



**ADDIS ABABA UNIVERSITY**  
**COLLEGE OF LAW AND GOVERNANCE STUDIES**  
**CENTER FOR FEDERALISM AND GOVERNANCE STUDIES**

**CHALLENGES AND PROSPECTS OF GOOD GOVERNANCE IN URBAN  
LAND MANAGEMENT: THE CASE OF OROMIA SPECIAL ZONE,  
SULULTA TOWN**

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**BY:  
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## **Declaration**

I the undersigned, declare that this thesis is my own work. It is my original work and it has not been presented in any other university so as far as my knowledge is concerned. Besides, all the materials used in this work have been cited and duly acknowledged.

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## **Dedication**

This work is dedicated to my dearest father Ato Sime Gameda who passed away before four (4) years ago. My kind father, I attribute the success of this work, beside my own effort, to your encouragement and prayed all through. Above all, I have learnt the value of pray, hardworking, patience and commitment from you. I am glad that if you had seen what you were wish for me before you passed. My dearest father, may God rest your soul in heavenly peace and I pray that you may receive my success in heaven.

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## **Abstract**

*The purpose of this thesis is assessing the challenges and prospects of good governance in urban land management: the case of Oromia special zone, Sululta town. Accordingly, descriptive survey design was used to conduct the study. Besides, using random sampling with 191 participants from local community households was included in the study. Hence, questionnaires were distributed for 191 respondents. Interview was also held with mayor, land administration officials, offices and investors. FGD was conducted with selected households in the selected kebeles. The quantitative data gathered through questionnaire was analyzed and interpreted using appropriate statistical tools like percentage and frequency. In addition, the data gathered through interview and FGD were analyzed qualitatively. The findings of data analysis indicated that, among the challenges related to good governance of land administration in Sululta town are; lack of performing as per to standard, lack of commitment of officers and officials' in urban land management in Sululta town. It was also noted that, there was no or minimal local community involvement in land related decision while Sululta town land administration office decides on land issue, even if the decision strike the life of the community. There was also no frequent supervision trend of Sululta town municipal on Land Administration office to ensure good governance in urban land administration. Thus, accountability and transparency issues were not monitored by the municipal. Based on the findings and conclusions of the study, recommendations are forwarded for concerned bodies as; the municipal and land administration officials should commit in empowering work for officers. Additionally, the involvement of community in land administration and compensation process was also assessed as low. Thus, the land administration and the municipal should work on community empowerment for both land compensation and land related policy.*

**Key Words: Urban land, good governance and prospect**

# **CHAPTER ONE**

## **INTRODUCTION**

### **1. Descriptions of Study Area and Population**

Sululta Town is one of the fastest growing towns in Oromia in terms of population. Even though, obtaining demographic data in Oromia Special Zone in general and Sululta town in particular is difficult. According to the second and third censuses carried out at national level in 1994 and 2007, the population size of Sululta town was 1,271 and 6,407 respectively. These two censuses were misleading and couldn't represent the present condition only focused on Sululta as one Ganda/kebele. The demographic feature in towns around Addis Ababa (Finfinne) has unique features unlike most urban areas in the region. The only data that incorporates all the localities that are incorporated under town administration /Ganda/ is that of the town profile conducted in 2014 (OUPI, 2016). Taking into consideration this data problem, the two population censuses and town profile/survey conducted by town administration in 2014 and estimates made based on the past trends. According to the report, the urban population size of Sululta town was counted to be 37,988 in 2014. Based on this figure attempt has been made to estimate the population size of Sululta, and hence, the 2016 population size of the town was reckoned to be close to 52,126 (OUPI, 2016). Hence, the target population is the universe or peoples which the sample was drawn from. Accordingly, the study population for this research consists of heads of households in the town.

#### **1.1 Background of the Study**

Irrespective of arguments of scholars on federalism and good governance, advocates have linked the advancement of a variety of issues to improved governance; because after the end of the 1980s, the issue of good governance was discussed as an instrument for sustained development and poverty alleviation that gained widespread acknowledgment, especially among international organizations (Imran & Shahnawaz, 2009). Furthermore, as Anowar U., (2010) indicated, the issue of good governance has also been dominating the international discussion about development and international assistance to developing countries.

Furthermore, the World Bank has frequently reported that poor economic performance in most developing countries, particularly in Sub-Saharan Africa (SSA), is attributed to poor governance. The issue of governance was first raised in 1989 in the World Bank report evaluating ten years of structural adjustment lending experience (World Bank, 1998).

Furthermore, McCarney(2003) reported that the existence of efficient urban governance would make a city more competitive and attractive to investors, comfortable for citizens and facilitate the achievement of the nation's development goals. He also added his suggestion as good urban governance could be extended in many ways of service delivery; among these services, land administration is the significant one. Since, it is a key resource for growth and development.

Similarly, according to World Bank (2012) report in the arenas of rapidly growing urban population like Ethiopia's capital, Addis Ababa, one of the fastest growing urban areas in the world urban land and access to adequate housing comes a highly desired after commodity (World Bank, 2012b). In effect, to manage such critical and limited resource the requirement of land administration system is crucial. Scholars defined it as, the regulatory framework, institutional arrangements, systems and processes that encompass the determination, allocation, administration and information concerning land (Solomon and Mansberger, 2003).

More specifically, Belachew (2010) concluded that, the towns of Ethiopia, like most cities in developing countries suffer from many challenges caused by poor land development and management policies including poor planning, slow provision of infrastructure and services, poor land information systems and slow land transaction procedures. Edmond J., (1995) revealed that Oromo nationalists and activist argue that their ethnic group continues to be exploited; their complaint frequently pointed on the TPLF-led regime plunder the regions specially Special Zone of Oromia Regional State around vicinity of Addis Ababa.

Hence, Sululta Town, which is located in the north of Addis Ababa vicinity bordering it with Special Zone of Oromia regional State, has not been exempted from aforementioned problems. Since a lot of investors are preferred it because it is adjacent with Addis Ababa. Accordingly, this thesis tried to assess some potential factors that associate with good governance in Sululta town and try to suggest some solutions.

## **1.2 Statement of the Problem**

Recently, the issue of Good governance in land sector has been attracting the attention of many scholars, practitioners and institutions. In this aspect scholars like, Thomas (2013) & Deininger et. al., (2010) shades light in articulating the importance of good land governance from the point of view that there is an increased demand for investment in land, government tendency to collect much revenues, careful protection of vulnerable groups, hence, efficient mobilization of this critical urban public resource need good governance; it also needs governmental accountability. Besides, Dale and McLaughlin (1988) and Liyang Q (2014) argued that urban land is one of the most valuable resources and it must be developed and managed carefully.

Furthermore, Liyang Q. (2014) debated from two pillars; first, land is scarce because of the rapid urbanization and greater need for land development. Secondly, land related services have been ranked as one of the most corrupted area of service delivery. Additionally, Dale and McLaughlin (1988) argued that urban land is scarce natural resource and it is related to economic, social and cultural activities of citizens in cities. Dale and McLaughlin (1988) also extended their view as, the development and management of such scarce resource requires a framework of good governance that ensures optimum benefits to citizens; in order to reduce environmental and social problems and effective mobilization of this scarce resource. Therefore, it is unquestionable that urban land is a driver of economic growth and development and has impact on the sustainability of this growth and development.

As explained in Yiadom et al., (2014) report, in Ethiopia, urban land administration is often perceived as one of the most corrupt sector in public administration. More importantly, as clearly stated in the constitution of FDRE (1995) and the revised constitution of Oromia regional state (2002) in article (40) sub article (3), the right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the State and in the peoples of Ethiopia. Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange.

Similarly, FIG (2015) stated that, under the FDRE, urban land is governed and administrated by the urban land leasehold law which has been amended three times since its first enactment in (1993) proclamation No. 80/1993, for the second time revised by Proclamation No. 272/2002

and for third time revised by Proclamation No. 721/2011) without any assessment. As pronounced in Ashenafi (2015) even though proclamations made, urban land mal-governance has persisted. In support of this, Alemie (2015) stated that land governance assessment framework (LGAF) is good in itself, it usually confined to national level and broad in its context. These vague laws are not easy to manipulate local government structure for their goods and corruption.

Accordingly, Sululta town, as one of low level of government structure cannot skip the aforementioned conditions. The researcher of this work, during his visit to Suluta municipality, he observed that the good governance in relation to land is inadequate. And also the findings of this thesis has shown that some urban land management in Oromia region confronted with poor good governance practices, emanated mainly from the dissatisfaction of urban land experts with their job. Hence, to fill this gap, the researcher is inspired to undertake this research on the issue of challenges and prospects of good governance in urban land management in Oromia national regional state by taking Sululta town as a case study.

### **1.3 Research Questions**

This study is aimed at addressing the following research questions based on the above mentioned problem statement and research gaps.

1. What are the major challenges of good governance in Sululta town land administration?
2. To what extent the municipality has ensured involvement of community members in the urban land compensation process.
3. What are the measures taken by the municipalities to solve the main challenges of good governance in urban land management?
4. To what extent the municipal government is aware of the officials and ensured transparency and accountability in urban land administration system.
5. What are the prospects of good governance, in the municipality, which has not been properly harnessed?

## **1.4 Objectives of the Study**

### **1.4.1 General Objective**

The general objective of this study is to assess the challenges and prospects of good governance practice in urban land administration of Sululta town to forward some workable recommendations.

### **1.4.2 Specific Objectives**

Based on the above grand objective, the following specific objectives are drawn. Accordingly, the study aims as it was stated in a more specific. Hence, the specific objectives of the study were aimed:

- Identifying the major good governance challenges on the urban land administration in Sululta town.
- exploring the extent of involvement, consultation or engagement of community members in urban land compensation or administration process.
- identifying the principles practiced in managing urban land in order to solve the challenges of good governance..
- assessing the status of good governance practice to ensure and aware to the employees and land management experts of the town.
- examining the prospects in the municipalities of the town which have not been harnessed.

## **1.5 Scope of the study**

Good governance is recognized as a cross cutting matter by different professionals (Deininger et al., 2011). The land administration system, which complies with the principle of good urban land governance, can improve not only efficiency and effectiveness of the system, but also many other aspects such as transparency, equity, accountability, rule of law, responsiveness .participation and consensus oriented. It is better if the study conducted in Oromia regional state as a whole and the entire principles of good governance, but financial and time constraints delimit its scope into two: namely, transparency and equity.

Thus, this research mainly focuses on assessing the challenges and prospects of good governance in urban land management system of Sululta Urban Land Development and Management Office and tries to identify the key problems. Additionally; to identify the extent of involvement of community members in urban land compensation process; and also try to trace the extent of transparency and accountability issues in urban land administration in Sululta town by assessing the main challenges of good governance and their prospective in urban land administration which the researcher would enthusiastically do. Moreover, the study is geographically limited to Sululta urban land development and management office; particularly, tenure administration and intermediary time service task of an office with its customers and employees.

## **1.6 Significance of the Study**

Research studies are mainly conducted to either solve practical social problems and/or add valid knowledge to the existing ones. Therefore, this study, in one way or another, is expected to have the following significances.

- To identify the major challenges and the prospects of good governance in the study area.
- To provide valuable information-to-information seekers regarding the major challenges of good governance in the municipality of the town.
- The study may serve as a stepping-stone for others who want to pursue further study on similar or the same topic in the area.
- To provide an input to authorities of the municipality and decision makers for the future actions.

## **1.7 Limitation of the study**

Time and financial constraints may be the major limitations of this study. Furthermore, the officials and officers are carried out activities in busy scheduled with their customers in urban land management offices. Hence, they may assume filling in the questionnaire and responding to in-depth interview as time consuming and unnecessary task for them. However, the researcher was briefly explaining its importance to them in order to get their attention to fill in questionnaire.

## **1.8 Ethical Consideration**

In collecting the valid data the researcher was followed the following procedures. Before distributing the questionnaire official permission letter that was written from the university were provided to Sululta town administration, this was done in order to get official consent. Then after, objectives of the study and confidentiality of the data were explained for study participants in order to get their attention and to encourage them for valid response then the researcher requested the informants on interview and FGD to record their sound and asked their full name if they are voluntary.

## **1.9 Organization of the Study**

This study is compiled in to five chapters. The first chapter deals with introduction, background, statement of the problem, research questions, objective of the study, Scope of the study, significance of the study, limitation of the study, Ethical consideration and organization of the study. The second chapter focuses on discussing good governance and land lease policy on urban land management with its component parts like; Concept of good governance, empirical studies, elements of good governance, urban land governance, experience of urban policy from selected countries, urban land policy in Ethiopia, lessons adopted from other countries experiences, good governance in land administration and conceptual frame work of the countries. Research design and the methodology are presented in the third chapter. It provides details on the Sample Size and Sampling Technique, Source and Type of Data as well as the instruments used in collecting data for the study. It also discusses the data collection procedures and method of data analysis. Facts, figures and findings are obtained from both primary and secondary sources are covered under the fourth chapter. In the last chapter conclusion are drawn. Possible recommendations are also forwarded for concerned bodies and stakeholders

## **CHAPTER TWO**

### **GOOD GOVERNANCE AND LAND LEASE POLICY ON URBAN LAND MANAGEMENT**

#### **Introduction**

There are useful contributions expressed by so many authors about principles of good governance, challenges of good governance on urban land management, and important factors of good governance implementation on urban land management. Accordingly, this chapter tries to present a comprehensive analysis of relevant literature concerning to the current study.

#### **2.1. Concept of Good Governance**

According to FDRE civil service Agency (2001), although Ethiopia has a long tradition of various governments it has so far given little attention to good governance due to the orientation, attitude and work practices of the bureaucratic machinery established to carry out highly centralized and control oriented government policies of the various regimes were ill suited to the needs of the new policy environment in Ethiopia. Agreeing to this idea, since the various governments were not democratic in nature, they did not promote, rule of law, participation, transparency and accountability.

According to FDRE Ombudsman (2012), before 1991, there was not good governance in Ethiopia. The despotic monarchy and dictatorship form of governments, the violation of fundamental rights and freedoms were the major problems of democracy and good governance. After down fall of PDRE government, the radical political, economic and social changes have taken place in Ethiopia since the establishment of the transitional government. The FDRE constitution (1995), establishes a federal democratic state structure.

As Hailu S (2018) stated, Good governance is considered as the single most important factor in eradicating poverty and promoting development. To achieve economic and social development, strengthening good governance is assumed to play a key role especially in mobilizing human and capital resources. In this regard Ethiopia, after long years' tradition of centralized government and state structure, a decentralized form of government and state structure has been adopted since 1991. (Ibid)

According to Adene Bekele (2013), Good governance is the key for development and prosperity. It is the critical factor in poverty reduction as well as in achieving development objective. However, the currently challenges associated with good governance is unbearable due to factors such as corruption, nepotism, economic crisis, illiteracy, and poor service delivery among others.(Ibid)

As Getachew Begashew( (2019)stated, Good governance, as a reflection of a well-functioning multi-party democratic system, assuring separation of powers and checks and balances in government of Ethiopia, calls for participatory, transparent, accountable, and decentralized government system reinforced by rule of law

According to Tewodros Abuhay,(2015),Good governance is a requisite for promoting economic growth and reducing poverty. Without good governance, it is assumed that the benefits of most reforms in developing countries, like Ethiopia, will not be reached to the poor and the funds allocated for various developmental issues will not be used effectively. The term good governance was first defined by World Bank in the 1989 by World Development report. During the time, it focuses mainly on financial accountability of governments. The meaning of this good governance was later re-conceptualized by UNDP, defining “governance” as the exercise of political, economic and administrative authority to manage a country’s affairs. An important objective of governing institutions, according to UNDP, it is to promote constructive interaction between the state, the private sector and civil society.

Furthermore, Alemie (2015) revealed that, in World Bank and donor discourse, it became a call to arms for advancing a new agenda of development assistance, the perception being that financial or technical assistance would not be put to good use until such concepts as transparency and accountability, due process, probity and efficiency were institutionalized in the systems of government of recipient countries.

According to UN (2005) governance emphasizes a government that is open and responsive to civil society, more accountable and better regulated by external watchdogs and the law. A strong role is proposed for “voice” and for civil society “partnerships” through non-governmental organizations (NGOs) and community participation. The UN report further extended as governance models thus tend to focus more on incorporating and including citizens in all their

stakeholder roles rather than simply satisfying customers, a theme that echoes the notion of “creating public value” (UN, 2005).

However, due to the inherent diversity in national traditions and public cultures as well as because of its broad and complex nature diverse institutions and individuals define governance in different ways from different perspectives. Some define governance broadly to cover a wide array of issues and other defines it in a more narrowed manner but it does not mean that narrow definitions are necessarily more precise; hence, broad definitions can be precise and narrow once can be vague. For this case it is better to treat the definition of governance in light of the leading regional and international organizations. (Ibid)

In this regard, UNDP (2009) uses a broad definition of governance and conceptualizes governance through inclusive participation, responsive institutions and certain principles and values, such as human rights, gender equity and integrity. UNDP (2009) argues that governance is an end in itself, and a means to achieve human development. Besides UNDP (1997) defines governance as the exercise of economic, political and administrative authorities to manage a country’s affairs at all levels and it comprises mechanisms, processes and institutions through which citizens and groups articulate their interests, exercise their legal rights, fulfill their obligations and accommodate their differences (UNDP,1997). According to, UNDP (1997) Governance consists of the traditions and institutions by which authority in a country is exercised. This includes:

- The process by which governments are selected, monitored and replaced,
- The capacity of the government to effectively formulate and implement sound policies and,
- The respect of citizens and the state for the institutions that govern economic and social interactions.

Furthermore, UNDP (2007) in its strategy on governance for human development broadly describes governance as the system of values, policies and institutions by which a society manages its economic, political and social affairs through interactions within and among the state, civil society and private sector. UNDP (2007) also added that it is the way a society organizes itself to make and implement decisions achieving mutual understanding, agreement

and action. Hence, as per to UNDP, it comprises the mechanisms and processes for citizens and groups to articulate their interests mediate their differences and exercise their legal rights and obligations; it is the rules, institutions and practices that set limits and provide incentives for individuals, organizations and firms. Therefore, Governance, including its social, political and economic dimensions, operates at every level of human enterprise; it can be the household, village, municipality, nation, region or globe (UNDP, 2007).

Moreover, World Bank (1997) describes governance as the manner in which power is exercised in the management of a country's economic and social resources. In this regard, it identified three discrete aspects of governance; these are:

- 1) The form of political regime,
- 2) The process through which authority is practiced in the management of a country's economic and social resources for development and,
- 3) The capacity of governments; to design, formulates, and implements policies and discharge functions.

Similarly, Commission on global governance defines governance as, the sum of the many way individuals and institutions, public and private manage their common affairs. Hence, it is a continuing process through which conflicting or diverse interests may be accommodated and cooperative action may be taken. It includes formal instructions and regimes empowered to enforce compliance, as well as informal arrangements that people and institutions either have agreed to perceive to be in their interest. (Commission on global governance, 1995).

## **2.2. Empirical Studies**

### **2.2.1 Good Governance**

According to Simonis (2004) report currently, there are two distinct streams of discourse on good governance: donor and academic. The first one dealt mainly with the way in which power and authority relations are structured in different contexts, whereas the later focused more on state structures designed to ensure accountability, due processes of law, and related safeguards. Academic discourse is directed mainly towards better understanding of institutional linkages between the state, civil society and the private sector; whereas, donor-driven discourse is oriented towards enhancing policy effectiveness (Simonis, 2004). The other scholar,

Gisselquist (2012) indicates that good governance has been defined from different dimensions by various scholars and institutions; but it leads to difficulty of coming up with a distinct definition that can satisfy all actors. Hence, these differences in definition have come to the scene owing to emphasis writers and proponents of good governance to have a tendency in place.

In spite of the above discourse, the World Bank (1992) has discussed good governance as the manner in which power is exercised in the management of a country’s economic and social resources for development. Additionally, World Bank (1992) added that good governance is central to creating and sustaining an environment, which fosters strong and equitable development, and it is an essential complement to sound economic policies.

According to African development bank (2000) report good governance is a process referring to the manner in which power is exercised in the management of the affairs of a nation, and its relations with other nations. It promotes accountability, transparency, rule of law and participation as central to creating and sustaining an enabling environment for development.

In its policy document entitled “Governance for Sustainable Human Development” UNDP (2009) has set out a definition for good governance as the exercise of economic, political and administrative authority to manage a country’s affairs at all levels.

Similarly, UNDP (1997) explains that Good governance among other things, needs participatory, transparent and accountable. It is also effective and equitable; it promotes the rule of law to ensure that political, social and economic priorities are addressed, based on broad consensus in society and that the voices of the poorest and the most vulnerable are heard in decision-making over the allocation of development resources. (UNDP, 1997).

**Table 1 Summary of elements of good governance**

| <b>Name of organization</b>               | <b>Elements/Principles of Good Governance</b>  |
|---|--|
| United Nations Development Program (UNDP) | Rule of law<br>Accountability<br>Transparency<br>Responsiveness<br>Consensus oriented<br>Equity and inclusiveness<br>Participation<br>Effectiveness and efficiency |

Source: UNDP (1997)

As per to, UNDP (1997) a broader definition in saying ‘in the community of nations, governance is considered “good” and “democratic” to the degree in which a country’s institutions and processes are transparent. Its institutions refer to such bodies as parliament and various ministries. Governance processes include such key activities as elections and legal procedures, which must be seen to be free of corruption and accountable to the peoples’ (UNDP, 1997).

## **2.3 Elements of Good governance**

According to Jain (2004), voice and accountability which includes civil liberties and freedom of the press are elements of good governance. The 1997 of UNDP reports acknowledge the following elements of good governance, such as, participation, rule of law, transparency, fairness and inclusiveness, responsiveness, consensus oriented, effectiveness and efficiency, accountability and strategic vision. Each of the major elements is discussed as follows.

### **2.3.1 Participation**

Affording to Uma Medury (2009), participation is considered as the core of good governance. According to him, governments are aiming to confirm the mandatory freedom to the citizens in order to participate in the decision making process, clear and signifies which get reflected in policies and programs. Participations are being looked upon as a transformative approach to development.

### **2.3.2 Rule of law**

According to Brown (2000), governance does not imply illogical use of authority. Any type of governance to be effective needs to be complemented by a fair legal framework. This should be supported by appropriate implementation machinery independent judiciary which inspires confidence in the people.

Good governance requires fair and just legal frame works that are enforced impartially. It also requires full protection of human rights, particularly those of minorities. Impartial enforcement of laws requires an independent judiciary and an impartial and in corruptible police force.

### **2.3.3 Transparency**

According to Jennifer Jalal (2008), transparency is any mechanism for adopting reforms for approachable governance usually implies the need to access the vital information. . Transparency and the right to information tends to remove unnecessary secrecy surrounding the decision making process in the government and there by helps to improve the quality of decision making in public policy and administration. Litvack (1998), stated that the right to information law enacted at the center and several states in India is a positive measure in ensuring transparency.

### **2.3.4 Responsiveness**

According to Goetz and Gaventa (2001), responsiveness is the magnitude to which a public service agency demonstrates receptivity to the views, complaints and suggestions of service users by implementing changes to its own structure, culture and service delivery patterns in order to deliver a more appropriate product.

Good governance requires that the institutions and processes try to serve all stakeholders within a reasonable time frame. In this reason, everyone who has the obligation to deliver service has also the obligation to response for the demand of customers.

### **2.3.5 Consensus Oriented**

*According to the 2002 of FDRE higher government officials training manual on democratic system, the full establishment of democratic culture and thought in a society can be reflected in the national consensus of its citizens around the basic principles and guide lines. These basic principles and guide lines are equality; freedom and rule of law have been identified as important characteristics that reflected in all appropriate citizens.*

However, it does not mean that every member of the society holds the common understanding and attitudes towards each and every issue, because there may be also differences that lead to raise questions in these basic principles and procedures. In such situations, democratic system can be used as a remedy to compromise these differences.

### **2.3.6 Equity and Inclusiveness**

Since governance structure and mechanisms aim at participation, they have to promote equity. A society's well-being and development depends upon ensuring that all the members have a stake and the role in it and are not excepted from the mainstream activities. This means, Society's welfare depends on ensuring that its entire member feel excluded from the mainstreaming of society. This requires all groups, but particularly the most vulnerable groups have chances to improve their welfare.

### **2.3.7 Effectiveness and Efficiency**

According to Jian, (2004), Good governance relates to the government effectiveness which includes the quality of policy making and public service delivery as well as quality of regulation. In addition to this, as stated by Brown, 2000, good governance and new public management need to aim effectiveness and efficiency in the usage of resources in consonance with the social needs and demands.

Good governance means that the processes and institutions produce results that meet the needs of society while making the best uses of resources at their disposal. The concept of efficiency in the context of good governance also covers the sustainable use of natural resources and the protection of the environment. (Jain, 2004)

### **2.3.8. Accountability**

As stated by Mohit Bhatatacharya (2008), accountability is both answer ability and enforceability. It is giving an account of action of public officials to inform about and explain what they are doing, while enforceability is the capacity of accounting agencies to impose sanctions on power holds that have desecrated their public duties. The objective of accountability is controlling the abuse of bureaucratic power and discretion as well as an assurance that performance will be in accordance with standards and quality.

### **2.3.9 Urban Land Governance**

According to, Solomon(20013:26) cited in (Palmer, et al.,2009),stated the benefits of good governance in land administration were to reduce corruption, prevent environmental destruction, increase land tenure and give priority for the poor .In contrast, Solomon (2013:26) cited in

(Wehrmann, 2012) discussed that weak land governance causes insecurity of tenure, high transaction costs, informal land dealings or an informal property market, reduced private sector investment, illegal transfer of state land, limited local revenues, land conflicts, landlessness and inequitable land distribution, social unpredictability, social exclusion and political instability, erosion of ethics and also standards of unsustainable natural resources management

According to, Farvaque and Auslan (1992), outdated, complex and inflexible regulations and legislation is another factor hampering an efficient and effective working of the urban land market. Overcoming this requires regularization of land tenure and simplification of the registration process particularly to improve the access of the poor to newly acquired and serviced land. Additionally as Farvaque and Auslan (1992) stated that, central role for the municipality requires capable institutions at this level and a political constituency at higher government levels to leave this in the hands of local governments. Apart from insufficient municipal autonomy, and regulatory and legal constraints, the limited financial and institutional capacities of municipalities are major constraints to improving access to land for the urban poor land management.

Various scholars noted that, the rapidly growing population comes with emerging interests to accesses limited resource such as land and this makes urban land management more stressful and challenging task; it needs well organized decision to harmonize these diverse interests to balance it with rapidly growing population (Alemie, 2015). Besides, scholars, Burn and Dalrymple (2008) added that weak institution and the high land values lead corruption actions and informal settlement.

In relation to this, Yiadom (2005) states that urban laws are often subject to constant change because actors are misinformed, confused, or untrusting. For instance, in strengthen this, Burns and Dalrymple (2008) reported that in Ethiopia, the urban land leasehold proclamation was modified three times since its inception in 1993; it indicates the institutional and organizational functions that are responsible for dealing with the issue of people to people relations are weak and fragmented. So, incorporating good governance into policy making and implementation is a central for tackling the challenges (Burns and Dalrymple, 2008). This is because the applying good governance concept creates platform that encourages different actors to participate, various

interests to be discussed and argued in collaboration during policy making and to strengthen the implementation.

Furthermore, Alemie (2015), reported that applying good governance in urban land administration has at least three advantages, these are; it pinpoints the exact causes of the urban people to urban land problem such as urban land access and urban land uses at local level, second, a governance approach provokes discussions among diverse actors including urban people, to scrutinize alternative solutions to the problems identified. In third, it forms a shared platform to follow proper implementation of recommended solution. As Alemie (2015) stated that, ultimately, these combined effect lead to the achievement of the desired policy outcomes and thereby the goals of sustainable development.

In addition, Burn and Dalrymple (2008) realized that contemporary urbanization and associated public service such as provision of housing, utilities, infrastructures, waste management are related to urban land and they need notion of urban land governance to improve the lives of urban poor and consequently support the realization of sustainable development in a country or nation more broadly.

## **2.4 Experiences of urban policy from selected countries**

### **2.4.1 Experiences from Finland**

#### **2.4.1.1 Land ownership and its legal protection**

As Kauko vittanen, Jussi Palmu (2003) stated, the Finish land system is based on private land ownership. The ownership is protected by the constitution. Private landownership in Finland is well protected. According to the renewed 2000 constitution, any expropriation of private property for public purpose must be based on law, and compensation must be paid in full. If there is no compensation or the compensation is below market value, municipality must justify its action according to the special legal procedures in harmony by the constitution. (Ibid) Since there is no constitutional restriction on private landownership; municipalities sell off leasehold land to lessees as fee simple when they find it proper.

### **2.4.1.2 Lease term and lease payments**

According to Pekka V. Virtanen (2003), In Finland, the leasehold act governs all land leases, it recommends the duration of different types of land contracts. Lease terms for residential land range from 50-60 years; 50 years for commercial land leases and 20-30 years for industrial land contracts. Although the law does not prohibit total or partial prepayment of rent at the beginning of the lease, lessees rarely make such a prepayment to municipalities the lessee is not making a total or limited prepayment of rent at the beginning of the lease, it should pay 4-5% of estimated land value as the land rent to the lessor (*Ibid*).

### **2.4.1.3 Compensation and Transferability**

In Finland, the law and special lease agreements rule the compensation for lease hold improvements. Since land improvements belong to lessee, if the contract is not rehabilitated, the lessor will compensate the lessee for improvements made to the land. Ann Louise Strong (2003), for industrial leases, compensation will be available only if the contracting parties have specified this right in the lease. If there is no special agreement in advance, the lessee must demolish existing buildings and structures from the site when the lease expires. Lessees have the right to transfer their contracts. According to the Finland basic code of land laws, the leasehold agreement and the transactions must be registered in the public land register. The leasehold needs not be registered if the period of the leasehold is less than two year.

### **2.4.2 Experiences from Beijing, China**

*Frederic Den (2003)*, In 1990 China officially adopted land leasing as the basis for assigning land use rights to urban land users, since then and especially after 1992, china's urban land reform has created a fast-growing real estate market. The history and common practice of public land leasing in china shows that local government and the growth of the private sector are the two driving forces behind urban land reform. Since the old system is not compatible with the growth of a market economy and the economy demands better delineation and protection of private property rights, public land leasing has become the basis for china's land allocation method. The two major goals of public land leasing are to improve local public finance and to optimize urban land use through the reestablishment of private property rights (*Ibid*).

### **2.4.2.1 Lease term and lease payments**

The maximum lease terms are 70 years for residential 50 years for industrial and 40 years for commercial. *Frederic Den (2003)*, In Beijing, there are three ways to obtain a land lease: private negotiation, private tender and public auction. Private negotiation is the most common. It is a direct negotiation between the land user and the government over land prices and land use conditions. In private tender, multiple land users bid for a parcel of land with an offer price and a land use plan. It can involve either open or closed bids and the winner may not necessarily be the highest bidder. In contrast, the winner at public auction must offer the highest price.

It was also noted that payments for leasing land usually consist of three major components: lump sum premium, urban infrastructure fee and community infrastructure fee. All three components must be paid up front to the government at the beginning of the lease. Since lease price is updated every five years or longer, most cities rely on some market based land valuation methods to adjust leasing prices to account for changing market conditions (*Ibid*), it is also true that most leasing prices depend on negotiations between local governments and developers. After obtaining the lease, the lessee must apply for planning permit before developing the land. The lease usually requires the lessee to complete a certain portion of land development within two years (*Ibid*).

### **2.4.3 Experiences from Kenya**

#### **2.4.3.1 Land tenure and land administration**

Prior to British colony, urban lands were administered under public holdings. At the end of the 19th century, the time when the country fell under British colony, those lands under public holdings were transferred to lease hold and freehold to function different users being as crown lands. As a result, at present, urban land is administered by city administration councils as trust land. As Addis Ababa city administration (2001) stated that, the current land holding tendency has become more of free holdings, the transfer of land to different users is made through state governments, city administrative and private holders.

#### **2.4.3.2 Lease term and lease payments**

In Kenya, the ceiling of lease period is 99 years; however, the lessee has the right to decide upon the use period within the ceiling limit (*Ibid*). As far as lease payment is concerned, the lessee is required to pay 25% in advance and the remaining 75% after receiving the required land. Moreover, when the lessee wants to rent or transfer part of the leased land to the third party, he/she has to get permission from the Ministry of Land Administration.

#### **2.4.3.3 Lease termination and Right of renewal**

The lease is renewable if the government does not need the land for other public purposes. The lessee has two options if the lease contract is renewed. The lessee has a right to use the lease right for another similar lease period or if the lessee is interested to make the leased land for private holding, he can take the leased land for his private property by paying the whole current market value of the land at the beginning or 20% principal with 6.5 percent interest per annum (*Ibid*), if the land is needed for public purpose either leasehold or freehold (especially for electricity poles and water pipe line distributions) the government has the right to take the land without compensation. However, if there is development on the land, it has to pay the lessee the market value of the developments as compensation.

### **2.5. Urban Land policy in Ethiopia**

According to, World Bank (2012a) the urban land administration is delegated under the federal constitution to city governments and municipalities. But, there is no common system to administer land in urban areas. Besides, urban land is provided through a lease system, a perpetual permit system and separate legislation for condominiums (World Bank 2012a). While the 2002 Urban Land Lease Holding Proclamation stipulates that the leasehold system will apply to all urban land areas irrespective of how they were acquired, relevant authorities have yet to adopt the leasehold system (World Bank 2012b). This has led to the coexistence of different systems and a high level of informality (World Bank 2012b). In addition, there is no real system in Ethiopia's constitution which provides power for a federal government with nine regional states. In the case of land, for example, the constitution states that state governments have the right to administer land and natural resources in accordance with laws enacted by the federal government (Art. 52(c)) and determine and collect land use fees (Article 99.2). The lease system

has terms ranging up to 99 years. It requires payment of the agreed-on lease amount to the relevant government within a period of time to be determined by regions or city government within the lease contract (World Bank 2012b).record rights and restrictions, and the registry faces capacity issues (Yirsaw 2010).

Furthermore, as indicated in Melkamu Negari (2016) report followed by the down fall of the Derg regime, and changed of socialist ideology that land had under taken the government ownership and limited any of land tuner security in privet use, even if it did not change the public ownership of land in general, has made important changes on policies of urban land. There was a policy known as Lease which became the over-riding urban land holding system through proclamation No.80/1993. This proclamation enabled the government to transfer urban land administration from the permit system to leasehold system. This lease holding proclamation was replaced by urban lands lease holding proclamation No. 272/2002. Indeed, these former urban land lease holding proclamations were not practically applicable to all urban centers throughout the country and it needs additional and the new proclamation. Accordingly, proclamation No.721/2011 which has expressly provided that every urban center in Ethiopia will be administered by the lease proclamation even if there is a transitional period of five years depending on the decision of the concerned regional cabinets for some towns found in the various regions (Araya, 2004).

The Ethiopian Land policy in general is adopted and inters constitutional provision, according to the article, (FDRE constitution Article 40(3)). Similarly, others concerning urban land policy is incorporated in proclamations. More importantly, according to the article, 12 a person displaced due to urban renewal program shall be entitled to a substitute plot of land, a lawful tenant of government or kebele owned residential house in the region or the town shall be entitled to allotment of residential plot of land at benchmark lease price if displaced due to urban renewal program and could not be provided with access to substitute housing provided.

Additionally, Tsegaye (2016) sounds that, under the current regime, hundreds of thousands of Oromo people surrounding Addis Ababa have been evicted with no or little compensation and their lands were given to local and foreign companies. This fact generated deep discontent towards the regime in power. For example, border such as: Labu, Laga-tafo, Mari, Bole-Bulbula, Buraayyuu, Sabbata, Sululta, Akaki-Qalittii legally belong to the State of Oromia. However, all

these areas were kept as the backyards of the central authority in the name of “Industrial Zones”, “Recreational Parks”, and “Investment”. (Rajac, and Lall 2009).

Whereas, other than the criteria cited above in article 12 of lease law, there is no any consideration for poor and low income group. For this reason, and other political and economic implication, many scholars and writers criticize the Ethiopian land policy in two ways, first, the constitution gives free land tenure to the rural resident but it does not consider the urban dweller citizen; second, the lease proclamation does not consider the poor and low income peoples. But simply, it gives priority for the individuals who have capacity to win the lease bid system. Such a system may question issue of equality among citizens. Even if in the same country the resource distribution is not fairly addressed proportionally among the citizen, this may cause conflict between the government and peoples.

Additionally, Federal lease Proclamation, 721/2011 Article (5), has limited the power of urban local government and the regional states by prohibiting allotting or transferring land in any manner contrary to the proclamation. Neither have they had the power to amend as per the demands of local community. This may challenge the federal government decentralization principle of self-ruling and land administration power of states, while the government follows federalism system of ruling.

## **2.6. Oromia National Regional State Urban Land Policy**

According to FDRE Constitution, Article 51(5), the Ethiopian enactment of laws and policy making for utilization and conservation of Land and Natural resource is the power of the central government while land administration and police enforcement power is given for the states (FDRE const. Art. 52(2d)). Thus, Ethiopian Land policy is a part and parcel of constitutional provision. As states have empowered to administrate their land, the same to that, the policy they enforce is sourced from the Federal Land Law. Oromia Regional state constitution takes this provision in its enactment article 47 (2c) which states “administers land and natural resource of the region is accordance with the Laws enacted by the Federal government.”

Therefore, according to the Federal lease proclamation No. 721/2011 Article 33(1) (2), the Regional state powers and duties on Urban Land is limited to administer land in all urban centers

and to issue regulation and directives necessary for the implementation of this proclamation. In accordance with this legislation, if we evaluate the power of Regional states and urban local governments in the laboratory of Federalism and the principles of decentralization, their power is inter depended in the central government supervision. This can be seen for instance, the Ministry of Urban Development and Construction has the power to follow up and ensure the proper implementation of lease proclamation in all regions, and also, it can prepare model regulations, directives and manuals to be issued for the implementation of this proclamation (Federal Proclamation No.721, Article 32(1,5)). This means any of the Regional state may not further go out of consultation and supervision of the center to prepare their policy of land administration.

Contrasting Oromia Regional state regulation No.155/2013 with the Federal lease proclamation 721/2011, one does not identify any significant difference if there is any; the former separates the urban centers on the level of their grade to determining the lease bench mark. Accordingly, nine cities are ranked first grade. The first level lease bench mark for residence ranges between birr 426-307(including Sululta). Second level cities are 11 with lease bench mark ranging between birr 307-222. The third level cities are 24 in number with lease bench mark ranging between birr 222-160. For other service it continued to express the lease bench mark determination in provision of the regulation (Oromia Regional State Urban lease regulation No.155/2013, Art. 6(3) and 32). Additionally, the state of Oromia Land Management and Administration Agency can enforce the regulation through preparing directive. And also, urban local governments are enforced to take the regulation and directive prepared by state to impalement in appropriate place.

Sululta urban land management, similar to most Oromia town has been facing so many problems in practicing urban land lease policy. It seemed reasonable to assess the lease policy practice of Sululta, so as to draw important lessons that might be vital to revisit the practice of present urban land lease policy of Sululta.

## **2.7 Lessons adopted from other countries experience**

Even though each country has its own distinctive and peculiar features and characteristics, some lessons might be drawn from the experience of other countries. Lessons learned from the experience of some other countries may not be transferable directly to other countries since different countries have different circumstances. Nevertheless, there are some factors that have to be considered by countries who are implementing leasehold systems.

Some countries have long experience and well established institutions to implement the policy while some other countries have less experience. Ethiopia, one of the former socialist countries who have been implementing urban land lease policy can draw important lessons from the experience of other countries. The following points are drawn as an important lesson in practicing urban land lease policy from the experience of some other countries.

### **1. Good leasehold law and regulation**

- Right of lease contract renewal

### **2. Experienced and non-corrupt administration**

#### **2.7.1 Good leasehold law**

In Ethiopia there are legal gaps that exist for the transfer of land: no clear regulations for expropriation, compensation, subdivision and informal settlements. Hence the interests of both lessees and lessors are not protected and guarded by law.

As the experience of other countries show, the policy to be effective and fruitful, the interests of both the lessee and the lessor should be protected. For example, as the leasehold act in Finland shows, this country secures reasonable compensations to meet the interests of both lessees and lessors. Leasehold rights of lessees are so secure that there is no fear of exclusion. The interests of both lessees and lessor may be met if the leasehold law is designed in such a way that it meets the interests of both parties.

- Right of lease contract renewal

In Ethiopia as urban land lease holding proclamation No.272/2002, article 3&7, Reply (of renewal) shall be given in writing its decision within one year from the date of the submission of the application. If no reply is given within the specified time, the contract is considered as

renewed. Here the suggestion period is very long. The lessee in one way or another may forget to apply a year advance for renewal in that case the contract may not be renewed.

In Kenya the lessee has two options as far as renewal is concerned. If the lessee is interested to make the leased land his private property he can make it (which is completely forbidden in Ethiopia) through full payment or through annual payment until the full payment is completed. If he needs to renew the contract he can renew the contract for another term. When we see the experience of other countries like Finland and Beijing the lessee has the right to renew the contract if the land is not needed by public purposes. In most lease practicing countries the lessees have not a right to cancel the contract. But in Finland the lessee has the right to cancel the contract if the possibility of using the leased area has lessened.

### **2.7.2. Experienced and non-corrupt administration**

"A land administration system should provide order and stability in society by creating security not only for land users and their partners but also for national and international investors and money lenders." EPLAUA 2003, Land administration requires clear legal frameworks, updated data and a well-integrated institutional network. In Ethiopia, there is no separate land administration and land registry unit at the federal level who registers all essential juridical information allowing any one viewing the system to identify third party rights as well as the name of the land users.

As the experience of Finland and other well experienced countries show, an efficient administration system is required to collect land rents and reconsider property values in a timely manner. The national and local governments should be coordinated so as to create a system of checks and balances for administering public leasehold. For example, when we see the experience of Finland, the national government and municipalities are composed of members from several parties, none of which usually has the majority. Hence, this multiple party system in turn creates a system of checks and balance for administering public leasehold.

## **2.8 Good Governance in Land Administration**

As discussed in Burn and Dalrymple (2008) good governance in land administration intend to protect the property rights of individuals and enterprise as well as of the state by introducing principles such as transparency, accountability, rule of law, equity, participation, effective and efficiencies in to land related administration. Governance in land administration is becoming an important issue in many countries, as land management, particularly in developing countries, where corruption and rent-seeking grows increasingly. In this regard, FAO (2007) articulates that corruption and rent-seeking are much linked to bad governance in developing countries where control over land rights is used as a means of accumulating and dispensing political and economic power and privilege through patronage, nepotism and corruption. Poor land governance is also related to growing insecurity in property rights and a high level of bribery and corruption in land administration activities, especially in the developing world (FAO, 2007).

On other hand, studies conducted by scholars Antwie (2000), Burn & Dalrymple (2008) witnessed that in developing countries cities were unable to provide affordable urban land in sufficient quantities, particularly for the urban poor, because of inefficiency and ineffectiveness of land management. Regarding to this, Burnes and Dalrymple (2008) pointed out that Weak governance will affect the poor in particular and may leave them marginalized from enjoying the law. Hence, World Bank (2009) elaborated that good governance in land administration is central to achieving good governance in a society. Since, one of the reasons for the prevalence of inefficiencies in public land management is the lack of good governance.

Additionally, Rajack (2009) has argued that if public authority or the land market fail to provide land for housing and economic activities due to weak land governance, it is inevitable to emerge informal land market. Therefore, poor governance is the main factor for inefficient and ineffective urban land management in cities.

## **2.9 Conceptual Framework of the Study**

Conceptual frame works are more briefly present studies in visual manner; in regard to the research question. Accordingly, in this section the above review of study is presented in visual manner by considering the research question in chapter one. Hence, Urban Land Management with corresponding it associate variables (factors affecting it) was presented as follows.

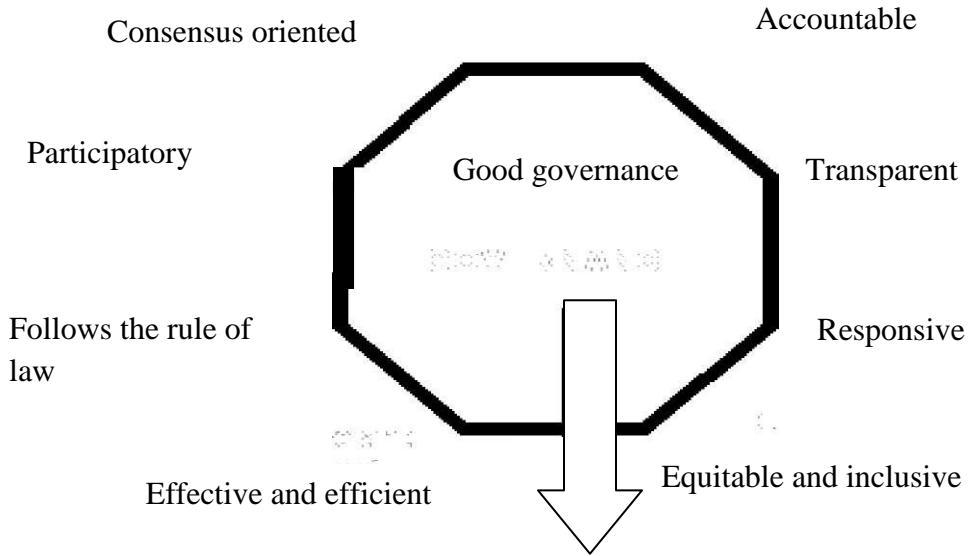


Figure 1 Characteristics of good governance

Source united nations Economic and Social Commission for Asia and the Pacific

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY AND DESIGN**

#### **3.1 Research Methodology**

This study employed descriptive case study with mixed research approach methods which included a survey questionnaire (close ended and open ended questions), interview (semi structured interview) and focus group discussions. Accordingly, the study crosses checked data in order to answer study objectives.

#### **3.2 Research Design**

Descriptive case study design was employed to describe the challenges and prospects of urban good governance practice inland administration and to discover the challenges involved. The quantitative and qualitative research approach has also been used in this study to measure and describe the prospects and challenges associated in the good governance of urban land management of Sululta town.

#### **3.3 Sample Size and Sampling Technique**

Based on the data obtained from the municipality, the number of households in the four kebeles of the town in 2007 E.C is 6888 which is target population for current study.

In Sululta town there are four kebeles which included in the study using purposive sampling, hence; kebele 01, QasoWasarbi, N/M/Abichuu and WaleeLubee with a total population of 6888 household heads were selected using the aforementioned sampling. The sample was drawn from these households randomly. Additionally, Sululta town head urban land development and management office, mayor, and investors for interview are filling in the questionnaire.

Accordingly, to calculate the sample size, different authors have chosen different formulas. For the purpose of this study, the researcher used as Dinka cited the formula by Kothari (1995), calculated as follows considering a level of acceptable margin of error at 7%. Therefore, the sample size of household respondents was determined by using the following formula.

If N is between 1,000 and 10,000, the sample size was calculated as the follows:  $n = z^2 pq/d^2$ ,  
 $n = \frac{nr}{1 + \frac{nr-1}{N}}$

### Assumptions

If N is large, the sample size is calculated as the follows:

$$n = z^2 pq/d^2, n = \frac{nr}{1 + \frac{nr-1}{N}}$$

Where:

N = target population

nr = desired sample size

z = confidence level (93%= standard value is 1.96)

p = estimated characteristics of study population (0.5)

q = 1-p

d = level of statistical significance set or margin of error (standard value is 0.07)

$$nr = (1.96)^2(0.5)(0.5)/(0.07)^2 = 196.$$

Since, total population is 6888; it is a number less than 10,000. Hence, the sample size is calculated as:

$$n = \frac{nr}{1 + \frac{nr-1}{N}} = \frac{196}{1 + \frac{196-1}{6888}} = 191$$

Thus, the sample is arrived at by first selecting a random starting point and then picking every K<sup>th</sup> element in the population for every household of independent kebeles for the sampling frame.

To compute k, the researcher used the formula

$$K = N/n.$$

$$\text{Kebele 01 } K = 6888/2833 = 2$$

$$\text{QasoWasarbi } K = 6888/1877 = 4$$

$$\text{N/M/Abichuu } K = 6888/1373 = 5$$

$$\text{WaleeLubee } K = 6888/805 = 9$$

Hence, every 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 9<sup>th</sup> head of households in kebele 01, QasoWasarbi, N/M/Abichuu, and WaleeLubee were selected by using the kebeles respectively.

Finally, by using proportional allocation method the researcher took sample households from selected kebeles. Thus, the sample households who lived in Sululta town have a chance to draw for data collection by using stratified sampling formula.

.  $n_i = (n/N)N_i$  where,

- $N_i$  = population size in stratum
- $n$  = total sample size required for study
- $N$  = the total number of elements in the population all strata taken together
- $n_i$  = the sample size in stratum  $i$ .

Based on this, kebele 01 =  $(196/6888)2833=79$ , QasoWasarbi =  $(196/6888)1877=52$ ,

N/M/Abichuu =  $(196/6888)1373=38$  and WaleeLubee =  $(196/6888)805=22$

**Table 2 Representative Sampled Respondents from each Kebeles in Sululta**

| Name of kebeles | Targeted population | Share of one kebele from the total sample size |
|-----------------|---------------------|--|
| Kebele 01       | 2833                | 79   |
| QasoWasarbi     | 1877                | 52   |
| N/M/Abichuu     | 1373                | 38   |
| WaleeLubee      | 805                 | 22   |
| Total           | 6888                | 191  |

### 3.4 Source and Type of Data

For this study both primary and secondary data source were adopted. Primary type of data was gathered from the members of households included in the study. The secondary data source was document analysis.

### **3.4.1 Primary Data**

The primary data was collected from the study participants by questionnaires and in-depth-interview using key informants from the kebeles in Sululta Town.

### **3.4.2 Secondary Data**

Secondary data was used to triangulate it with the primary data and strengthen the data from primary sources. Hence, Secondary data was obtained from document analysis of the Sululta town land administration office and comments which was written on office comment book/dairy by customers.

## **3.5 Data Collection Tools**

As Birhan (2011) stated, multiple data collection strategy is more advantageous than single data collection strategy in a research work. Multiple source of data collecting instruments are required because of no single tool can be trusted to collect comprehensive data. Therefore; to accomplish the objective of this study, three data collecting instruments (questionnaire, focus group discussion and in-depth interview) were employed to collect valid data. These instruments were assumed to be appropriately used to elicit relevant information for the study under investigation.

### **3.5.1 Questionnaire**

As per to Bark,A.and Gulliksen, J. (2005),questionnaire is a form prepared and distributed to respondents to secure responses to certain questions. There is both closed and open ended form of questionnaire. Moreover; Brinkman, W. and Love, S. (2006), stated that

*“Restricted or closed form of questionnaire provides for making a yes or no response, or checking an item from a list of given responses. It restricts the choice of response for the respondent. It takes less time to fill out. It keeps the respondent on the subject and relatively more objective. On the other hand; open-ended or unrestricted type of questionnaire is a free response from respondent’s own words. It probably provides for greater depth of response (Brinkman, W.P. and Love, S., 2006: 129-136).”*

Accordingly; mixed questionnaire that consists of both close and open-ended type questions for this study were prepared and distributed for the study participants. The questionnaire was prepared for sample households from the four kebeles in English language then translated to Amharic and Afan Oromo (local language) in order to simplify it for respondents. .

### **3.5.2 Interview**

An interview is the verbal conversation between two people with the objective of collecting relevant information for the purpose of research. Interviews are particularly useful for getting the story behind a participant's experiences. The interviewer can pursue in depth information around the topic. Even though there are different types of interview implementation the researcher for current study was held face to face interview. Accordingly, mayor, officials, officers from land administration office and investors were included for in-depth interview.

### **3.5.3 Focus Group Discussion**

The focus group discussions were employed with the intention of maximizing data triangulation and the reliability of information with in-depth interview and questionnaire. There was one focal group which included four households in discussions from the selected household heads from each kebeles. The participants were included and selected randomly. Furthermore, Guest et al. (2005) emphasize that FGD should be conducted in a location affording maximum degree of privacy to participants. There should also be someone who is familiar with the local area and cultural context. During the Focus Group Discussion, by asking the consent of the interviewees the researcher could use tape recorder to capture all the information that were raised by the participants and to review it after the discussion.

### **3.6 Method of Data Analysis**

The descriptive statistics were used to present demographic variables. Quantitative data from questionnaire was analyzed using statistical methods such as tables, frequency and percentages; furthermore; qualitative data from interview and FGD were narrated qualitatively and embedded under quantitative analysis to strengthen and compliment it.

## CHAPTER FOUR

### DATA ANALYSIS AND PRESENTATION

#### 4.1. Introduction

In this sub section of the study quantitative and qualitative data collected through questionnaire, in-depth interview with key informants and focus group discussions (FGDs) are presented using tabular distribution and frequency as well as percentage analysis.

The information gathered through in-depth interview and focus group discussions were narrated to embed under quantitative analysis in order to strengthen the quantitative findings and it is presented in the table. The demographic analysis is presented below in the following sections:

#### 4.2. Demographic Variables

In this section the demographic variables like, Kebele, gender, age, marital Status, Educational status; Occupation and Source of income are presented below.

**Table 3 Keble and Gender Distribution**

| Kebele       | Frequency | Percent | Gender | Frequency | Percent |
|--------------|-----------|---------|--------|-----------|---------|
| Kebele 01    | 79        | 41      | Male   | 125       | 65      |
| QasoWasarbii | 52        | 27      | Female | 66        | 35      |
| N/M/Abichuu  | 38        | 20      | Total  | 191       | 100%    |
| WaleeLubee   | 22        | 12      |        |           |         |
| Total        | 191       | 100     |        |           |         |

Source Filed survey (2019)

As shown in the above Table3, one hundred ninety one households were participated in this study; from these, 41% of the respondents were from kebele 01 and 27% of the respondents were included from Qaso Wasarbii kebele. The other 20% and 12% of the respondents were randomly included from N/M/Abichuu and Walee Lubee kebele respectively. On the other hand, among the total participants 65% of them were male respondents. While the rest 35% of them were female participants.

**Table 4 Age Distribution**

| Age category | Frequency | Percent |
|--------------|-----------|---------|
| 20-29        | 22        | 12      |
| 30-39        | 35        | 18      |
| 40-49        | 45        | 24      |
| 51 and above | 89        | 47      |
| Total        | 191       | 100     |

Source Filed survey (2019)

Table 4, revealed that among the total one hundred ninety one households majority 47% of them were reported their age as 51 and above and 24% of the respondents were with age category of 40-49 years old. Similarly, among the total households 18% of them replied as they are 30-39 years old. The other 12% of the participants were with age category of 20-29 years old. Hence, the respondents of this study are matured enough to give the information for the intended purpose of the study.

**Table 5 Educational Background**

| Educational Status         | Frequency | Percent |
|----------------------------|-----------|---------|
| Primary school Completed   | 30        | 16      |
| Secondary school Completed | 35        | 18      |
| Grade 12 Complete          | 25        | 13      |
| Diploma                    | 60        | 32      |
| Degree                     | 37        | 19      |
| MA/MSc and above           | 4         | 2       |
| Total                      | 191       | 100     |

Source Filed survey (2019)

Regarding to the educational status of study participants as accessible in Table 5, above 32% of them were responded as they are diploma holders. Whereas, 19% of them were Degree graduates. The other 13% of respondents were replied as they were completed grade 12. The other 18% and 16% of the respondents were completed Secondary and Primary school respectively. The rest 2% of them were reported as they have educational status of MA/MSc and above. Hence, from this educational analysis we can understand that the respondents were able to read and understand the questionnaire before they fill it.

**Table 6 Marital Status**

| Marital Status | Frequency | Percent |
|----------------|-----------|---------|
| Single         | 20        | 11      |
| Married        | 157       | 82      |
| Divorced       | 10        | 5       |
| Widowed        | 4         | 2       |
| Total          | 191       | 100     |

Source Filed survey (2019)

**Table 6** shows that among the total one hundred ninety one households, significant number of respondents 82% of them were reported that they are married. Whereas, 11% of them were said that they are single; the other 5% of the participants reported that they were divorced. The remaining 2% of the participants were reported as they were widowed.

**Table 7 Occupational Status**

| Occupation        | Frequency | Percent |
|-------------------|-----------|---------|
| Government Employ | 55        | 29      |
| NGO Employ        | 13        | 7       |
| Farmer            | 7         | 4       |
| Private employ    | 17        | 9       |
| Merchant          | 99        | 51      |
| Total             | 191       | 100     |

Source Filed survey (2019)

The above analysis of Table 7 publicized that majority of the respondents 51% of them were merchants. The second largest population are government employ, they constitutes about 29% of the total. Whereas, 9% of them were private employ and 7% of them are Non-Government Organization (NGO) employ. The rest of respondents 4% of them were responded as they are farmers. From the respondent responses it can be concluded that majority of community occupation in the study area are merchants (trade).

**Table 8 Source of Income**

| Income Source | Frequency | Percent |
|---------------|-----------|---------|
| Employment    | 85        | 45      |
| Trade         | 99        | 52      |
| Farming       | 7         | 4       |
| Total         | 191       | 100     |

Source Filed Survey (2019)

Table 8, shows that among total one hundred ninety one households, significant number of respondents 52% of them were reported as their income source is trade. Whereas 45% of them were said that their income source is monthly salary or employment, which is either government, NGO or Private. The remaining participants 4% of them were reported as their income source is farming. Hence, it can be concluded that in the study area the main source of income is trade and salary.

### **4.3. Descriptive Analysis of Respondents Response**

#### **4.3.1 Challenges of Good Governance on Urban Land Managements**

In this sub section statistical analysis is presented in well-ordered manner in relation to Challenges of Good Governance on Urban Land Managements with special focus to Sululta town based on the data from respondents; accordingly, quantitative data is presented in the table below following possible analysis.

**Table 9 Challenges of Good Governance on Urban Land Managements**

| No. | Challenges Related to Good Governance on Urban Land Management <sup>0</sup> | Response Rate |    |        |    |     |    | Total |     |
|-----|---|---------------|----|--------|----|-----|----|-------|-----|
|     |   | High          |    | Medium |    | Low |    |       |     |
|     |   | N             | %  | N      | %  | N   | %  | N     | %   |
| 1   | Lack of performing as per to Standard                                       | 20            | 10 | 74     | 39 | 97  | 51 | 191   | 100 |
| 2   | Lack of officers Commitment   | 65            | 34 | 49     | 26 | 77  | 40 | 191   | 100 |
| 3   | Lack of officials Commitment  | 27            | 14 | 41     | 22 | 123 | 64 | 191   | 100 |
| 4   | Weak supervision of Municipality to Land Administration Office              | 11            | 6  | 35     | 18 | 145 | 76 | 191   | 100 |

Source Filed Survey (2019)

In the above Table 9, the challenges related to good governance on urban land management was presented. Accordingly, in the mentioned table 9, above item 1 described that officers performing as per to standard was negatively influencing challenge for good governance on urban land management. Consequently, 51% of the respondents reported that officers performing as per to standard was low, this in turn contributes negatively for good governance of land administration in Sululta town. Although, (39%) of them reported that officers performing as per to standard was as medium and 10% of them said as high that officers performing as per to standard. Therefore, it can be concluded that officers' performance below the standard was a challenging factor for good governance of land administration in Sululta town.

Moreover, item 2 in table 9 also revealed that Lack of officers Commitment was also another challenge for good governance of urban land management in Sululta town. Thus, 40% of the study participants said that officers' commitment was low while they are performing land related issues. In contrast, 34% of them reported officers' commitment as high while they are working in land administration office. The rest of 26% of respondents were said that officers' commitment was medium while they are interacting with their customer. So, it is possible to infer that officers' commitment was the other challenging factor for urban land management in Sululta town.

Likewise, item 3 in table 9 above portrayed that lack of land administration officials' commitment to enforce law and implement it accordingly was the other challenge for good governance of urban land management in Sululta town. For this item significant number of the respondents about 64% of them responded that the officials' commitment in satisfying their customer (local community) need was low. Similarly, 22% of them responded as that officials' commitment was medium while they are acting according to their position in responding community land questions. The least proportion of respondents said that officials' commitment was high in providing land related service for their customer.

Among the possible challenges of good governance of urban land management in Sululta town that indicated by research participant was weak supervision of municipality government to land administration office. In this regard, considerable number of the research participants 76% of them was told that the supervision trend of the municipality to land office in Sululta town was low. In the same manner, 18% of the respondents were responded that the supervision trend of

the municipality to land office in Sululta town was medium. The remaining small proportions of the respondents 6% of them were told that the supervision trend of the municipality to land office in Sululta town was high. Based on this respondents information, it is possible to conclude that weak supervision trend of the municipal government to land office was an influencing challenge for good governance of land administration in Sululta town.

### 4.3.2. Involvement of Community Members in the Urban Land Compensation Process.

This sub section presents descriptive statistical analysis in relation to involvement of community members in the urban land compensation process; with special focus to Sululta town based on the data gathered from the study area. Hence, both quantitative and qualitative data was presented in the table below with the expected analysis.

**Table 10 Community Members Involvement in land compensation process**

| No. | Involvement of Local Community members in the urban land compensation process.  | Response Rate |    |     |    |       |     |
|-----|---|---------------|----|-----|----|-------|-----|
|     |   | Yes           |    | No  |    | Total |     |
|     |   | F             | %  | F   | %  | N     | %   |
| 1.  | Does Sululta Town Land Administration office Involve Local community while it decides on Land issue?                              | 39            | 20 | 152 | 80 | 191   | 100 |
| 2.  | Do Local Community members aware about compensation policy via their representatives?   | 52            | 27 | 139 | 73 | 191   | 100 |
| 3.  | Does Municipal form a committee from both local community and land administration office to handle the question of the community? | 117           | 61 | 74  | 39 | 191   | 100 |
| 4.  | Does compensation policy easily conceived by local community?   | 21            | 11 | 170 | 89 | 191   | 100 |
| 5.  | Does urban Land office committed to empower local community about compensation policy according to its proclamation?              | 80            | 42 | 111 | 58 | 191   | 100 |

Source Filed Survey (2019)

The above Table10 discloses local community members' participation in land compensation process. Hence, in item 1 of table10, important number of the respondents 80% of them were answered as no local community involved in land related decision when Sululta town land administration office decides on Land issue. While, small proportion of the respondent 20% of them whispered their response as yes, that the local community involve in land related decision with the land administration office. Therefore, even though the land administration office decision of land related was knock the life of the residents' in Sululta town, but they were not invited to participate on land related decisions, which is a key factor in answering the good governance of the community. Hence, without the involvement of the local community participation, realizing good governance issue is simply an assumption of reality rather than trying to implement reality.

In table 10 item2 above the trend of awareness creation for local community members about compensation policy via their representatives was also assessed. In this regard, majority of the research participants 73% of them were said no. This indicates that the land administration office effort in mainstreaming compensation policy for local community was null or low. On the other hand, 27% of the respondents said yes the land administration office try to aware local community on compensation policy.

Also, in table 10 above item 3 discussed about the effort of municipal in forming various committees from both local community and land administration office to handle the question raised by the community was an issue discussed in this section. In this view, important number of respondents 61% of them said that the municipality forms a committee to handle the question raised by the residents. While, 39% of them said no committee formed by the municipal to handle the question raised by local community.

The other view, raised in table 10 above in item 4 was; how does compensation policy conceived by local community? In responding for this item, among the research participants, a large number that means 89% of them reported that compensation policy was not easily conceived by local community. Whereas, very small portion 11% of them were said yes, the compensation policy is easily conceived by local community. Therefore, from this analysis it is possible to conclude that land compensation policy still was not understood by Sululta town residents and hence, it is important to work frequent mainstreaming in order to aware local community about compensation policy, so that to realize good governance in urban land.

In table10 above item 5, was presented the effort of land administration office to empower local community about compensation policy according to its proclamation. For this item considerable number of respondents 58% of them reported the land administration office is not committed in empowering local community with compensation policy of land according to its proclamation. While, 42% of them said that the land administration office was empowered the local community with compensation policy. Hence, it is better that the land administration office work on empowering local community with the compensation policy.

### 4.3.3 Effort of Municipality to Solve the Main Challenges of Good Governance

This sub section offered tabular description of the data in order to analyze the effort of municipal governance to solve the main challenges of good governance in Sululta town based on the data gathered from study area. Hence, both quantitative and qualitative data analysis are presented below.

**Table 11. Effort of Municipality to Solve the Main Challenges of Good Governance**

| No. | Effort of municipality to solve the main challenges of good governance in urban land management.                           | Response Rate |    |     |    |       |     |
|-----|--|---------------|----|-----|----|-------|-----|
|     |  | Yes           |    | No  |    | Total |     |
|     |  | F             | %  | F   | %  | F     | %   |
| 1.  | Does Sululta Town Municipal supervise Land Administration office frequently?   | 66            | 35 | 125 | 65 | 191   | 100 |
| 2.  | Does Sululta Town Municipal try to minimize Bureaucracy in land administration office?                                     | 44            | 23 | 147 | 77 | 191   | 100 |
| 3.  | Is there clear commitment of Municipal to take measurement to improve good governance issue in Land administration office? | 59            | 31 | 132 | 69 | 191   | 100 |
| 4.  | Does Municipal have a committee from various stakeholders to solve good governance issue in land administration office?    | 153           | 80 | 38  | 20 | 191   | 100 |
| 5.  | Does municipal try to empower land policy according to its proclamation for various stake holders?                         | 54            | 28 | 137 | 72 | 191   | 100 |
| 6   | Does municipal have genuine comment to enforce law on urban land office, if it fails to make its service impartially?      | 83            | 43 | 108 | 57 | 191   | 100 |

Source Filed Survey (2019)

Item1 in Table11 displays about the effort of municipal to solve good governance on urban land management. In this regard, significant number of the research participants 65% was reported

that there is no frequently supervision trend of Sululta town municipal on land administration office. The other,35% of the respondents said that there is frequent supervision trend of municipal on land administration office in Sululta town.

Item 2 in table 11 also presented the view of research participants about the effort of Sululta town municipal to minimize bureaucracy in land administration office; about 23% of them reported that the municipal tries to minimize bureaucracy in land administration office. Whereas, about 77% of them said no effort made by the municipal to minimize bureaucracy of land administration in Sululta town.

In table 11 item3, raised question as, is there clear commitment of municipal to take measure to improve good governance issue in land administration office? Imperative number 69% of respondents reported that there is no clear commitment of municipal to take measure in order to ensure good governance in land administration in Sululta town. While, about 31% of the participants were told that there is clear commitment of municipal to take measure in order to ensure good governance in land administration in Sululta town. Hence, there is a need to increase commitment of municipal to take measure in order to guarantee good governance of land administration in Sululta town.

Furthermore, the municipal effort, in creating committee from various stakeholders to insist good governance in land administration office was also assessed in item 4, in the above table11. In this respect, significant portion of respondents 80% of them were confirmed that the municipal have a committee from various stakeholders in order to assure good governance in land administration office. While, about 20% of them said that the municipal have no committee to ensure good governance in land administration office.

Similarly, the above table11 item 5, the municipal governance effort to solve good governance problem in urban land administration was assessed by asking a question like, Does municipal try to empower land policy according to its proclamation for various stake holders? For this item majority of the respondents 72% of them indicated that the municipal didn't try to empower the land policy according to its proclamation for various stakeholders. Whereas, about 28% of them responded that the municipal government try to empower land policy according to its proclamation for various stakeholders in Sululta town.

In table 11 item6 was presented for respondents as, does municipal have genuine commitment to enforce law on land office, if it fails to make its service impartially? In responding for this item considerable number 57% of the respondents replied that the municipal have no genuine commitment to enforce law on land office in order to ensure good governance in urban land administration office in the case of partiality in its service. The remaining portion of the respondent 43% of them traced that the municipal have genuine commitment to enforce law on land administration office in Sululta town.

#### **4.3.4. Effort of Municipal government to ensure transparency and accountability issue in urban land administration.**

This sub section is handy in presenting tabular distribution of data and quantitative analysis of the data following qualitative narration of in-depth interview and FGD data regarding to the effort of Sululta town municipality how to crosscheck and monitor the good governance of land administration in relation to transparency and accountability in land administration of the town; accordingly, the data is presented in the table below following its analysis and embedding qualitative narration from interview and FGD information.

**Table 12 Municipality effort in assuring transparency and accountability Issues**

| No. | Effort of municipality to control land officials and their transparency and accountability in urban land administration.   | Response Rate |    |     |    |       |     |
|-----|--|---------------|----|-----|----|-------|-----|
|     |  | Yes           |    | No  |    | Total |     |
|     |  | F             | %  | F   | %  | F     | %   |
| 1.  | Does Sululta Town Municipal follow and supervise Land Administration office regularly?   | 72            | 38 | 119 | 62 | 191   | 100 |
| 2.  | Does Sululta Town Municipal follow and supervise Land Administration office monthly?   | 22            | 12 | 169 | 88 | 191   | 100 |
| 3.  | Does Sululta Town Municipal follow and supervise Land Administration office quarterly?   | 57            | 30 | 134 | 70 | 191   | 100 |
| 4.  | Does Sululta Town Municipal follow and supervise Land Administration office Annually?  | 126           | 66 | 65  | 34 | 191   | 100 |
| 5.  | Does Sululta Town Municipal along with land administration office host regular meeting with stake holders to aware land related law and to ensure transparency and accountability? | 75            | 39 | 116 | 61 | 191   | 100 |
| 6.  | Does Sululta Town Land administration officials are committed to ensure accountability and transparency by minimizing Bureaucracy in land administration system?                   | 78            | 41 | 113 | 59 | 191   | 100 |
| 7.  | If the Land administration office fails to ensure transparency and accountability does the Municipal interfere in such conditions?   | 87            | 46 | 104 | 54 | 191   | 100 |

Source Filed Survey (2019)

The above table12, portrayed that the effort of municipality to control land officials and their transparency and accountability in urban land administration. To assess this issue 7 items were presented for respondents to provoke their view on the issue. In this regard, item 1 was presented as; does Sululta town municipal follow and supervise land administration office regularly? Substantial number 62% of the research participants were responded that there is no regular supervision of municipal office on land administration officials' trend in order to ensure their

transparency and accountability in urban land administration while they perform their activity. Whereas, about 38% of them said that the municipal has regular supervision on land officials to check transparency and accountability issues in urban land administration.

In table12, item2 was presented as does Sululta Town Municipal follow and supervise land administration office monthly? In responding this question extensive number 88% of respondents displayed that Sululta town municipal have no monthly supervision trend to check transparency and accountability service deliver while land administration officials were providing their service for their customer. The rest small portion 12% of the respondents told that there is monthly supervision trend of Sululta town municipal on land administration officials to ensure transparency and accountability issues.

In table12, item3 presented as does Sululta town municipal follow and supervise land administration office quarterly? Significant number 70% of the respondents were reported that Sululta town municipal was not quarterly supervising land administration office. The other small portion 30% of them indicated that the municipal supervise quarterly the activity of land administration office.

In the above table, items 4 was presented as does Sululta town municipal follow and supervise land administration office annually? The largest number 126% of the research participants were informed that Sululta town municipal follow and supervise land administration office annually in order to ensure transparency and accountability. The other 34% of them reported that the municipal was not supervising land administration work annually in order to ensure transparency and accountability issues.

In the above table item 5 was provoke the respondents view regarding to the effort of municipal to ensure transparency and accountability issues. The question was presented as, does Sululta town municipal along with land administration office host regular meeting with stake holders to aware land related law and to ensure transparency and accountability? For this item majority of the respondents 61% of them were informed that Sululta town municipal doesn't host a regular meeting with stake holders to aware land related law and to ensure transparency and accountability. Whereas, about 39% of them were said that the municipal host a regular meeting with its stake holders in order to ensure transparency and accountability issues.

In the above table item 6 was presented as, does Sululta town land administration officials are committed to ensure accountability and transparency by minimizing bureaucracy in land administration system? Majority of the respondents 59% of them were responded that Sululta town land administration officials are not committed to ensure accountability and transparency by minimizing bureaucracy in their service delivery. While, the other, 41% of them were responded that the land administration officials are committed to ensure accountability and transparency by minimizing bureaucracy in their service delivery.

Furthermore, the last item 7 in the above table 12 was presented as, if the land administration office fails to ensure transparency and accountability, do the municipal interfere in such conditions? Considerable number 54% of the respondents were forwarded their view as Sululta town municipal was not committed to interfere land administration office, if it fails to ensure accountability and transparency issues. The remaining 46% of the respondents were said that the municipal interfere in the case of the land administration office, if it fails to ensure accountability and transparency issues.

To triangulate the quantitative data collected through questionnaire, qualitative data collected through in-depth interview with key informants and focus group discussions (FGDs) are presented as follows;

More importantly, one of my key informant investor, Ato Waltanigus Mecegiya forwarded his observation on land administration office of Sululta town as follows. When he visited there to get service what he told me was as follows:

*“I gave my investment proposal to Sululta land Administration office six months ago and still the case is on the hand of the land expert, even if it was ordered according to hierarchy of the authority, that is from Mayor and land management official; but the officers still with hold my case, I don’t know what they need. Just they gave me an appointment to the next day or week when I arrive to their office. I also noticed that some officers seemed more power full than their manager, since when I told to the manager my case, he just told to his officer with low tone than ordering, I saw this frequently and also the manager didn’t take action or enforce the law accordingly. The sum of this problem in the office gave confidence for officers to work below the standard and reluctant instead of committed and honest to their work.” (An interview with an investor requesting to investment land from Sululta town, Ato Waltanigus Mecegiya, April 15/2019)*

Therefore, from this qualitative narration, it can be deduced that officers reluctance, managers weak management style or inadequate law enforcement was the influential challenge to assure good governance in urban land administration in Sululta town.

Furthermore, the local community participation in land administration and compensation process was also analyzed. Accordingly, findings of the above analysis noted that there was no or minimal local community involvement in land related decision while Sululta town land administration office decides on land issue even if the decision touch negatively or positively the life of the community, hence the decisions were decided without their participation. On the other hand, it was observed that the local community members were invited to various meeting of land compensation. But, the decision autonomy was given for the land administration officials and officers. Hence, it can be perceived as still the local community was denying the voice in decision making, even which might disturb their life.

Astonishingly, my FGD participants the selected kebele, namely: Ato Teferi Lemma from Kebele 01, Ato Yerosan Anbessa from QasoWasarbi, Ato Tibebu Getacho from N/M/Abichuu and Ato Dagma Binagde from WaleeLubee added an important and supportive idea for my quantitative findings as if they heard and told same thing; they informed me and discusses in their FGD moment that:

*“In Sululta town the municipal form a committee to ensure good governance in urban land service and to improve other government services, But we don’t have problem with having committee but their function is based on good will and satisfying the need off officials instead of community, the other problem regarding the meeting is, only political party members are called to participate in the meeting rather than including all community members without partiality. Hence, many community members were not aware about compensation policy and process, even if the decisions were decided to displace them. Thus, community members at the same time members of ODP(Oromo Democratic Party) decide on the behalf of them.” (FGD held with households in four selected kebele, these are; Kebele 01, QasoWasarbi, N/M/ Abichuu and WaleeLubee. On April 3, 4, 5 and 6/2019 respectively.)*

Hence, from the above discussion it can be deduced that community participation in Sululta town urban land management was poor and inadequate.

On the above quantitative analysis, the municipal effort to solve good governance on urban land management was also presented and analyzed accordingly.

The result of analysis indicate that, the supervision trend of Sululta town municipal on Land Administration office to ensure good governance in urban land administration was inadequate and need series improvement. Similarly, there was no evident commitment of municipal to take measure action in order to ensure good governance in urban land administration office in Sululta town. In contrast, the municipal tried to minimize bureaucracy in land administration office by forming various committees. But, the committee forming alone couldn't bring good governance on urban land administration without their active involvement in supervising and supporting the municipal decision.

In this regard, one of my key informants in Sululta Town land administration office (who is not willing to tell his name) informed that:

*“Land Administration in Sululta town was challenged with a number of problems; these all are emanated from poor supervision trend of the Mayor or her streaming committee, if they made regular and surprise supervision on manager’s activity in land administration office, they might support the municipal to take some corrective action and also ensured good governance of urban land administration.” (An interview with land administration office officer on April 17/2019)*

Hence, it was observed that there is inadequate commitment of municipal to take measure in order to guarantee good governance of urban land administration in Sululta town. Consequently, this might lead to weak good governance in urban land administration office with partiality in its service delivery.

Furthermore, the effort of municipality to control land officials’ transparency and accountability in urban land management was also addressed in this thesis. Accordingly, the result of quantitative data analysis indicated that, there was no regular supervision of municipal office to ensure transparency and accountability on land administration officials’ activity of urban land administration while they perform their activity. This was manifested by Sululta town municipal as there was no regularly, monthly or quarterly supervision trend to check transparency and accountability while land administration officials were providing their service for their customer. Additionally, for the interview question asked as: How did you crosscheck accountability and transparency issue in land administration officials? After many appointment and frequent visit to mayor office, I interviewed her question and she responded as:

*“We have various committees, among this audit committee is the one concerned with resolution based on any appeal from various sectors and the land sector is one of the sectors confronted with issues related to accountability and transparency. Thus, based on our audit committee we performed, annual supervision based on quarterly report from land administration office, since quarterly supervision in all sectors is impossible and time consuming. Consequently, based on our annual supervision and audit committee report we take some administrative measurement if the problem of partiality exists, thereby, we assure good governance issue in urban land management office.(An interview held with Sululta town mayor, May 4/2019)*

Thus, the result of this qualitative data analysis showed that, mayor of Sululta town perform inadequate supervision to ensure transparency and accountability on land administration officials’ activity of urban land administration. Therefore, the absence of regular supervision might expose urban land administration to partiality in service delivery and corruption.

Moreover, one important concept in regard to land administration from FGD of Qaso Wasarbi kebele Namely; *Chairman and Secretarial manager of the Kebele, Ato Anbeso Abebe and Wro. Abayinesh Bogale are;*

*“In Sululta town the prospect of being official or worker in Land administration is: perceived as a person become a wealthy person in short period of time. This influenced prospect/scene of land administration on ensuring good governance of urban land administration; by exposing officials to corruption and partiality.” (FGD with Qaso Wasarbi kebele selected households and officials on April4/2019)*

In generally, as it was discussed above in FGD of Qaso Wasarbi Kebele, the officers were perceived themselves as an authorize person rather than they are expert or agent of good governance by providing fair and proper service for their customers. Besides, urban land administration by itself needs a continuous supervision and inspection in order to minimize corruption and partiality in service delivery.

#### **4.4. Finding of the study**

The result of both quantitative and qualitative data analysis showed that. Among the challenges associated with good governance of land administration in Sululta town are; officers’ performance below the standard, officers’ and officials’ commitment to their work are low to enforce land administration law and implement it accordingly is a challenge for good governance

of urban land management in Sululta town. Among the possible challenges of good governance of urban land management in Sululta town that indicated by research was weak supervision of municipality government to land administration office. The municipal had no regular supervision trend except annual report and audit committee findings based on this respondent's information, it is possible to conclude that weak supervision trend of the municipal government to land office and no effort made by the municipal to minimize bureaucracy of land administration in Sululta town. Absence of continuous supervision to ensure good governance in urban land administration results that the officers of urban land a confidence to persist in their work whether it is biased or not.

Though the land administration office decision of land related was upset the life of the residents' in Sululta town, but the residents were not invited to participate on land related decisions, which is a key factor in answering the good governance of the community. Hence, without the involvement of the local community participation, realizing good governance issue is simply an assumption of reality rather than trying to implement reality. This indicates that the land administration office effort in mainstreaming compensation policy for local community was null or low Therefore, from this analysis it is possible to determine that land compensation policy still was not understood by Sululta town residents and hence, it is important that if the land administration office work on empowering local community with the compensation policy. . The municipal doesn't try to empower land policy according to its proclamation for various stake holders, no genuine commitment to enforce law on land office in order to ensure good governance in urban land administration office in the case of partiality in its service , municipal follow and supervise land administration office annually in order to ensure transparency and accountability.

Mayor of Sululta town perform inadequate supervision to ensure transparency and accountability on land administration officials' activity of urban land administration annually. Therefore, the absence of regular supervision might expose urban land administration to partiality in service delivery and corruption.

## CHAPTER FIVE

### CONCLUSIONS AND RECOMMENDATIONS

#### 5.1. Conclusions

Based on data analysis, the following conclusions were made. Accordingly, there were some challenges and prospects in regarding to urban land administration of Sululta town were traced.

Among the possible challenges related to good governance of land administration in Sululta town are; the officers' performance below the standard was contributed for poor good governance of land administration in Sululta town. Moreover, lack of officers' commitment was also another challenge for good governance of urban land management in town. Additionally, lack of land administration officials' commitment to enforce law and implement it accordingly, was the other challenge for good governance of urban land management in Sululta town.

Furthermore, the involvement of community in land administration and compensation process was also assessed. From the above analysis and findings it was noted that there was no or minimal local community involvement in land related decision while Sululta town land administration office decides on land issue, even if the decision touches the life of the community they were out casted from participation in such decisions. Thus, without the involvement of local community participation, realizing good governance in land administration is an ideal. On the other hand, even though the local community was invited to various meeting of land compensation, the decision power was given for the land administration officials and officers. It is noticed that still the local community were denying the voice in decision making which knock their life. Besides, the trend of awareness creation for local community members about compensation policy via their representatives was also assed. In this regard, majority of the research participants 73% of them were said no. This indicates that the land administration office effort in mainstreaming compensation policy for local community was null or low.

Similarly, the effort of municipal in forming various committees from both local community and land administration office to handle the question raised by the community was also an issue discussed in this thesis. In this regard, it was noticed that the municipality form a committee to handle the question raised by the residents. Even though there were committees, there activity

was not reported, hence, they are stagnant or deny the chance to interfere in the absence of good governance of land administration of Sululta town.

Still, among the research participants, a large number 89% of them reported that compensation policy was not easily conceived by local community. This figure indicate that majority of local community were unaware of compensation policy. Consequently, this might result in conflict arising, while, there is a land provision for an investors. Significant number of research participants was indicated that the effort of land administration office to empower local community about compensation policy according to its proclamation was inadequate.

On the other hand, the effort of municipal to solve good governance on urban land management was also assessed in this thesis.

Accordingly, there was no frequent supervision trend of Sululta town municipal on Land Administration office to ensure good governance in urban land administration. Similarly, there was no clear commitment of municipal to take measurement in order to ensure good governance in urban land administration office in this town. In contrast, significant number of respondents was asserted that, the municipal tries to minimize bureaucracy in land administration office by forming various committees. But, the committee was not active in supervising and supporting the municipal; it was manifested by respondents that the municipal didn't try to empower the land policy according to proclamation for various stakeholders including land administration officers. Hence, there was a need to increase commitment of municipal to take measure in order to guarantee good governance of land administration in Sululta town. It was also asserted that the municipal had no genuine commitment to enforce law on land office, in order to ensure good governance in urban land administration office in the case of partiality in its service.

Furthermore, the effort of municipality to control land officials' transparency and accountability in urban land management was also assessed in this thesis. Accordingly, the result of data analysis and key findings portrayed that, there is no regular supervision of municipal office to ensure transparency and accountability on land administration officials' activity of urban land administration while they perform their activity. This was manifested by Sululta town municipal as there was no monthly or quarterly supervision trend to check transparency and accountability service delver while land administration officials were providing their service for their customer.

## **5.2. Recommendations**

Based on the above findings, the following suggestions are forwarded for the concerned bodies. Among the possible challenges related to good governance of land administration in Sululta town are; lack of officers' commitment and performing below the standard were highly challenging factor for good governance of urban land management in Sululta town. Therefore, continuous empowerment work for officers would need. Hence, the municipal and land administration official should committed in empowerment work for officers.

Additionally, the involvements of community in land administration and compensation process were also assessed as low. Hence, the land administration office effort in mainstreaming compensation policy for local community which was low. Thus, the land administration and the municipal should work on community empowerment for both land compensation and land related policy. The community should also given a chance to participate in decision regarding the urban land.

Moreover, the effort of municipal to ensure good governance in urban land administration was concluded as low. Thus, the municipal should work and committed to ensure good governance in land administration.

On the other hand, the effort of municipality in cross controlling the transparency and accountability in land administration office was low. Hence, the municipal should work on continuous supervision and monitoring in order to assure transparency and accountability in land administration office.

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## **Appendix A**

**Addis Ababa University**  
**College of Law and Governance Studies**  
**Center for Federal Studies**

### **Questionnaire**

#### **Dear Respondent**

The purpose of this questionnaire is to collect data for the study entitled “challenges and prospects of good governance in urban land management: the case of Oromia special zone, Sululta town.” Outcomes of the study are expected to throw light on the prevailing conditions and provide insight about directions to be followed in the future. Your assistance in providing information is highly valued. Rest assured that the information you provide will be kept confidential and be used only for academic purpose.

#### **General Instructions:**

- No Need to write your name.
- You are kindly requested to answer each question honestly.
- Put (x) sign in the box you think it could be the answer for closed-ended questions and write your answer on the provided space for open-ended questions.

Thank you in advance for your time and cooperation.

Abebe sime

### Section One: Personal Information

1. Age:      1. 20-29 years    2. 30-39 years    3. 40-49 years    4. 50 & above years
2. Sex:      1. Male                       2. Female
3. Education level:
  1. Primary school completed       2. Secondary school completed
  3. Certificate    4. Diploma    5. Degree    6. MA/MSc and above
4. Marital status:      1. Single       2. Married       3. Divorced       4. Widowed
5. Year of work experience:
  1. 1-5 year                       3. 11-15 year                       5. 21 year and above
  2. 6-10 year                       4. 16-20 year
6. Occupation \_\_\_\_\_
7. Source of income \_\_\_\_\_
8. How long have you reside at Sululta Town?
  1. Less than 3years    2. 4-10 years    3. More than 10 years

**Section II. Items Related to Challenges of Good Governance on Urban Land Managements**

Dear, respondent please read the items in the table and put (X) Mark on the table corresponding to the item in the table.

| No. | Challenges Related to Good Governance on Urban Land Management | Response Rate |        |     |
|-----|--|---------------|--------|-----|
|     |  | High          | Medium | Low |
| 1.  | Lack of performing as per to Standard                          |               |        |     |
| 2.  | Lack of officers Commitment                                    |               |        |     |
| 3.  | Lack of officials Commitment                                   |               |        |     |
| 4.  | Weak supervision of Municipality to Land Administration Office |               |        |     |

If you have an extra suggestion, please feel free to indicate the type of challenges manifested in Sululta town urban land management office?

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**Section III. Items Related to the involvement of community members in the urban land compensation process.**

Dear, respondent please read the items in the table and put (X) Mark on the table corresponding to the item in the table.

| No. | Involvement of community members in the urban land compensation process.                                       | Response Rate |    |
|-----|--|---------------|----|
|     |  | Yes           | No |
| 1.  | Does Sululta Town Municipal Land Administration office Involve Local community while it decides on Land issue? |               |    |
| 2.  | Do Local community members aware about compensation policy via their representatives?                          |               |    |
| 3.  | Does Municipal form a committee from both local community and land administration office?                      |               |    |
| 4.  | Does compensation policy easily conceived by local community?  |               |    |
| 5.  | Does Land office committed to enforce compensation policy according to proclamation?                           |               |    |

Please forward your opinion regarding to community participation in Land compensation issue, in the space provided.

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**Section IV. Items Related to effort of municipality to solve the main challenges of good governance in urban land management.**

Dear, respondent please read the items in the table and put (X) Mark on the table corresponding to the item in the table.

| No. | Effort of municipality to solve the main challenges of good governance in urban land management.                                    | Response Rate |    |
|-----|---|---------------|----|
|     |   | Yes           | No |
| 1.  | Does Sululta Town Municipal supervise Land Administration office frequently?  |               |    |
| 2.  | Does Sululta Town Municipal try to minimize bureaucracy in land administration office?  |               |    |
| 3.  | Is there clear commitment of Municipal to take measurement to improve good governance issue in Land administration office?          |               |    |
| 4.  | Does Municipal have a committee from various stake holders to solve good governance issue in land administration office? If exists. |               |    |
| 5.  | Does municipal try to ensure land policy according to its proclamation for various stake holders?                                   |               |    |
| 6   | Does municipal has genuine comment to enforce law on urban Land office, if it fails to make its service impartial?                  |               |    |

If you have extra suggestion please feel free to indicate the type of measures have been taken to address the Challenges of urban land Governance in Sululta, in the space provided?

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**Section V. Items Related to municipal government awareness about land officials and their transparency and accountability in urban land administration.**

Dear, respondent please read the items in the table and put (X) Mark on the table corresponding to the item in the table.

| No. | Effort of municipality to control land officials and their transparency and accountability in urban land administration.   | Response Rate |    |
|-----|--|---------------|----|
|     |  | Yes           | No |
| 1.  | Does Sululta Town Municipal follow and supervise Land Administration office regularly?   |               |    |
| 2.  | Does Sululta Town Municipal follow and supervise Land Administration office regularly monthly?   |               |    |
| 3.  | Does Sululta Town Municipal follow and supervise Land Administration office quarterly?   |               |    |
| 4.  | Does Sululta Town Municipal follow and supervise Land Administration office yearly?  |               |    |
| 5.  | Does Sululta Town Municipal along with land administration office host(group) regular meeting with stake holders to aware land related law and to ensure transparency? |               |    |
| 6.  | Does Sululta Town Land administration officials are committed to ensure accountability and transparency by minimizing bureaucracy in land administration system?       |               |    |
| 7.  | If the Land administration office fails to ensure transparency accountability, do the Municipal interfere in such conditions?  |               |    |

If you have some more suggestions please feel free to forward in the space provided

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**Appendix B**  
**Addis Ababa University**  
**College of Law and Governance Studies**  
**Center for Federalism and Governance Studies**

An Interview guideline for Mayor, Land Administration Officials and officers as well as for Investors in suluta Town.

**I. An Interview Guideline for Mayor**

1. How often do you supervise land administration officials?
2. How do you crosscheck accountability and transparency issue in land administration officials?
3. How do you assure good governance issue in urban land management in Sululta Town?

**II. An Interview Guideline for Land Administration Officials**

1. How often do you cross check and supervise you officers' performance and customer satisfaction in land administration office?
2. How do you supervise your officers' work in land delivery service like accountability and transparency issue in land administration officers?
3. How do you assure community involvement in issue like urban land management in relation to your office?

**III. An Interview Guideline for Land Administration Officers**

1. Do you have a minimum standard to your activity in you land management service?
2. How often do you provide some workshops to empower your performance in land related issue?
3. How does the municipal supervise land administration officials in order to ensure good governance issue in urban land management in Sululta Town?

4. How does the municipal committed to ensure accountability and transparency in land administration officials?

#### **IV. An Interview Guideline for Investors**

1. Do you get service immediately according to your need and program?

2. How willing are the land officers to serve you during your visit to their office?

3. How are the land administration officials' commitment to cross check officers work in relation to accountability and transparency?

4. How does see the municipal committed to interfere land administration officials accountability and transparency, if they fail to do so?

#### **V. FGD Guideline for Households in four kebel**

1. How do you participate in meetings related to land compensations?

2. Do Land Administration Officials are accountable and transparent for the task they performed?

3. How are the land administration officials' commitment to cross check officers work in relation to accountability and transparency?

4. Do the municipal committed to enforce law on land administration officials if they fail to obey accountability and transparency issue?

# **Universiitii Finfinnee Kolejjii Seeraa fi Bulchiinsaatti GidduGaleessa**

## **Qo'annoo Sirna Federalawaa**

Questionnaires translated to afaan Oromoo

Bar- gaffilee Qorannoo Deebistootaf Qophaa'e

**Seensa:-Jalatamtoota deebstotaa**

Gaafileen kun kan qophaa'e odeeffannoo qo'annoo rakkoo fi carraa bulchiinsa gaarii lafa magaala sulultaa yeroo ta'u, bu'aan qo'annoo kanaa gara fuula duraatti maal ta'uu akka qabu kan kallattii namatti agarsiisu dha. Gargaarsi odeeffannoo isin naaf gootan guddaa gatii qaba. Akkasumas odeeffannoon isin naaf kennitan kun icitiin kanqabamu ta'ee hojii/kaayyoo/ barumsaaf qofa kan oolu ta'uu isaat.

### **Odeeffannoo Waliigalaa**

Maqaa keessan barreessuun hin barbaachisu

Gaafilee hunda amantummaan deebisa.

Mallattoo (x)ka'uun saanduqa kenname keessatti deebii keessan laadha.

**Gargaarsa fi yeroo keessaan aarsaa gochuu keessaniif baay'ee galatoomaa!**

**Abbabaa Simee**

**Kutaa Tokkoffaa: Odeeffannoo nama dhuunfaa**

1. Umurii waggan: 20 -30  30-39   
40-49  >50

2. Saala: Dhiira\_\_\_\_\_ Dhalaa \_\_\_\_\_

3. 3.Sadarkaa barumsaa: sad1ffaa kan xumure/tte\_\_\_\_\_ sad 2ffaa kan  
xumure/tte\_\_\_\_\_ Sertefikeetii\_\_\_\_\_ Deigirii \_\_\_\_\_  
Ma/MSC\_\_\_\_\_ Kan biro\_\_\_\_\_

4. Haala fudha fi herumaa: kan hin fuune /hin herumne\_\_\_\_\_

Kan fuudhe/herumte\_\_\_\_\_ Kan adda bahan\_\_\_\_\_ kan jalaa du'e/te \_\_\_\_\_

5. Bara tajaajilaa/waggaa: 1-5  10  20   
21fi isaa ol

6. Haala Hojii: \_\_\_\_\_

7. Madda galii waggaatti mindaa /kan biroo/ qarshiin: \_\_\_\_\_

8. Magaala sulultaa waggaa meeqaaf jiraattan?

< 3  4-10  >10

Kuta 11: Akakuwwan rakkoolee bulchiinsa gaarii bulchiinsa lafa magaalee

waliin hidhata qaban.

Jallee gafatamtootaa, deebii gaaffanoo dubbisuun mallattoo (x) gabatee keessatti gochuun kaa'aa.

| Lakk. | Rakkoolee bulchiinsa gaarii<br>bulchiinsa lafa magaala<br>waliin wal qabatan                      | Ariitii deebii |           |           |
|-------|---|----------------|-----------|-----------|
|       |   | Guddaa         | Jiddugala | Gad aanaa |
| 1     | Hanqina hojjattootaa waajiira lafaa istandardii ta'een hojjachuu irratti                          |                |           |           |
| 2     | Hanqina kutannoo hojjatoota wajjira lafaa   |                |           |           |
| 3     | Hanqina kutannoo hoggantootaa wajiira lafaa   |                |           |           |
| 4     | Dadhabina supervision /horodofii/ bulchiinsa magaala sulultaa waajira lafa magaala gochuu irratti |                |           |           |

Yoo yaada dabalataa qabaattan bilisa ta'uun osoo rakkoolee bulchiinsa gaarii waajiira lafa magaala laattanii \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Kutaa III akakuwwan hirmaannaa ummataa bakka bu'iinsaa mallaqaa lafa magaala irratti qaban

| Lak k. | Hirmanaa ummataa bakka bu'iinsaa lafa magaala irratti qaban  | Ariitii deebii |           |           |
|--------|--|----------------|-----------|-----------|
|        |  | Guddaa         | Jiddugala | Gad aanaa |
| 1      | Buchiinsi magaala sulultaa bulchiinsa lafa magaalaa ummannii bakka bu'iinsa mallaqaa wantoota lafa waliin wal qabatan irratti akka yaada kennan ni godhaa? |                |           |           |
| 2      | Ummanni labsii bakka bu'insa mallaqaairratti karaa waajirra lafaatiin hubannoonni godhamaafii?   |                |           |           |
| 3      | Bulchiinsa magaala sulultaa kooreewwan umataafi waajira lafa magaala irraa hundeessee jiraa?   |                |           |           |
| 4      | Labsiin bakka bu'insaa mallaqaa ummaaf salpumaan ibsamee jiraa?  |                |           |           |
| 5      | Waajirri lafa magaalaa lebsii hajii irra oolchuuf kutannoo qabaa?  |                |           |           |

Yaada hirmaanaa ummataa bakka bu'iinsa mallaqaa irratti qaban ilaalchiisee osoo yaada qabdan laattanii

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Kutaa IV. Akaakuwwaan bulchiinsi magaalaa rakkoowwan waajirri lafa magaalaa qabu hiikuu irratti qabu.

Jaalatamtoota deebistoota, gaafilee dubbisuun gabatee keessatti mallattoo(X) kaa' aa

| Lakk. | Bulchiinsi Magaalaa rakkoo bulchiinsaa gaarii waajiira lafa magaalaa hiikuu irratti tattaaffii godhe   | Ariitii deebii |           |           |
|-------|--|----------------|-----------|-----------|
|       |  | Guddaa         | Jiddugala | Gad aanaa |
| 1     | Bulchiinsa magaalaa sulultaa waajira lafa magaalaa yeroo hunda ni hordofaa?  |                |           |           |
| 2     | Bulchiinsi magaalaa sulultaa birokiireesii bulchiinsaa lafa magaalaa keessa jiru hirisuuf gocaa jiraa?   |                |           |           |
| 3     | Kutannoon bulchiinsa magaalaa sulultaa rakkoolee waajirri lafaa qabu irratti foyye'insa jiru ilaalchisee   |                |           |           |
| 4     | Bulchiinsi magaalaa sulultaa koreewwan qaama ilaalatu irraa hundeessuun rakkoo waajirri lafa magaalaa qabu hiriisuuf gochaa jiru.                      |                |           |           |
|       | Bulchiinsi magaalaa sulultaa labsii lafaa mirkaneesuuf gamoolee ilaallatu waajin tattaaffii godhaa jiru.   |                |           |           |
| 6     | Bulchiinsi magaalaa sulultaa waajirri lafa magaalaa seeran deemuu irratti fi hojii isaa gartu tokkoo illee qabaachuu dhabuuisaa hordoffii gochaa jira. |                |           |           |

Yoo yaada dabalataa qabaattan iddoo duwwaa irratti rakkoo bulchiinsaa gaarii waajirri lafaa qabu osoo ibsitanii

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KutaaV, akaakuwwan gaafilee bulchinsaa magaalaa dadamaqinaan waajira lafaa hojjattoota itti gaafatamummaa fi iftoomina jiru waliin walii qabatee.

Jaalatamtoota, gaafilee gaafatamtaniif dubbii isaa gabatee keessaatti mallattoo (x) ka'aa

| Lakk. | Waajjirri bulchiinsa magaalaa hordooffi hojjattootaa,iftoominaafi ittigaagatamummaa waajira lafa magaalaa gochaa jiru ilaalchisaa   | Ariitii deebii |           |           |
|-------|---|----------------|-----------|-----------|
|       |   | Guddaa         | Jiddugala | Gad aanaa |
| 1     | Bulchiinsi magaalaa waajira lafa yeroo hundaa ni hordofaa?  |                |           |           |
| 2     | Bulchiinsi magaala waajira lafaa baatiin ni hordofaa?   |                |           |           |
| 3     | Bulchiinsi magaalaa waajira lafa baatii sadiin ni hordofaa?   |                |           |           |
| 4     | Bulchiinsa magaala sulultaa waajira lafa magaalaa waggaadhan hordofaa?  |                |           |           |
| 5     | Bulchiinsi magaalaa, waajira laa fi qaamoolee dhimmi ilaallatu waliin waltajii wal irraa hin cinne gochuun seera lafaa waliin wanta wal qabatu mari'achuun iftoomina ni mirkaneessaa? |                |           |           |
| 6     | Hojjattootni lafa magaalaa kutaanoon itti gafatamummaa fi iftoominaan hojjachuun sirna birokiraasii hirisaa jiruu?  |                |           |           |
| 7     | Yeroo bulchiinsi lafaa itti gaafatammumman fi iftoominni isaa kufe, bulchiinsi magaalaa jidduu ni galaa?  |                |           |           |

Yoo yaada dabalataa qabattan iddoo duwwaa kanneme irratti yaada keessan ka'aa

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