. Hence, rural- urban migration largely contributed to the intensification of informal settlements. It was learned from the data that the informal applicant households who were native to Addis Ababa account for 35 percent.

Table 9: Distribution of the sampled households by place of birth

Place of Birth	Frequency	Percent
Addis Ababa	141	35.25
Out side Addis Ababa	259	64.75
Total	400	100.00

Table 10 indicates the distribution of the sampled households by their respective region before coming to their current location. The distribution of the sampled households by their specific area of origin shows that Addis Ababa accounts for the highest number (36 percent) followed by those who came from Amhara Region (22 percent). Those who were from the Oromia Region were the third largest next to Amhara, which accounts for about 17 percent. The number of migrants from other regional states was small as compared to the Amhara and Oromia Regional States (See table 10 for the details).

Table 10: Distribution of the sampled households by their residence before coming to their current holdings

Place of residence before	Frequency	Percent
Addis Ababa	145	36.25
Amhara	89	22.25
Oromia	69	17.25
SNNP	48	12.00
Tigray	42	10.50
Others	5	1.25
Non respondent	2	.50
Total	400	100.00

vi. Distribution of the sampled households by the family size

The distribution of the sampled households by their family size indicated that the area has accommodated large number of urban population. As can be observed from the Table 11, the minimum family size was 2 that accounts for about 2 percent. However, most of the sampled households (about 88 percent) have family size more than four. The average family size was 6.4. This average was higher than the average family size for the entire city (5.1), which was estimated by CSA 1994.

Table 11: Distribution of the sampled households by family size

Household size	Frequency	Percent	Cumulative Percent
2	7	1.75	1.75
3	45	11.25	13.0
4	65	16.25	29.25
5	58	14.50	43.25
6	45	11.25	55.00
7	51	12.75	67.75
8	39	9.75	77.50
9	35	8.75	86.30
10	16	4.00	90.25
11	22	5.50	95.25
12	9	2.25	98.00
13	4	1.00	99.00
14	2	.50	99.50
15	2	.50	100.00
Total	400	100.00	

Table 12 below further indicates that even if the average family size for the entire sampled households in the sub cities was 6.4, however the average family size for each sub cities was different.

Table 12: The variability of family size of the sampled households

Sub-city	Mean	Sample Size	Std. Deviation
Yeka- Sub-city	6.63	148	2.52
Kolfe- keranio	7.07	177	2.83
Akaki- Kaliti	4.55	75	1.70
Total	6.43	400	2.70

vii. Distribution of the sampled households by occupation

The distribution of the households by the type of occupation depicts that from the total sampled households, 124 (31 Percent) were retired workers. This clearly indicated that large number of the sampled households has low financial and economic capacity. About 24 percent were self-employed households, which accounted for the highest category next to the retired households. The data further indicated that there was also significant number of households engaged in the governmental (18 percent) and private organizations (17 percent) (See Table 13).

Table 13: Distribution of the sampled households by type of occupation

Type of Occupation	Frequency	Percent
Retired Employee	124	31.00
Self Employed	97	24.25
Employed in Government Organization	73	18.25
Private Organization Employee	71	17.75
Have no job at all	20	5.00
Employed in NGO	15	3.75
Total	400	100.00

viii. Distribution of the sampled households by the households income

The poor living condition of the inhabitants could be observed from the fact that majority were living on relatively lower monthly income. Large number (55 percent) of the sampled households earns monthly income of less than birr 500 (Table 14). The more interesting thing from the distribution of the sampled

households with regard to the income was that none of the households earns a monthly income greater than Birr 2000. The percentage of households earning between birr 1501 and 2000 was 5 percent. This could also justify that the respondents had a limited financial capacity in transforming their residential areas to better status on their own. There was high variability in the distribution of monthly income of the households. As we can see from table 15, the mean income was birr 625. 79, while the range was birr 1984.00 (birr 2000 maximum –Birr 16.00 minimum) (See Table 15).

Table 14: Distribution of the sampled household s by monthly income

Range of Monthly income in Birr	Frequency	Percent	Cumulative Percent
Higher than 500	219	54.8	54.8
500-1000	126	31.5	86.3
1001-1500	36	9.0	95.3
1501-2000	19	4.7	100.0
Total	400	100.0	

Table 15: Distribution of the variability of the monthly income of the sampled households

<i>Sample size</i>	375
<i>Non respondent</i>	25
Mean	625.78
Median	500.00
Maximum	2000.00
Minimum	16.00
Range	1984.00

ix. Distribution of the sampled households by the type of houses

As shown in the Table 16, the majority of the houses (87 percent) were ordinary house made up poor quality materials like wood and mud, structurally low profile

“Chiqa Bet”. Villa houses made of better quality materials like bricks and cement and with better structural profile accounts for 11 percent. The housing condition of the sampled households clearly depicts the poor living conditions of the respondents. This can be substantiated by low income characterizes of the respondents. The finding is generally consistent with the notion that informal settlements are usually living in a highly substandard dwelling attributable to lower level of income.

Table 16: Distribution of the sampled households by the type of house

Types of Houses	Frequency	Percent
Houses made of wood and mud and low profile	349	87.25
Houses made of bricks and cement and High profile	45	11.25
Non respondent	5	1.25
Storied Buildings	1	.25
Total	400	100.00

x. Distribution of the sampled households by method of acquiring the holdings

Large number of the households obtained their current holdings through acquisition. This can be observed from the fact that 31 percent bought their current holding from the other holders, where as nearly 24 percent of the households have responded that they obtained the holding through inheritance (See Table 17 for the detail).

From the in-depth interview held with key informant workers at the land development and administration, it was also learned that most of the informal holding transfer were carried out either in the form of gifts or inheritance between sellers and buyers. However, all types of inheritance may not amount to squatting.

Table 17: Distribution of the sampled households by the method the holding was acquired

Method the holding has been acquired	Frequency	Percent
Bought from other plot holders	125	31.25
Inherited	94	23.50
Permitted by Higher Government officials	67	16.75
Bought from other peasant	54	13.50
Allocated by Peasant Association	38	9.50
Non respondent	22	5.50
Total	400	100.00

Although, all types of the holdings under discussion were informal by definition, however, it is difficult to conclude that the entire holdings are illegal. Some of the applicants were having ownership testifying temporary certificates either issued by the Imperial regime or the Derg regime (like imperial title deed or title book). In other cases, the legal ground to be mentioned of the similar types of holding arises from the condition that the holdings were allocated or made to be allocated either by higher governmental officials, or peasant associations.

3.4 The process of informal land regularization and its essence in Addis Ababa

3.4.1 The process of regularization

The regularization program which was intended to give legal recognition to informal holdings prevailed in the country was initiated during the month of December 2000 as discussed earlier. According to this program, applicants were required to provide the evidence on their informal holdings to their respective kebeles. The land development and administration at the respective kebeles makes various investigations on the validity of the documents. The applicant's case that

can pass the kebeles assessment will then be sent to the sub-city for further verifications of the evidences in order to issue them title deed.

It has to be noted that parts of the above informality occurred as a result of expansion of the holding by applicants to neighbor-by vacant land. However, for the original plot some applicants received Imperial title deed or title book. The other informalities were arising from part selling of the holdings by applicants, while some others have illegally occupied the holdings. More importantly, the process of regularization was aimed at bringing the above holdings to the requirement on the current master plan of the city.

3.4.1.1 The requirements in the process of informal land regularization as an impending factor

In the process of regularization applicants were required to fulfill some basic requirements for eligibility of legal recognition of their holdings. The basic requirements from the applicants in the process were ability to provide the necessary evidence on their holdings. In relation to this, we can categorize applicants under three categories. The first ones are those who were required to present title book or title deed, government tax bills and utility bills. These applicants occupied the area before proclamations number 47/75.

The second categories were those applicants who have no title deed or title book but have occupied the area before proclamation number 47/75. These ones were required to produce personal evidences (witnesses) for their existence on the holdings for at least 20 years. In addition they have to also provide evidences like utility and tax bills.

The third categories of applicants were squatters who occupied the plot which they claim for the legal recognition, after proclamation number 47/75. These ones

were also required to produce personal evidence as well as tax and utility bills. In all the above three cases, the plot (holding) should appear on the "Nortech Map" (a map of the city taken from the air in 1996).

In the process of regularization delay in the expediting of application of the respondents were claimed by applicants. The key informant officials at the land development and administration on the contrary claimed that the inability of the applicants to present the necessary evidences as one of the main reasons for the delay in the process.

As can be seen from Table 18, about 62 percent of the sampled households have provided all the necessary evidences. About 35.3 percent of the remaining sampled households have either not provided any evidence or have provided the necessary evidence in part. About 3 percent of the sampled households have said nothing (non respondent) on the status of the presentation of evidences.

Table 18: Distribution of the sampled households by evidences presented

Length Of time required to collect the title deed	Status of the households with Submission of evidences		
	Submitted All the required	Submitted in part/ Not submitted	Non respondents
0-5 months	4.8%	0%	0%
5 month -1 year	18.8%	0%	0%
1-2 years	28.6%	0%	0%
Not received yet	10%	35.3%	2.5%

As it was shown in the preceding paragraph, about 35.3 percent of the sampled households could not provide the necessary evidences to the respective offices.

The respondents have indicated the various reasons for their inability to provide most of the evidences required by the land administration.

One of the major difficulties in presenting the evidences required by the land development and administration office as some respondents claimed was inability to produce utility bills such as electricity by the informal settlers, as they were using shared utilities from the neighborhoods during their entire life.

The second problem that the sampled households indicated as an obstacle to provide the necessary document as per the regulation was the death or movement of the former holder of the plot from whom they inherited or bought the holdings. Accordingly, the only document that they have on their hand was the inheritance letter produced as per the traditional customs at the presence of two or three persons in witness. As the applicants claimed, the offices in charge of regularization did not accept these documents.

It has been observed that the "*Regulation Number One*" required the provision of personal evidences for those who have not any written evidences, especially for the informal settlers after the proclamation number 47/75. The personal witness shall verify the existence of the households over the holdings for more than 20 years. Hence the third obstacle in the provision of evidences by the applicants was the movement and death of a person who can witness for the existence of the households over the area during such an extended time, as the respondents complained.

Even though some of the applicants could not provide the necessary evidences because of the above reasons, many of the applicants were living on the current holding for over longer periods. The finding showed that lager number (68 percent) of sampled households has lived on their current holding for more than

21 years. There were only 28 percent sampled households who have lived on their holding for less than 20 years. Table 20 also showed that the average number of years lived by the sampled households on their current holding vary from sub-city to sub-city. The average number of years lived in Kolfe- Keranio (32 years) was relatively higher than both Yeka sub-city and Akaki (27 years).

Applicants, therefore, justified their complain by the fact that after having lived for such an extended period on the area, further delay in the processing of their application in the name of evidence was impractical.

In some other cases, as shown in Table 18, about 10 percent of the sample households who have presented all the necessary evidences were claiming for not receiving their title deed over more than two years, even though 29 percent of the households have received the title deed nearly after two years of making application. In the opinion of these applicants, presentation of evidences would not guarantee the collection of title deed.

Table 19: The rang of period in years over which the sampled households had lived on their holdings

Range of period lived	Frequency	Percent	Cumulative Percent
Less than 11	12	3.00	3.00
11-20	97	24.25	27.25
21-30	139	34.75	62.00
31-40	84	21.00	83.00
41-50	49	12.25	95.25
51-60	17	4.25	99.50
Non respondent	2	.50	100.00
Total	400	100.00	

Table 20: Average number of years lived by the sampled households in each sub-city

Sub-city	Average	No of sampled Households	Std. Deviation
Yeka	26.93	148	9.88
Kolfe keranio	32.85	177	12.81
Akaki Kaliti	26.93	75	12.48
Total	29.55	400	12.08

Here, it is worth mentioning the case of a respondent in Kolfe Keranio subcity, kebele 01/05. She was a 70 years old lady who came to Addis Ababa in 1949 E. C. from Southern Peoples Nations and Nationalities. She got the holding through tenancy and lived on it for about 50 years. She was living with her monthly income of birr 380 with her 10 families. According to this old woman, she was claiming for the recognition of her holding since the Derg regime. In addition, as per the regulation number, she has provided all the necessary evidences (title book, water bill and Electric power bills). She was complaining of not receiving her title deed up to the beginning of July 2006 (the date for which the data for this research was compiled). In the eyes of applicants, therefore, the presentation of the necessary evidence did not seem the true cause of the delay in the process of regularization.

Officials emphasized that the regularization procedure as one that require the strict adherence to the rules in "*Regulation Number One*"; hence they did not make complete process for the incomplete application. According to the informants, care was always taken in assuring the integrity of applicants. The informants explained that evidences were usually produced facetiously, as the informal settlers employ different methods to obtain legal recognition over a plot.

As it has been described earlier, the length of time required in the process of land regularization was one of the areas of complain by applicants. From the observation made to the kebeles and the sub cities, the facts on the process indicated that large number of applicants was coming to the land development and administration offices each day. Some were coming to the appointments given to them from the executives at the offices. Some were still coming to check the degree of progress made to their cases.

Often, complain and gossips were witnessed. It has been tried to approach such applicants in view of trapping pertinent information to the study. Many were complaining of the lengthy time over which applicants could find no solution to their holding problem. In the opinion of most applicants, time required to get the legal recognition over their holding was one of the major problem observed in the process of the implementation of the regularization program.

The other areas of complain was the requirement of substantial amount of money to be paid to get the legal recognition as indicated in Table 21. As depicted in the table, despite the fact that large number (300 households) or 75 percent of the sampled households has paid the required amount of money, there was still significant number of the households who were complaining of the involvement of such amount of money, that has not considered their financial capacity (See Table 22).

Table 21: Distribution of the households by their condition of payment on the process of regularization

Condition of payment	Frequency	Percent
Applicants who have paid for their process	300	75
Applicants who didn't paid for the process	88	22
Non respondents households	12	3

As it can be observed from table 22, about 50 percent of the sampled households have indicated that the large amount of money to be paid in the process of regularization as a basic problem. In the table it has been noted that the long appointment time and poor services were also observed to be another problem they faced during the process.

Table 22: The most difficult problem encountered by applicants on the process

Description of problem	Frequency	Percentage
Large amount of money to be paid	198	49.5
Lengthy appointment time	110	27.5
Poor service (frequency of Meetings by officials)	92	23.0
The was no significant Problem	8	0.20
Total	400	100

The important point that could be seen in relation to the complain of the applicants on the involvement of large amount of money was, large amount of the money paid on the process as depicted in Table 23. From the general characteristics of the sampled households it has been learned that significant number of the households were living on a monthly income of less than birr 500.00. However, Table 23 shows that nearly 65 percent of the sampled households have paid an amount more than birr 500.00 for the process. Hence considering monthly income of the sampled households and the large family size living with the income, the amount of money paid was extremely high as the respondents claimed.

Table 23: Distribution of the sample households by the amount of fee paid on the regularization

Range of the fee paid	Frequency	Percent
Less than birr 500	45	11.3
500 -1000	88	22.0
1000 -2000	120	30.0
Higher than 2000	50	12.5
Did not paid	48	12.0
Non -respondent	49	12.3
Total	400	100.1

In summary, most applicants were not happy on the process of land regularization activates at the land development and administration office, mainly because of long application processing time and large amount of money to paid on the process. A presentation of adequate evidences was also obstructed by various factors as clearly discussed earlier.

3.5 The essence of informal holdings regularization program

The need for the development of “*Regulation Number One*” according to AR et. al. (2002) was the requirement for the recognition of the ownership of the holdings. Such holdings have not been given legal recognition over many years. The regularization program in the city of Addis Ababa was crucial in many ways, as the belief of most informants.

The argument of land development and administration department head of ‘*Akaki Kaliti*’ sub-city, in this regard inclined towards the fact that regularization program has been initiated to solve the problem of the vast majority of urban dwellers. According to him, the informal holdings have not contributed to the earnings of the holder, the government and the city at large. He pointed out that over longer

period of time this valuable resource (urban land under the informal holdings) has not contributed to the economy of the stakeholders as required.

The land development and administration department head of 'Addis Ketema' sub-city on the other hand have indicated that the objective of informal land regularization program in the city of Addis Ababa was to curtail the inherent problems associated with informality. In his view, the informal holdings have been dead resources over long years, since they could not flourish their vital role. Hence, it was directed towards creating an enabling environment to the inhabitants as well as the city development. According to him both the government and the informal holders would benefit from the regularization process in many ways.

The first benefit arises from increase in income generating potential of the regularized holdings to both the government and the informal holders. The government benefits from the appropriate taxes that could be collected. The informal holder on the other hand benefit in many ways. For instance, appropriate compensation is received when the plot is needed for other development program like expansion of infrastructures. In the other cases, the informal holder could use the regularized (legal and formal) holdings as a collateral to borrow money from Bank and involve in productive activities. Moreover, the regularized holdings would be sold at a higher value, as the official claimed.

The other benefit, from the regularization of the informal settlements according to the land development and administration department head of 'Addis Ketema' sub-city was the improvement of the urban morphology and development of better infrastructure for the city community. Further more, he program creates resource redistribution. In his opinion, extended areas have been under the informal holdings without any good plan and adequate infrastructure. Land in excess of

what has been set on the current urban development and expansion plans would not be given legal recognition. The excess would then be utilized in the proper city expansion and provision of housing for the growing number of urban population.

In line with the above idea, it has been observed that substantial lands were under the informal control. As indicated in Table 24, the maximum plot size per households was 4000 square meters. The minimum plot size per households was also about 105 square meters. Even though high variability has been observed in the size of plot under the control of one-sampled households, the average plot size per households in the entire sub cities was 549 square meters. This is much higher than the size of residential land that can be accessed legally (73-175 square meters) as indicated in the literature part of this study. Please note that while 398 sample households have responded, the remaining 2 households were non-respondents in Table 24.

Table 24: The range and variability of the plot size of the sampled households in square metres

Plot Size	Sample Households size	Maximum	Minimum	Mean	Std. Deviation
	398	4000.00	105.00	549.12	455.92

The opinion of the land development and administration departments was also consistent with the forgoing ideas of the other officials. As it has been learned the basic essence of the regularization was to make land audit. The concentration of huge lands (Table 24) in the hands of few households in Addis Ababa has been hampering the proper expansion of the city. Through, the provision of title deeds in the place of temporary certificates, the acceptable plot size will be given legally to the holders. The excess will be utilized according to the design on the master plan.

According to officials, temporary certificate would have limited benefit for both the holder and the government. At the time of sale the property (house on the plot) were often undervalued. Hence, the informal settlers were always at risk. The regularization program opened wide and good doors to the inhabitants. The large holdings under the control of informal settlement were usually fenced contrary to the city master plan. As they were irregular, they often hinder the development of infrastructures and provision of adequate basic services in the area.

As it has been observed in the preceding paragraphs, the officials in the department of land development and administration in the different sub cities have justified the basic essence of the regularization program.

The attitudes of some of the sampled households (Table 26) seem to be consistent with the essence outlined by the officials. The percentage of the sample households that were unsatisfied on the services of the offices were nearly 78 percent while 20 percent reported to be happy on the services delivered in the process of regularization (Table 25). In the further analysis of the reasons behind their happiness, it has been found that about 50 percent (40 households) were happy because they planned to sell the land at higher value up on receiving their title deed. About 20 percent (16 sampled households) were happy as they were speculating to use their holding as collateral in borrowing money from bank. However, the remaining 25 percent of the sampled households were happy simply because of receiving their title deed (Refer to Table 26 for the detail).

In conclusion, the essence of the regularization program in the city of Addis Ababa could be justified by the boarder facts described by officials as well as the preliminary finding from the attitudes of the sampled households.

Table: 25 Attitudes of the sampled households towards the process at the offices

Attitude of households	Frequency	Percent
Households who were not happy on the process	312.8	78.2
Households who were happy on the process	80	20
Non respondents	8	0.8

Table 26: Reason behind the happiness of the 20 percent of the sampled households

Reasons behind happiness	Frequency	Percent
Simply because of receiving their title deeds	20	25
Will sale the land at higher values	40	50
Will use the holding as a collateral in borrowing money	16	20
Non respondents	4	5
Total	80	100

The further justification of the essence of the regularization program was the fact behind the plan of the sampled households after receiving their title deed. As shown in Table 27, while about 34 percent of the sampled households were planning to improve the housing condition through maintaining, the other 17 percent of the respondents were planning to develop better buildings. The regularization program accordingly has opened a better door for improvement in the living condition of the households.

Table 27: Plan of the sampled household s with their current holding after regularization

Plan of the sampled households	Frequency	Percent
I don't Know	160	40.00
To maintain the existing house	134	33.50
To re-build	67	16.75
To sale the property	34	8.50
Non respondents	5	1.25
Total	400	100

It would be helpful to describe the case of Ato Getachew (one of the respondents approached by the researcher in Yeka sub-city). He has recently developed a better villa (well structured, built from quality inputs). Explaining that he was happy for receiving his title deed it took him no more than one and half years to upgrade his home with the objective of renting it out. Now he said, "I was offered Birr 1,500.00 per month, but I am still waiting for some more than it because, rental price has now going up in the city". From the forgoing discussion the essence of the regularization program was very clear in contributing to the income of the households. In general the essences of the program (regularization) as outlined earlier, creates substantial benefit over the informal holdings.

3.6 Achievements and failures in regularization process

3.6.1 Achievements in the process of regularization

The noticeable achievement that could be mentioned of the process of regularization as per our finding was the provision of the title deed to about 50 percent of the sampled households as indicated in Table 28. Even if our finding showed that nearly 50 percent of the sampled households have received their title deeds, however, this would not lead us to the conclusion that 50 percent of the works related to solving the problem of informal expansion in the city was solved.

Table 28: Distribution of the sampled households with their status of receiving title deed up to the beginning of July 2006

Status of Receiving Title deed	Frequency	Percent
Applicants who have receive title deed	199	49.75
Applicants who have not received title deed	191	47.75
Non respondent	10	2.5
Total	400	100.00

Some of the sampled households who have received their title deeds were part formal (holding occupied before proclamation number 47/75) besides squatter sampled households (holding occupied after proclamation number 47/75 up to 1996). Our data in this regard showed that while 33.5 were informal applicants sampled households who have occupied their current holding before the proclamation no 47/75, the large portion of the sampled households (62 percent) were squatter households after the proclamation (Refer to Table 19). Some of the sampled households who have occupied their plot after the proclamation number 47/75 were believed to be squatters who made their settlement illegally.

The other achievement witnessed as indicated by land development and administration department head of 'Addis Ketema' sub-city was the contribution of the process in the generation of the substantial earnings to the city government. As it has been noted from the words of the official, from various processes including the regularization of informal holdings the earning of the sub-city has been increasing from time to time. Such earnings have shown increase of from 6 Million in 1998 E. C. to 10 Million in 1999 E. C.

Another achievement observed in the process of the regularization of informal holdings in the city was, the psychological relief it gained for those who have fear of any adverse government action. As depicted in Table 29 about 36 percent (114 sampled households have fear of any action from the governmental.

Table 29: The attitudes of the sampled households towards any governmental Action

Attitude towards government action	Frequency	Percent
Had no fear of Governmental action	244	61
Had a fear of Governmental action	114	36
Non respondent	12	3
Total	400	100

The farther analysis of the sampled households in regard to their main area of fear as shown in Table 30 reveals that 81 percent of the sampled households from the total of the 114 sampled households who have shown the tendency of fear, were threatened by possible confiscation of their holding by the government for investment purpose. About 16 had a fear of possible demolishing by the government. Therefore, the relief of the psychological trauma can be described as an achievement in the process of the informal land regularization.

Table 30: Main area of threat by the sampled house households

Main area of threat	Frequency	Percent
Fear of Possible Demolishing by government	18	15.79
Threat of Possible confiscation by investors	92	80.70
Non response	4	3.51
Total	114	100.00

3.6.2 Failures in the process of regularization

One of the failures of the informal land regularization program was inadequacy of the information disseminated to the sampled households. Analysis of the method through which the information regarding the informal residential holding regularization was disseminated indicated that neither of the appropriate media were employed in the process of addressing and reaching the beneficiary. Majority of the respondents (72 percent) as shown in Table 31 have acquired the information from friends or relatives. There was not any indication from the response of the sampled households that either TV, Radio or news latter announcement was made. In addition, if we see the other source of the information to the sampled households the share of announcements posted on the notice board of the sub cites or the kebeles was not significant (21 percent) as compared to the information gained through informal means (See Table 31).

Table 31: The information sources of sampled households about the regularization program in Addis Ababa

Sources of the information	Frequency	Percent
From friend/relatives	288	72
Notice posted at the kebele/sub- city	84	21
Non respondent	28	7
Total	400	100

In Addition, from the interview made with some settler informants it was learned that one of the failures of the program was its inability to accommodate all the informal settlements in the city before the development of the “Regulation Number One”. The regulation was formulated in the year 2000. However, it gives legal recognition for the informal settlement/squatter settlements up to the year 1996. There has been nothing said about the extensive expansion of squatter settlement after the year 2000. The regularization process in this regard can only be termed as incomplete regularization or partial regularization. As a result, some of the settler informants decided to hide themselves, instead of going to the respective land development and administration offices for application to regularization.

According to this category of informants, large squatting was still carried out in their respective area that no significant measure has been taken by the city government to stop the informality (squatting) besides the demolition carried out in some selected areas. Hence, they resorted to hiding themselves from the government sight as long time as possible. In the view of such squatter households, longevity of time is the only way to get legal recognition over their plot.

The interesting thing to be noted from the opinion of settler key informants was that some of the informants didn’t know that they were informal, as they have Imperial title deed. They later on realized the need for regularization while they were approached for the study purpose.

The other area where the project has failed is the long time it took to complete the regularization process. Official at the land development and administration office of 'Lideta' sub-city has pointed out that the frequent movement of the files from kebele to sub-city and vice versa, the temporary employment of executives in the department and their ultimate turnover largely contributed to the delay in expediting the project under backlogging work.

The regularization process in Addis Ababa, according to the opinion of some officials is a supportive or enabling approach. Hence, there was no question on the necessity of the program. This is to mean that as an approach towards solving the problem of informality, the informal land regularization process initiated very recently in Addis Ababa was highly appreciated by the officials working in the department of land development and administration. Information obtained from the settler key informants approached through snow ball technique also confirmed the importance of the program.

However, some of the settler key informants questioned whether the program itself is squatter/informal residential land regularization or not. Because, the program gives legal recognition for some, while ignoring the others. Some of the squatters key informants approached were not included in the process, mainly because they occupied the area after the year 1996, even though some were still lacking information regarding the program. Therefore, informal residential land regularization in Addis Ababa as an approach failed to devise a method that could accommodate all the informal and squatter settlements and failed to develop method that mitigates the expansion of further informality.

3.7 Challenges in the implementation of the regularization program

3.7.1 Challenges to the land development and administration offices

It was noted that inconsistencies have been witnessed in relation with urban land administration and management in the city of Addis Ababa over years and during different regimes. As it is well known, the history the city urbanization policy is nonexistent, that has been blamed of aggravating much of the prevailing problems of urban expansion. This can be substantiated by the fact that substantial residential holdings have never been attempted to be given legal recognition over preceding regimes up until the formulation of *Regulation Number One*.

Likewise, many obstacles have been directly or indirectly hampering the implementation of the program as the respondents and key informants indicated. In the course of observation made to the offices of urban land development & administration, in the different sub cities of Addis Ababa, and from the interview made with the officials at the sub cities particularly with that of '*Addis Ketema*', it has been learned that the process of regularization was complex and time taking both for the sub-city administration and for the applicants.

The regulation was complex because it stated nothing how to approach to specific problems on the ground, nor did it give the power to decide by the executive on exceptional matters. The executives were obliged to strictly adhere to the rules in the regulation. For instance informal plots were often much larger than depicted in the regulation. Regularizing of such large plot, which was covered by substantial built up area were difficult to decide upon by the executives. Some times the pole was shared among many holders that have equal interest over the holding. Many similar specific obstacles on the ground often forced the executive not to make the timely decision as the officials emphasized.

According to one official from *Addis Ketema* sub-city the regulation was made to be amended on frequent base attributable to absence of clarity. The amendments made to the regulation on frequent base were not capable of solving the inherent problem indefinitely. Only parts of the big issues were improved. The modification hence was not based on facts found through adequate studies according to the opinion of the informants (The detail shown in Annexed 3).

The other challenge encountered in the process of the implementation of the regularization program, according to this official was attributed to the problem originating from the proclamation number 47/75. In the proclamation, despite the fact that the derg regime has guaranteed the occupier for holding under their control, following the proclamation, no limit was articulated on the size of the plot that could be under one household.

As a result, significant number of the informal households owned large tracts of land that extends up to 6,000 Square meters. These households were not willing to accept the rules in the "*Regulation Number One*" that specified the plot size, which could be legally accessed by one household. Hence, very frequently the court dismisses the decision of the sub-city land development and administration office, on the ground that the appellars have the right over the large tract of land for which they provide their temporary certificates.

In addition, the informants at the office of sub-cities land development and administration departments mentioned as a critical problem that on frequent cases the actual plot claimed by the applicants appears very different from what can be found by the GIS measurement. Often, the plot, which the applicants claim, was not found on Nortech - Map, or sometimes it totally contradicts to the fact on the map. As a result the application was delayed until some alternative ways of verification would be obtained.

The officials at the 'Addis Ketema' sub-city did not hide the challenge associated with the process of verification of the validity of the document and integrity of the applicants. Often the staffs at the kebeles carried such broad assessment. The duty of the officials at the sub-city was the approval of what has been verified by the Keble officials. According to the official, a simple mistake would result in the imprisonment of the executives at the sub-city. Fear of decision on such matters inevitably led to the delay in the process.

Official at the 'Addis Ketema' sub-city could not deny the fact that mistake has been created while developing the regulation, because it is not based on adequate studies. Accordingly, the extensive expansion of the squatter settlement that continued beyond 1996 (after formulation of the regulation) added problem on the backlogging work and this phenomenon continue to be ever a challenging problem in the city.

3.7.2 Challenges to the informal settlers

From the interview made with the settler informants, it was learned that some informal settlers could not apply because of lack of adequate information on the program. This group of informants are those informal settlers with title book and squatters who settled prior to 1996. They indicated that there has never been any announcement or public awareness made about the regularization.

From about 25 key settler informants approached through snow ball technique, some heard about the existence of the process of regularization only after the researcher has approached them during the study period. The opinion of this

group of the informants was that the government should have placed an announcement through different mass media to the public, so that individuals would follow accordingly to get the legal recognition over their holdings. This argument was consistent with the earlier finding that method employed by the city government in disseminating information to reach the beneficiary at grass root level was not appropriate enough (See Table 30).

Other squatters who occupied their residential area after 1996 were not eligible for legal recognition since by default the regularization program excludes them and hence did not need to apply though they had the information. Some of them intentionally hid themselves for fear of confiscation of their holding and preferred to stay silent.

The other challenge from the settler informants' point of view was substantial controversy associated with the intent of the regularization program. Some of the key settler informants conceived that intent of the program was to confiscate the plot of the applicants..

As described earlier, many applicants were still waiting for a day to come during which they could re-secure their holding in which they had lived over an extended periods. But, the fear from the side of the official in deciding on such risky issues, inevitably would lead to further delay in the processing of the applications.

3.8 The consequences of the regularization process

From preceding discussion, it can be inferred that substantial enduring tasks were still waiting for the hands of the concerned bodies. Often times, during the study period it was customary to wait for the officials over long hours extending to a full

day. This however, was not intentionally made by the officials to hurt anybody. The extent of the burden usually forced not only the applicant but also the researcher carrying supporting letter to go to the offices on regular bases.

In this regard, our finding have also shown that large number of the sampled households were still waiting for something to be done to their application, regarding their long standing enquiry of getting legal right of living. As we have seen in the previous section, large number of the applicant-sampled households had lived on their current plot for over longer years. But still, claiming to be given legal recognition as per the rules set in "*Regulation Number One*"

The ideal and novel attempt meant to solve the problem of the majority, who had/have been on continuous struggle (as per the opinion of the respondents) to re-secure a plot on which families of large size (Table 10) has been taking care was full of obstacles attributable to various impeding factors. One of the adverse implications observed in the process of regularization program was the fact that a lion's share of the sampled households (92 percent) perceived the regularization program as one that would continue indefinitely (See Table 32). Impliedly, such expectation has led to a noticeable increase in the number of informal expansion even after the issuance of the Proclamation and is believed to further increase in the years to come.

Table 32: Distribution of the sampled households by their expectation of similar land regularization program in the future

Households future expectation	Frequency	Percent
Expect regularization indefinitely	368	92.0
Not expect regularization	22	5.5
Non respondents	10	2.5
Total	400	100

The practical observation of the fact on the ground shows that expansion of illegal/ squatter / informal settlement has been expanding at an alarming rate from time to time. Currently, in the study areas, informal land transaction and squatting are a daily life for most inhabitants and a means of income for dealers. Accordingly, the areas have already harbored large inhabitants that make the government decision more complex.

The more vital implication of the regularization program was seen not only from the complains of the applicants at the gates of the offices, but also from the fear and lack of confidence from the side of the executive in committing themselves to deliver their fellow citizen from life time absence of security of any type of tenure. The reluctance of the executive to take initiative mainly because of the risk associated with generous decision on the matters related to informal land holding would implicate the accumulation of backlogging. This means, erroneous decision of the officials either in favor or against applicants often results in the imprisonment of the officials.

Absence of clear guidance from the regulation and the eruption of better tactics from the side of the speculators would lead to more problems in the land provision, as land speculators were rushing to secure lands through illegal means. Hence, the essences and objectives out lined in the regulation as well as confirmed by executive of the regulation would rapture worthlessly on the other end.

Above all the acute problem of the needy poor olds observed earlier could be neglected because of the erratic shortcomings inherent in the policy and regulation developed by men on no foundation.

Chapter 4: Conclusion and recommendation

4.1 Conclusion

In Addis Ababa, substantial dwellings have been without formal recognition over many years. Cognizant of the above fact, "Urban Land and Housing Administration Regulation Number One" which is commonly called "Regulation Number One" was developed by the city government in the month of December 2000. The objective of the regulation was to regularize informal dwellings constructed before and after Land Proclamation Number 47/75.

Even if there was not well-organized data at the central level or most sub cities, from the observation made in the sub cities, large number of the informal households have received the title deed in witness of the legal recognitions of their holdings. In view of the urgency of the issue in line with the current city development plan, however, there were still significant numbers of applications outstanding in the city.

The finding from the analysis of 400 informal sampled households, showed that while nearly 50 percent of the sampled households have received their title deed, the case of the remaining 47.8 percent of the sampled households was still under the review of the land development and administration departments of the respective sub cities.

It was noted that respondents have complain on several aspects of the service delivery related to regulation process. Some of the applicants stated that their request for title deed was not addressed for quite a number of years. While the sub-city land development and administration associates the reason for the delay to the incompleteness of evidences by the applicants, the finding showed that there were still 10 percent of the sampled households who claimed to have presented all the necessary evidences but did not receive title deeds for over a period of two years (See Table 18 for detail).

Some of the respondents, though they have lived for very long time in the area, could not present witnesses supporting their claims as their neighborhood witnesses have either died or moved elsewhere. As can be seen from Table 19, large numbers of the sampled households, i.e., close to 68 percent have lived on their current holding for more than 21 years, while 28 percent of the sampled households have lived for less than 20 years on their holdings. The problem mentioned above continues to be one of the significant drawbacks on the operation under backlogging work.

The other complaint was the huge amount of money required for the process of regularization. The information obtained from the respondents indicates that the fee paid by some households for the regularization was above Br. 2000. In light of the fact that 55 percent of the respondents earn a monthly income less than Br. 500 and the average family size amongst respondents being 6.4 persons, the fee required for the process is high.

In its entirety, most sampled households (78.2 percent) indicated dissatisfaction with the services at the bureaus authorized for regularization (see Table 24). When asked to state the most difficult problem encountered in the regularization process, nearly, 50 percent of the sampled households indicated high fee for regularization to be their most difficult problem while lengthy appointment was cited by 28 percent of the respondents. The remaining 23 percent reported poor service at the offices as their most difficult problem.

The provision of title deeds for about half of the sampled households can be considered as a noticeable achievement of the process. The resulting relief from the psychological trauma of fear of adverse governmental action or confiscation by investors cannot be discounted at any rate.

The regularization process in the city was initiated to create an enabling environment to the inhabitants. In this aspect, the program can be considered as a supportive approach towards squatter/informal expansion. However, as an approach, the program failed to accommodate all the expansions before the formulation of the regulation (i.e., settlers after 1996 and before 2000) nor it did say nothing to mitigate further informality.

Many challenges were also witnessed on the part of executives in the regularization process, chief among which is lack of clarity and inconsistency of "*Regulation Number One*" which demanded several amendments one after another. This regulation has played the major role in impeding the proper operation of the project under back logging work. The frequent modifications made to the regulation itself could not solve the inherent shortcoming of the regulation.

Moreover, presentation of fictitious documents by applicants, the complex verification process, court pressure on the sub-city decisions, the mismatch of the Nortech Map with the applicants' holdings as measured by GIS, fear of consequences of making erroneous decisions either in favor or against applicants on the part of the personnel involved in verification, data collection, Auto CAD work and approval of the whole process for the title deed are the other challenges in the proper implementation of the project.

As a result of the above problems, we can conclude that the project did not seem to satisfactorily accomplish its task of solving the backlogging informality as required. It is rather blamed for inducing further expansion of informality in the city.

The misconception of the sample households had led the households to the conclusion that the regularization program as one that continue indefinitely. In this regard, the adverse implications of the process were observed by the fact that 92 percent of the respondents believed that the regularization program continues indefinitely (See Table 31). Impliedly, such expectation has led to a noticeable increase in the number of informal expansion that has been experienced by the city particularly after the issuance of the regulation.

4.2 Recommendations

The fact that the sample size taken for this study is 400 households and that the number of sub-cities included are only 3, the conclusions and the recommendations derived have to be considered as indicative of further research into the area. With this in mind, the author forwards the followings recommendations.

1. There is a general consensus on the basics behind the necessity for the formulation of the regulation aimed at solving the problem of vast informal settlers, who were struggling for over quite longer period of years to get legal recognition to their holdings. The facts gathered on the other hand, revealed that the prevalence of shortcomings in the "*Regulation Number One*" has placed significant obstacle on the success of the program. In view of this, the frequent amendments made to the regulation itself did not seem to curtail the shortcomings, which often crop up during the course of implementation. It is hereby recommended that the "*Regulation Number One*" should be further revised through adequate in-depth study to come up with a realistic approach, instead of making frequent amendments to specific areas.
2. As indicated by significant number of the sampled households there is a misconception on the part of the informal settlers that the process of informal land regularization continues indefinitely. As a result of this, the program has been inducing further informality in the form of extensive expansion of squatter settlements on the peripheries of the city in all directions. To stop such informal expansion, disseminating the information with particular emphasis on the ineligibility of holdings for regularization through proper media is imperative.

3. Unless the accumulations of backlogging are made to stop somewhere, the reluctance to devise measures to tackle the upcoming backlogging keeps the cycle for the coming generation. However, in different parts of the world there were different proactive measures (appropriate urban land policy, land registration, land ceiling acts, land banking, taxation of vacant and excess land-holding etc.) taken to control land speculation that aggravates the expansion informal/squatter settlements. Therefore, the policy makers have to look ways of stopping further expansion through the appropriate proactive measures, while addressing the prevailing expansion through all-inclusive supportive approaches (regularization and squatter upgrading) towards informality.

4. As it has been observed there were also problem on the implementation of the backlogging program as manifested by the respondents complaint. Hence, the at most commitment of the executives is also mandatory in expediting applications, even though there are various internal pressure like employee turnover and external pressure like the court pressures on the executives

5. The currently extensive expansion of informal settlement requires a timely tactic that helps to mitigate further expansion of informality. As a matter of fact, the formulation and implementation of an appropriate policy is inevitable. In the formulation of the policy a clear and precise cut of time should be adequately justified, by taking in to account the current situation of the problem. It is also equally important to think and design the implementation techniques along the formulation of such a policy.

6. Addis Ababa is now the capital city of Africa. However, as it is well known, in the history of the city, there has never been urbanization policy formulated and implemented, besides the sectorial policies guiding the development of different sectors. It is therefore, imperative to formulate the urbanization policy, so that the city could flourish its vital role to its inhabitants.

Reference

- Abay Tsehay (2005). Urban land lease policy in Addis Ababa, M. A Thesis in Economics, Addis Ababa.
- Acioly Jr., Claudio (2007). The Challenges of Slum Formation in the Developing World. Lincoln Institute of Land Policy, USA
- Addis Ababa city administration (2000). Urban land and housing administration *Regulation Number one*, Addis Ababa
- Addis Ababa city government official webpage, accessed on 05/07/2007
<http://www.addisababacity.gov.et/Vision.htm>
- Amis P. and Loyd P. (1990). Housing African Urban poor, International African Seminar news series, No. 4, Manchester University Press, New York
- AR and Associates (2002). The impediments of informal settlements to the Addis Ababa city, a study report, volume one, Addis Ababa, Ethiopia
- Baden, S. and Milward, K. (1995). 'Urbanization and Urban Poverty: A Gender Analysis' BRIDGE Report No 54, Swedish International Development Cooperation Agency (SIDA)
- Balchin, Paul (1995). Housing policy: An introduction, London: Pointing Green Publishing Service
- Birke Yami, (1997). The history of urban morphology and land use in the context of changing Land Policy. The proceedings of the workshop on urban field and other related issues, Addis Ababa
- Bureau of workers and urban development (1998). Terms of reference for the revision of Addis Ababa master plan, Addis Ababa
- Calderon, Julio (May, 1998). Regularization of Urban Land in Peru, Land line Newsletter, article published in English
- Central Statistical Authority (1991). Population and Housing Census of Ethiopia. Analytical report at the National level, Addis Ababa
- Central Statistical Authority (1999). 1994 Population and Housing census of Ethiopia, Result for Addis Ababa, Vol. II Analytical Report, Addis Ababa, Ethiopia

Deckerman, Carol (1988). Urban housing and land market: Bujumbura, Burundi, land tenure center, University of Wisconsin-Madison

Devas. N & Rakodi. C (1993). *Managing Fast Growing Cities: New Approaches to Urban Planning and Management in the Developing World*. John Wiley and Son Inc. New York

Eshetu Hassen (1986). The growth of municipal administration and some aspects of daily life in Addis Ababa, 1910-1930. International symposium on centenary of Addis Ababa, Nov. 24-25, Addis Ababa University

<http://en.wikipedia.org/wiki/Squatting>: the wikipedia foundation, Inc, the free encyclopedia accessed on March 12, 2007

Federal Democratic Republic of Ethiopia, Basic Information, <http://www.ethiobar.net/English/basinfo/infoadds.html>

Golini, Antonio ...et. al (2001). Migration and urbanization in Ethiopia: with special reference to Addis Ababa, In-depth analysis from 1994 population and censuses of Ethiopia, Institute for population research Italian National council for research (IRP-CNR) Roma Italia.

Gugler, Josef (1994). *The economy of Ethiopia*, London: The MacMillan Press Ltd

Gugler, Josef (1996). *The urban transformation of the developing world*, oxford university press, New York

Gulte Metaferia (1989). *The housing problem in Ethiopia, with particular emphasis to Addis Ababa*, Addis Ababa

IEG, Ministry of public Work (1967). *Housing study volume I*, Addis Ababa

Kagawa, Ayako & Turkstra J. (2002). *The Process of Urban Land Tenure Formalization in Peru, improving Tenure Security for the Urban Poor, Land, Rights & Innovations*, Edited by Geoffrey Payne, ITDG, London (UK)

N-AERUS (2001). How to break the vicious circle Poverty- formality/Illegality? International workshop on Leaven and Brussels, Belgium, 23-26 May 2001

Negarit Gazeta Proclamation No. 47 of 1975, a proclamation of Government ownership of urban and extra urban house, no. 41, 26th July 1975. Berhanena Selam printing press, Addis Ababa

Neuwirth R. (2004). *Shadow Cities: A billion squatters, a new urban world*, Routledge, <http://en.wikipedia.org/wiki/Squatting> accessed on March 7, 2007

- ORAAMP (2000). The impact of population explosion in Addis Ababa, Addis
- ORAAMP (2001). Improvement and development strategy: guidelines, regulations, norms and standards, city government of Addis Ababa, works and urban development bureau, Addis Ababa
- ORAAMP (2002). Assessment of Addis Ababa housing sector: Key areas of intervention, strategy and polices, Addis Ababa, Ethiopia Ababa
- Planning and Development Collaborative International (PADCO) (1997). Ethiopian housing sector study final report, Addis Ababa, Ethiopia
- Policy study and analysis department/ AABOFE (2006). Housing policy for Addis Ababa, a preliminary assessment, Addis Ababa
- Shidlo, Gil (1990). Housing policies in developing countries, London, Macmillan Co.
- Solomon Gebre (1994). Urban Land issue and Politics in Ethiopia, proceedings of the second workshop, of land tenure project, institute of development research, Addis Ababa University
- Solomon Mulugeta (1987). Major problem faced by housing corporative in Addis Ababa, presented on annual seminar of the department of history, 4th, Awassa, Addis Ababa university Awassa , July 9-11, 1987 Addis Ababa.
- Taye Tadese (2002). Squatter settlement in Peri- Urban Addis Ababa: nature causes and implication for Squatter settlements the case of Woreda 24, MA thesis in RLDS, AAU, Addis Ababa
- Tefera Kifle (1987). The development of urban space in Addis Ababa, Addis Ababa
- Tegegne Gebre Egziabher (2000 a). Prospects and issues of urban development in Ethiopia, working Paper No 10, RLDS Addis Ababa University.
- Tewodros Tigabu (1996). Urban land reform and housing supply: The case of Addis Ababa, Ethiopia, M.A thesis in urban planning, oxford Brokers university
- Tilahun Fekade (1997). Review of urban housing policies in Ethiopia, proceedings of national conference on urban and regional, Addis Ababa
- Tilahun Girma (2002). Squatter settler in the periphery of Addis Ababa: characteristics and link with the inner city
- Todaro, Michael P. (1989). Economic development in the third world, New York: Longman.

- Turner, John F. C (1976). *Housing by People: towards autonomy in building environment*, Marion Boyars, London
- UNCHS (1982), *Survey of slum and squatter settlements*, Tycooly International Publishing limited, Cahill printers limited, Dublin, Ireland
- UNCHS (1987). *Shelter infrastructure and service for the poor in developing countries some policy option*, Nairobi
- UNCHS (1996). *An urbanizing world - global report on human settlements* Oxford University press
- UNCHS (2003). *The challenges of slum. Global report on Human Settlement*, Earthscan & UN Habitat, London
- UNCHS (2006). *State of the world cities*. Earthscan & UN Habitat, London
- United Nation Development Program /UNDP (2005). *Improving the living of slum dwellers, a home in the city*, Earthscan, London
- UNESCAP: http://www.unescap.org/huset/land_policies/_1_1 webpage of united nation economic and social commission for Asia and Pacific (UNESCAP). *Urban land policies for human settlement*. Accessed on November 15, 2006.
- Wondimu Abeje (2006). *A "Right" approach for adequate housing: A reflection in light of the international conventions and the context of urban Ethiopia*, Paper presented in the conference on "Urbanization and Urban Development in Ethiopia". Organized by RLDS, AAU, April 24, 2006, Addis Ababa
- Westen, Van (1995). *Unsettled low-income housing and mobility in Bamako, Mali*
- W. Paul Strassmann (1982). *The transformation of urban housing*, the World Bank research group, the John Hopkins University press, Baltimore and London

Annex 1: Questionnaires distributed to the informal/Squatter

households

Questionnaire -1

This questioner is prepared to gather information on the Informal Residential Land Regularization (formalization) process in Addis Ababa. You are kindly requested to deliver the right information of your knowledge. You are not required to write your name at all and the information you provide in this questioner will be kept confidential.

I. Demographic and Socio-Economic condition of the household:

Factors behind the expansion of informal settlement.

1. Address:

a) Sub City: _____

b) Kebele: _____

c) Do you have house Number? Yes No

2. Sex:

Male Female

3. Place of Birth:

Addis Ababa outside Addis Ababa

4. Age:

_____ Years Old

5. Marital Status:

Single Married Divorced Widowed

6. Total Number of house hold: a) Male: _____
b) Female: _____
Total: _____

7. Occupation Type: a) Government Employee:
b) Private Organization Employee:
c) Non Governmental Organizator
d) Self Employed:
e) Old Age:
f) Have No job at all:
g) Other

8. Monthly income Birr: _____

9. Educational Status: a) Illiterate:
b) Read and Write:
c) Primary Education:
d) Grade 6 - 8:
e) Grade 9 - 11:
f) Grade 12 complete:
g) Diploma Graduate:
h) 1st Degree Graduate:
i) Above 2nd Degree:
j) Other

10. Where did you live before coming to this Place?

a) Addis Ababa: Higher: _____ Kebele: _____

b) Out Side Addis: Region: _____

11. For how long did you live in this area? For _____ Years.

12. How did you obtain the land?

a) Permitted by peasant association: in 19____ E. C.

b) Permitted by higher Government officials: in 19____ E. C.

c) Bought from Peasants: in 19____ E. C.

d) Bought from other squatter: in 19____ E. C.

e) Inherited: in 19____ E. C.

f) Occupied vacant lot in 19____ E. C.

g) By Other method in 19____ E. C.

13. What was your plot size in M²? _____ M²

14. For how much did you buy the land? Birr: _____

15. Mode of payment? Cash credit stallment her

16. Did you pay land and roof tax? a) Yes

b) No

17. When you acquire the land where there a house on it? a) Yes

b) No

18. What type of house do you have now?

Ground + Villa Ordinary House Other

II. The major achievements and challenges in the informal land regularization Process

19. Did you try to obtain land through legal means? a) Yes

b) No

20. If your answer in question 19 above is Yes why?, if No, why not?

21. Why did you resort to acquiring your holdings through informal means? _____

22. Have you ever thought of the possibility of getting your holding regularized?

a) Yes

b) No

23. Did you have a fear of any government action on your holding?

a) Yes

b) No

24. If your answer for question number 23 above is Yes, why was that? _____



25. From where and when did you hear the information regarding the informal land regularization program in Addis Ababa ?

26. When did you apply for the process at the Kebele? _____

27. Did you receive your Title deed now? a) Yes
b) No

28. If your answer for question number 26 above is Yes when did you receive it? _____

29. If your answer in question number 26 above is No, why not?

30. What were the requirements for applying to the land development and administration office to regularize your holding? _____

31. Please, list all the documents that were there on your hand before applying to the Kebele:

- i. _____
- ii. _____
- iii. _____
- iv. _____

v. _____

32. Were you happy on the services of the Kebele and sub city land development and administration office during processing of your application?

a) Yes

b) No

33. If yes, why? and if No, why not? _____

34. What were the most difficult tasks that you encountered during the course of your process? _____

III. The future development aspects of informal area and housing

35. What do you plan to do with your current holding?

i. I am planning to sell it

ii. I am planning to build my self

iii. I am planning to maintain the existing

iv. I do not Know what to do

v. Other

36. What infrastructure(s) are currently developed in your area?

37. What infrastructure(s) are more important in your area? and why? _____

IV. Implication of land regularization process

38. Do you think that this land regularization process will continue indefinitely?

a) Yes

b) No

39. If yes, why? and if No, why not? _____

40. What do you think the city administration must do regarding informal settlement in the city? _____

41. What if your holding might have been disregarded by the city administration on the ground informality? _____

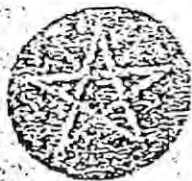
42. How much were you required to pay in the form of charge during the process of regularizing your holding? Birr: _____

43. Did you pay it in full? a) Yes

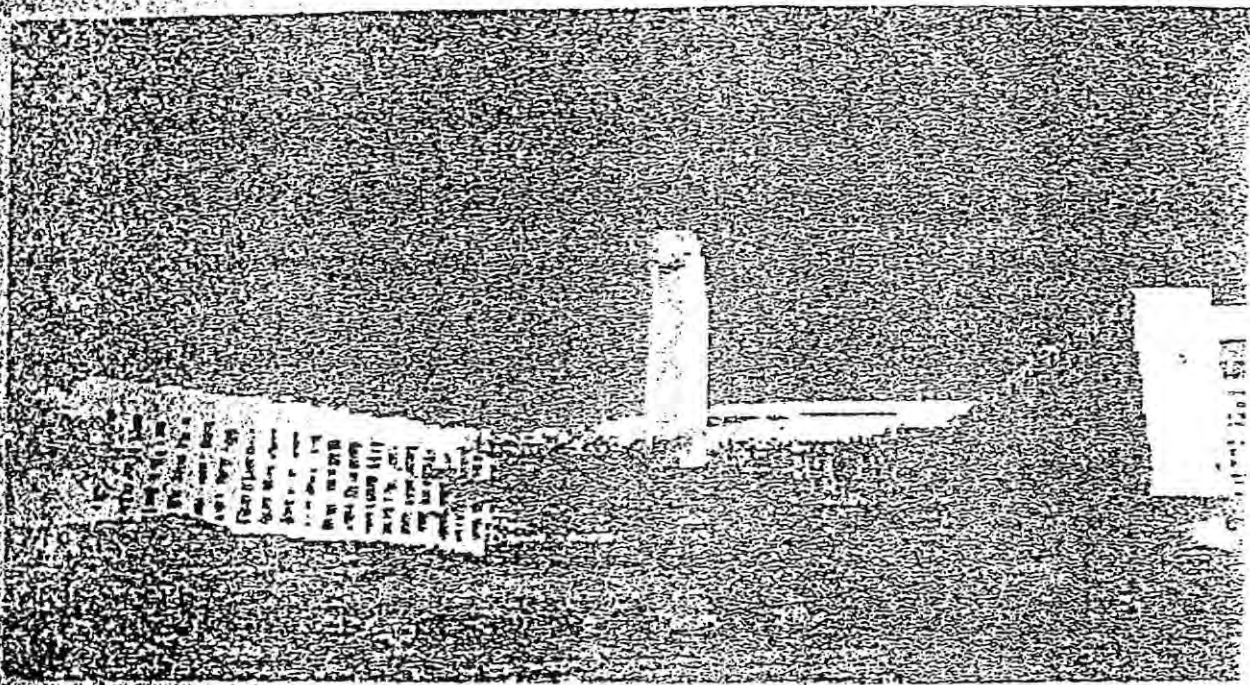
b) No

44. If yes, why? and if Not, why? _____

Annex 2: Parts of "Regulation Number One" developed in the year 2000



የአዲስ አበባ ከተማ መስተዳደር



የከተማ ቦታና ቤት አስተዳደር

መመሪያ ቁጥር 1

ታህሳስ 1992
አዲስ አበባ

በታላቅ ቤት አስተዳደር አጠቃላይ የፕላንን ደንቦች መመሪያዎች በተለያዩ ጥራቶች ይወጣሉ። ይህ የቀረበው መመሪያ የሥራና ከተማ ልማት ቢሮ ከሚሰጣቸው አገልግሎቶች አብዛኛዎቹን የሚያካትት ቢሆን በታላቅ ቤት አስተዳደር በቤቶች ጉዳይ፣ በማኅበራት እንዲሁም በማኅደር ጥበቃና አስተዳደር የሥራ ዘርፎችን የሚመለከት ነው። በቀጣይም አጠቃላይ የፕላንን ደንቦችን አስመልክቶ የሚዘጋጅና ሥራ ላይ የሚውል መመሪያ ቁጥር 2 ይወጣል። መመሪያ ቁጥር አንድ ይረታቸዋል ተብለው ከሚጠበቁት ጉዳዮች መካከል የሚከተሉትን በአብነት መጥቀስ ይቻላል።

1ኛ. ከአዋጅ 47/67 በፊት በላሉ ይዘታዎች

በአዲስ አበባ ውስጥ በኢ.ል.ክ. መረጃ መሠረት ከ380 ሺ ቤቶች ውስጥ የሚከተሉት እውነታዎች ተሰተውለዋል።

- 32ሺ ያህል ቤቶች ደብተር አላቸው።
- 42 ሺ ያህል ለደብተር አመልካቸው ይጠባበቃሉ
- ከ70ሺ የሚያንሱ ቤቶች ከአዋጅ 47/67 በፊት የነበሩ ሆነው ደብተር ለማግኘት ፕሮሰስ ያልጀመሩ ናቸው።

ከአዋጅ 47/67 በፊት በግዥ፣ በጭሰኝነት፣ በወለድ አግድ፣ በእጅ መናኛ የተያዙ ይዘታዎች ይጠቃላሉ።

2ኛ) ከአዋጅ 47/67 በኋላ የተመደቡ ይዘታዎች ሆነው ከካርታቸው በላይ

ያበፋቱ

በከተማዋ ውስጥ ካሉት ይዘታዎች ውስጥ በርካታ ቁጥር የአላቸው በሠነድ ከተሰጣቸው ቦታ በላይ የወንዝ ክልል፣ ባዶ የመንግስት ቦታ፣ አጠቃላይ ይዘዋል። በቦታ ማስፋት ይዘታን በተመለከተ በሠነድና በጅሎት መካከል ስለሚከሰቱ ልዩነቶች መፍትሔ መስጠት ከዚህ መመሪያ ይጠበቃል።

በይፋ ሆኖ ሁኔታ ከ1967 በኋላ የተያዙ የከተማ ቦታዎች ላይ ውላይ ለመስጠት ያስችላል።

- በመስተዳድር አባላት የተመሩ
- በገበሬ ማኅበር የተመሩ



Handwritten signature and initials in the bottom right corner, including the number '2' and the letters 'AB'.

2. በአዋጅ 47/67 በፊት በላሉ ይዘታዎች

2.1. ደብተር ያላቸው

2.1.1. በይዘታቸው ኪራይ ቀመስ ቤት የሌለ

2.1.1.1. የቀድሞው (የጋደለሥላሴ) ካርታ ያላቸው

በቀድሞው ካርታቸው ላይ የተመለከተው የይዘታ ስፋት በካርታ ተዘጋጅቶ በኪራይ ደንብ ይሰጣል። በካርታና በልኬት የበታ ስፋቶች መካከል ልዩነቶች ካሉ፣ ስለ ልዩነቶች በተዘረዘረው አካሄድ መሠረት ይስተናገዳል።

2.1.1.2. የቀድሞው (የጋደለበላሴ) ካርታ የሌላቸው

የቀድሞው ካርታ ለሌላቸው ይዘታቸውን ማስፋታቸውና ማጥበባቸውን ማወቅ ያስችግራል። ነገር ግን፣

- ይዘታው ቀደም ባሉት ጊዜያት በተነሱ ሰፍራቶች ፕላናች ሲታይ፣
- የአጎራባች ምስክርነት ሲቀርብ፣
- የወረዳና የቀበሌ መስተዳድር ማረጋገጫ ሲቀርብ
- ቢያንስ ለ20 ዓመታት ይዘታው በእጃቸው እንደነበረ ሊያሳይ የሚችል የግብር ደረሰኝ ሲቀርብ፣ በግብር ደረሰኝ ላይ የተጠቀሰው የበታ ስፋት እንደይዘታቸው ተቆጥሮ ካርታ ይሰጣቸዋል። ከዚህ በላይ ለያዙት ግን ይዘታቸውን ባለፉ ባለይዘታዎች አወላለን መሠረት ይስተናገዳሉ።

2.1.2. በይዘታቸው ኪራይ ቀመስ ቤት ያለ፤

2.1.2.1 ተከፍሎ (ተቆርጦ) መሠጠት የሚችል

- አጠቃላይ ይዘታው 250 ሚ.ካሬና ከዚያ በላይ ለሚከፈሉት በታዎች መውጫ መግቢያ ተቀባይነት ባለው መልኩ የሚያስገኝ ከሆነ፣



Handwritten signature and date: 10/11/2011

- የመከፋፈያው ቅርጽ፣ የፕላን አስተያየት በማስተር ፕላን ባለሙያ ተሰጥቶበት መልክ ያለውና የከተማን መሬት ይዞታ ቅርጽ የሚጠበቅ የሕንጻ ግንባታ ደንቦችና መመሪያዎችን ሊያስከብር የሚችል ከሆነ፤
- በጋራ መገልገያዎች በውሃ፣ በመብራት፣ የጋራ ተጠቃሚዎች ከተሰማሙ ይዞታው ተቆርጦ ይሰጣል።

2.1.2.2. ተከፍሎ (ተቆርጦ) መስጠት የማይችል

• በተለያዩ ምክንያቶች ቦታው ተከፍሎ መስጠት ካልተቻለ የቤት ባለቤትነት ደብተር ተለይቶ ይሰጣል።

• የቤት ኪራይ አክፍረል ስለቱ ግለሰቡ እና በኪራይ የሚተዳደሩት ቤቶች የያዙት የቦታ ስፋት ከአጠቃላይ የይዞታው ስፋት ጋር በቤቶቹ የወለል ስፋት (Floor area) በፕሮፖርሽን ይለያል።

• ደብተር እንዲያገኙ የተደረጉ ባለመብቶች የጥገናና የአዲስ ግንባታ ፈቃድ ከማስተር ፕላን ጋር እየታዩ ይሰጣቸዋል።

2.1.2.3 በውርስ የተያዘ ይዞታ የግንባታ ፈቃድ አሰጣጥ

ሀጋዊ በሆነ ካርታ ለተያዙ ይዞታዎች ወራሾች እብዛቸው ተሰማምተው ከቀረቡ የግንባታ ፈቃድ ከማስተር ፕላን ተመሳሳይነት ይሰጣቸዋል።

2.1.4. በአፓርትመንቶች ሰላላ ይዞታዎች (ቤቶች)

ብዙ ነዋሪዎችን ወይም ድርጅቶች በያዙ አፓርትመንቶች በሕንጻው ላይ ካሉት ክፍሎች የተወሰኑትን በግል ሀብትነት ለያዙ ግለሰቦች የግል ካርታ ለመስጠት ይቸግራል። በመሆኑም፣ በሕንጻው ላይ ያላቸው ¹⁰² ንብረት በግልጽ ተዘርዘሮ የቤት ባለቤትነት ደብተር ይሰጣቸዋል።



Handwritten signature and initials in Amharic script, including the number '9475' and other characters.

- ግለሰቦቹ የያዟቸው ይዘታዎች ከአጠቃላይ የሕንጻው ይዘታና የቦታ ስፋት (Floor area) ጋር ተገናዝቦ በፕሮፖዥን የቦታ ኪራይ እንዲከፍሉ ይደረጋል። ግልጽ በሆነ መልኩ የባለይዘታዎች የወለል ስፋት ይጠቀሳል። የፕሮፖዥን የቦታ ይዘታ ድርሻቸውም ይገለጻል።

2.2. ደብተር የሌላቸው

ከአዋጅ 47/67 በፊት ያሉ ይዘታዎች ሆነው እስካሁን ድረስ ደብተር ያላወጡትን ባለይዘታዎች አስመልክቶ ቀደም ሲል በሥራና ከተማ ልማት ሚኒስቴር ይከናወን እንደነበረው ደብተር ከመስጠት ይልቅ የቤት ባለቤትነታቸውን በማጣራት በቀጥታ ካርታ እንዲያገኙ ማድረግ የተሻለ ይሆናል። በመሆኑም ይህንኑ ሥራ ባለጉዳዮች እንደሚኖራቸው የመረጃ አስተማማኝነት ደረጃ በደረጃ ባለቤትነታቸውን በማጣራት የባለቤትነት ማስረጃ እንደሁኔታው ካርታም ሆነ ደብተር ይሰጣል። በዚህ መሠረት፤

- 1ኛ/ አንደኛ ደረጃ ማስረጃ ያላቸው
- 2ኛ/ ሁለተኛ ደረጃ ማስረጃ ያላቸው
- 3ኛ/ ሶስተኛ ደረጃ (ደካማ) ማስረጃ ያላቸው

በየተራ እንዲሰተናገዱ የሚደረግ ሲሆን በሚኖረው ዝርዝር የማጣሪያ አሰራር ባለቤትነታቸውን በማጣራት ካርታ ወይም ደብተር እንዲያገኙ ይደረጋል። የአፈጻጸም ዝርዝሩ በሌላ መመሪያ የሚሰራራ ይሆናል።

የይዘታ መስፋፋትና የካርታ አሰጣጥን አስመልክቶ የሚኖረው ከተ.ቁ. 2.1 ደብተር ላላቸው በተቀመጠው መልኩ ይሆናል።



Handwritten signature and initials in the bottom right corner.

3. ከአዋጅ 47/67 ወዲህ ስለተያዙ ሠነድ አልባ ይዘታዎች

3.1. ከማስተር ፕላን አንጻር ታይተው ሕጋዊ ስለሚሆኑ ይዘታዎች፣ በዚህ ሥር የኢንፎርሜሽን ልማት ከተማ ፕሮጀክት መረጃዎች እስከተሰበሰቡት እስከ ግንቦት 1988 የተያዙ ይዘታዎች ይጠቃለላሉ። የይዘታዎች አመጣጥ ከዚህ በታች ተዘርዘረዋል።

1. በቀበሌ ወረዳ መስተዳድር የተመደቡ
2. ከገበሬ ማህበር አባል የተገዙ
3. በገበሬ ማህበር የተመደቡ
4. ከእጅ መናኛ በሕገወጥነት የተያዙ

3.1.1. ለመናሪያ

ከዚህ በላይ በተዘረዘሩትና ተመሳሳይ በሆነ መልኩ የተያዙ ይዘታዎች ለመናሪያ አገልግሎት የሚውሉ ከሆነ፣

1. የአዲስ አበባ ማስተር ፕላን ልዩ ልዩ ፕላናችን ዕቅዶች የማይቃረኑ ከሆኑ፣
2. ስፋታቸው እስከ 175 ሜትር ካሬ ድረስ ለሆኑ ይዘታዎች በሊዝ. ኪራይ ለመናሪያ በተደነገገው ደንብ እንዲተዳደሩና እንዲፀድቅላቸው ይደረጋል።
3. ከ175 ሜትር ካሬ በላይ ከሆነና ተቀንሶ ለሌላ አገልግሎት ማዋል ከተቻለ 175 ሜ/ካሬ ተመድቦ ሌላው ለሌላ አገልግሎት ይውላል። ከ175 ሜ/ካሬ በላይ ያለው ተቀንሶ ለሌላ አገልግሎት ማዋል ካልተቻለና የማስተር ፕላን ዕቅዶችን የማያዘባ ከሆነ ለተወሰነው ቦታ እንደ ቦታ ደረጃው ለዝቅተኛው ብር 10 ለከፍተኛ ደረጃ ብር 17 በሜትር ካሬ ቅጣት ከፍለው ሀጋዊ ይሆንላቸዋል።

3.1.2. ለድርጅት

በልዩ ልዩ ደረጃ ያሉ ሠነድ አልባ ይዘታዎች፣

- ተመድቦላቸው የምደባው ሂደት ባያልቅ ግንባታ ለተካሄደባቸው
- በወረዳ በቀበሌ በዞን መስተዳድሮች የተመደቡ
- በገበሬ ማህበር የተመደቡ
- በእጅ መናኛ የተያዙ ወዘተ...



Handwritten signatures and initials in the bottom right corner.

የድርጅት ቦታዎች የማስተር ፕላን ዕቅዶችን የማይቃረኑ ከሆነ በያዙት ቦታ ስፋት መጠን እንደ ቦታው ደረጃ በዝቅተኛው ብር 20 ለከፍተኛው ብር 34 በሚትር ካሬ ቅጣት ከፍለው ህጋዊ ካርታ ይሰጣቸዋል። ቦታው ከሚጠቀሙበት አገልግሎት በላይ ከሆነ ወይም ቦታውን በይዘታቸው ካደረጉበት ጊዜ በኋላ አስፋፍተው ከተገኙና የጨመሩትን ቦታ መቀነስ ከተቻለ ተቆርጦ እንዲወጣና ለሌላ አገልግሎት እንዲውል ይደረጋል።

3.2 ሕጋዊ ስለማይሆኑ ይዘታዎች

- በማስተር ፕላን የዕድገት ውጥኖች አንጻር በላንድ ዩዝቤበሰርቪስ ማኖጅበሙንገድ ስርዓቶች መረብና በሌሎች የማስተር ፕላን ሠነዶች ተቀባይነት የሌላቸው ዘንድ አልባ ይዘታዎች አይፀድቁም። ግንባታዎቹም ረርሰው ቦታው ወደ ማስተር ፕላን ዕቅድ ይገባል። ለረረሰው ግንባታ ካሣ ክፍያ አይደረግም።
- ከግንቦት 1988 ዓ.ም. ወዲህ የተያዙ ሠነድ አልባ ይዘታዎች እውቅና አይሰጣቸውም። ሥለ ግንባታው ተጠንቶ እርምጃ ይወሰዳል።



Handwritten signature and initials in Amharic script, including 'ገ/ሥ' and 'ገ/ሥ'.

Annex 3: One of the amendments made to the "Regulation Number One"

በመመሪያ ቁጥር 1 መሠረት
 የሰነድ አልባ ይዘቶች የይዘታ ማረጋገጫ ካርታ
 አሰጣጥ ሂደት ላይ የሚታዩ የአሠራር ችግሮችን
 ለመፍታት የተዘጋጀ መመሪያ



መ ግ ቢ ያ

የሰነድ አልባ ይዘቶች በመመሪያ ቁጥር 1 መሠረት የይዘታ ማረጋገጫ ካርታ እየተዘጋጀ በሁሉም ክ/ከተሞች በተቋቋመው የውዝና ስራ ንግድ አማካኝነት ለባለይዘቶች እንደሚሰጥ ይታወቃል።

ሆኖም ታህሳስ 1992 ዓ.ም. የከተማ ቦታና ቤት አስተዳደር መመሪያ ቁጥር 1 እንዲሁም ሚያዝያ 1996 በአዲስ አበባ ከተማ የመሬት ይዘታ አስተዳደርን የሚመለከቱ ህጎች ደንቦችና መመሪያዎች በሚል ከተዘጋጀው ጥራዝ የከተማ ቦታና ቤት አስተዳደር መመሪያ ቁጥር 1 እንዲሁም በመሬት አስተዳደር መመሪያ ቁጥር 1 እንዲሁም በመሬት አስተዳደር ባለሥልጣን የውዝና ስራ ንግድ ጽ/ቤት ህዳር 1996 በወጣው የንግድ አማካኝነት መግለጫና አሠራር ማኅተም ላይ ስለሰነድ አልባ ይዘቶች የተለያዩ የአሠራር ሁኔታን ስለሚያሳይ በክ/ከተሞች የካርታ ዝግጅትና አሠራር ሂደት ላይ የተለያዩ አተረጓጎም በመስጠት ወጥ የሆነ አሠራር እንዳይኖር ተዕዕኖ ከማሳደሩም በላይ በተገልጋዩ ሀብረተሰብ ላይ የመስተንግዶ ችግርና ውጣውረድ አስከትሏል።

በመሆኑም ይህንን ችግር ለመቀረፍ እንዲያስችል ይህ የአሠራር መመሪያ ማውጣት አስፈላጊ ሆኖ ተገኝቷል።



1. ትርጓሜ

በዚህ የአሠራር መመሪያ ውስጥ የተካተቱት የቃላት አተረጓጎም ቀደም ሲል ሚያዝያ 16 ቀን 1996 ዓ.ም. በወጣው የአዲስ አበባ ከተማ አስተዳደር የከተማ ቦታና ቤት አስተዳደር መመሪያ ቁጥር 1 መሠረት ይሆናል።

በተራ ቁጥር 1 ከላይ የተገለፀው እንደተጠበቀ ሆኖ በዚህ መመሪያ ውስጥ፤

1.1 "ሰነድ አልባ ይዞታ" ማለት በተበሉና በወረዳ አስተዳደር የተመደቡ፤ ከገበሬ ማህበር አባላት በግዢ የተያዙ፤ በገበሬ ማህበር የተመደቡ፤ ከከተማው አስተዳደር ተመድቦላቸው የምደባ ሂደት ሳያልቅ ግንባታ ይካሄዳልና በእጅ መናኛ የተያዙ የመኖሪያና የድርጅት ይዞታዎች ናቸው።

1.2 "የድርድር ዋጋ" ማለት የአዲስ አበባ ከተማ መሬት ልማትና አስተዳደር ያወጣው የቦታ መደራደሪያ ዋጋ ነው።

1.3 "የጨረታ ዋጋ" ማለት በመሬት ልማትና አስተዳደር ባለሥልጣን በተካሄደ የመጨረሻው የቦታ የሊዝ ጨረታ የተሰጠ ከፍተኛ ዋጋ ነው።

2. በሰነድ አልባ ለመኖሪያ አገልግሎት የተያዙ ይዞታዎችን አስመልክቶ ለሚቀርብ የይዞታ ማረጋገጫ ካርታ ጥያቄ የቦታ ስፋት አወሳሰን፤

2.1 የአዲስ አበባ ከተማ ማስተር ፕላን ልዩ ልዩ የፕላን ዕቅዶችን የማይቃረን ከሆነ በሚከተለው ሁኔታ ይስተናገዳል፤

2.1.1 ስፋታቸው እስከ 175 ሜ/ካሬ ለሆኑ ይዞታዎች በሊዝ ኪራይ ለመኖሪያ አገልግሎት በተደነገገው ደንብ መሠረት እንዲተዳደሩና እንዲሁድቅላቸው ይደረጋል፤

2.1.2 ስፋታቸው ከ175 ሜ/ካሬ በላይ ላሉ ይዞታዎች እስከ 350 ሜ/ካሬ ድረስ ለያዙት ተጨማሪ ቦታ በሚ/ካሬ 10 እስከ 17 ብር ድረስ እንደ ቦታው ደረጃ ተቀናቀው ይጠቃለላቸዋል።

(76-88)
68

2.1.3 ከ350 ሜ/ካሬ በላይ ስፋት ያለው ይዘታ ከዚህ በታች በተዘረዘረው የአከፋፈል ስርዓት መሠረት የሊዝ ዋጋ እየከፈሉ እንዲጠቃለል ላቸው ይደረጋል።

2.1.3.1 ስፋታቸው ከ350 ሜ/ካሬ - 500 ሜ/ካሬ ድረስ የቦታ ስፋት ላላቸው ለልዩነቱ የቦታው የድርድር ዋጋ በ1-5 ተባዝቶ እንዲከፍሉ ተደርጎ እንዲሰጣቸው ይደረጋል።

ግ.ፍ

2.1.3.2 ከ500 ሜ/ካሬ በላይ ለመኖሪያ የተያዙ ሰነድ አልባ ይዘታዎች አይስተናገዱም።

2.2 የአከፋፈል ሁኔታ እስከ 350 ሜ/ካሬ ድረስ ላለው ቦታ በአንድ ጊዜ እንዲከፈል ይደረጋል ከ350 ሜ/ካሬ በላይ ላለው ስፋት በሊዝ ቦታ አሰጣጥ ስርዓት መሠረት እንዲከፍሉ ይደረጋል።

2.3 ስፋታቸው ከ350 ሜ/ካሬ በላይ የሆኑ ቦታዎች በክ/ከተማ መሬት መሬት ልማትና አስተዳደር ባለሥልጣን ቦርድ እየቀረቡ መፅደቅ ይኖርባቸዋል።

3. በድርጅትነት የተያዙ ሰነድ አልባ ይዘታዎችን በሚመለከት፤

3.1 ከከተማው ማስተር ፕላን ዕቅድና ንግግራም የማይቃረን ወይም ሊጣጣም የሚችል ከሆነ የአካባቢውን የመጨረሻ ጨረታ ከፍተኛ የሊዝ ዋጋ እየከፈሉ የይዘታ ማረጋገጫ እንዲሰጣቸው ይደረጋል። የቦታ ስፋታቸውን በሚመለከት አመልካቾች የሚያቀርቡት ንግግሮች እየተገመገሙ በክፍለ ከተማ በቦርድ እንዲወሰን ይደረጋል።

3.2 የአከፋፈል ሁኔታ በሊዝ ስርዓት መሠረት የሚከፈል ይሆናል።

3.3 በድርጅትና በመኖሪያነት ተቀላቅለው የተያዙ ይዘታዎች በድርጅትነት በተያዙ ይዘታዎች አፈፃፀም መሠረት ይስተናገዳሉ።

30

በኮልራ ቀራንያ ክ/ክ የውዝፍ ስራዎች ፕሮጀክት በተመለከተ የቀረበ ሪፖርት

1. የተከናወኑ ስራዎች

1.1 ተጣርቶ የይዞታ ማረጋገጫ ካርታ የተሰራላቸው ሰነድ አልባ

ይዞታዎች ብዛት - 2565 ነው።

1.2 ማህበራት

1.2.1 ካርታ የተሰራላቸው ማህበራት ብዛት - 70

1.2.2 የተሰራ የተናጠል የማህበር ካርታ ብዛት- 2358

1.3 ኮንደሚኒየም (ቤቶች የታተሙ ካርታ) - 2131

1.4 ኪ.ቢ.አ.ድ (ካርታ የተሰራላቸው ቤቶች) - 335 ናቸው።

2. ተጣርቶ ለስራ የተዘጋጀ ሰነድ ብዛት 1456 ከዚህ በተጨማሪ በየቀበሌ ተዘጋጅቶ ያለና ወደ ክፍለ ከተማው መጥተው ተጣርቶ የሚሰሩ በርካታ ፋይሎች አሉ።

3. ያጋጠሙ ችግሮች

1. በአዲስ አበባ ከተማ አስተዳደር የመሬት ይዞታ አስተዳደርን የሚመለከቱ ህጎች፣ ደንቦችና መመሪያዎች (ህዳር 1997) ውስጥ በቁጥር የ3.1.1, 4.2.1 እና የመሳሰሉት መመሪያዎች በአጠቃላይ በተግባር ላይ ይዋሉ ወይም አይዋሉ ግልጽ አለመሆን።

2. በሰነድ አልባ ይዞታ ላይ በፍርድ ቤት እየተወሰኑ የሚመጡ ትእዛዞች ከጊዜ ወደ ጊዜ እየጨመሩ መምጣት

3. ቦታው የማስፋፊያ አካባቢ ነው ። በዚህም ምክንያት አንዳንዶቹ ቦታዎች በጣም ሰፋፊ ሆኖ መገኘት

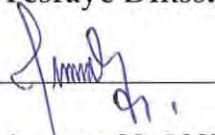
በየካ ክ/ከተማ የውዝፍ ሥራዎች ፕሮጀክት በተመለከተ

- ፕሮጀክቱ ሲጀመር ይኖራል ተብሎ የተገመተ ቁጥር 19.000 ነበር።
- ስራው ከተጀመረበት ጊዜ ጀምሮ ባጠቃላይ እስካሁን የተስተናገደው 10.500
- በጃችን ላይ ያለው ጠቅላላ የፋይሎች ብዛት :- 8260 ፋይሎች
ካለው ጠቅላላ የፋይል ብዛት ውስጥ በአየር ካርታ(በጂ.አይ.ኤስ) ውስጥ ያልተገኙ
342 በአረንጓዴ ክልሎች ውስጥ የሚገኙት 58 በአጠቃላይ
- በአጠቃላይ በየካ ክ/ከተማ የይዘታ ባለቤትነት ህብረተሰቡ እጅ የደረሱ የፋይሎች
ብዛት 7492

DECLARATION

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

Name : Tesfaye Dinssa

Signature : 

Date : August 22, 2007

Place : Addis Ababa

This thesis has been submitted for examination with my approval as University advisor.

Wondimu Abeje (Ph. D)

