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**The Impact of Horizontal Urban Expansion on Sub-Urban
Agricultural Community Livelihood:
The Case of Bore Town,
Southern Oromia, Ethiopia**

By

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Addis Ababa University**

Thesis Title

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APPROVAL

The undersigned certify that they have read and hereby recommends to the Addis Ababa University to accept the thesis submitted by Aschalew Akayu Urga, and entitled **“The Impact of Horizontal Urban Expansion on Sub-Urban Agricultural Community Livelihood: The Case of Bore Town, Southern Oromia”** in partial fulfillment of the requirements for the award of a Master's degree in Geography and Environmental Studies.

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ACRONYMS

DFID	Department for International Development
FAO	Food and Agriculture Organization of the United Nations
FDRE	Federal Democratic Republic of Ethiopia
FIS	International Federation of Surveyors
IFC	International Finance Corporation
LAL	Land Administration Law
NGO	Non-Governmental Organization
ONRS	Oromia National Regional State
SBD	Small Business Development
SID	Society for International Development
SLA	Sustainable Livelihoods Approach
CSA	Central Statistical Authority
ULGDP	Urban Local Government Development investment project

Explanatory Notes of Ethiopian Words/Terms

Birr-Ethiopian monetary unit equivalent to 0.06 USD

Debo-Mutual helps organization (Amharic)

Idir-traditional institution for self-help of members during “bad days” (Amharic)

Jegi-has equivalent meaning with debo (Oromiff)

Kebele-the smallest unit of administration (Amharic)

Mazegajabet Shum-has equivalent meaning with Kentiba(Amharic)

Abstract

Throughout the world, we find human being residing either in urban or rural or in between urban fringes or rural fringes. Both urbanization and ruralism are counter competing areas whereas the area between is the field of contest As it is concomitant with socio-economic development, urbanization has a higher level of development in developed nations than under developed ones. In Ethiopia, although its level is the lowest even among other under developed nations, its rate, however, is the highest and made a country one of twenty-three countries experiencing fast urbanization in the World. As a matter of this fact, Bore Town is among the Ethiopian urban settings experiencing unprecedented rate of urbanization through expansion. Hence, the objective of this study was to assess the impacts of urban expansion on the livelihoods of farm households residing in the urban fringes of Bore Town, which is located in the Southern Oromia region of Ethiopia. This study was designed to investigate the land acquisition procedures employed by the town administration, sustainability of livelihood related support provided to dislocated farm households and good practices elsewhere as regards sustainable livelihood strategies. Based on the descriptive research design, the study had applied the mix methods of both Qualitative and Quantitative approaches. A household survey was conducted on 72 farm households heads sampled through snowball techniques and through employing key informants of the study. Primary data had been collected through questionnaire, semi-structured interview guides, participant observation and focus group discussion while the secondary one was from different written and documented sources. Having analyzing the collected data through the SSPS, the finding of the study revealed that the land acquisition procedures adopted by the town administration take place in the absence of participation and consultation with affected farm households. Moreover, the acquisition of land for urban expansion has been taking place without any compensation for loss of assets and improvements made on the land that adversely affected the livelihoods of households and families residing in the urban fringes of Bore town. Hence, the livelihood of such community has been at the verge of risk. This negative externality was attributed mainly to lack of awareness (legal frame work), lack of good governance and lack of goodwill of town administration & lack of observance of existing rules and regulations on land expropriation from and compensation to farmers were determining factors. Thus, it is the recommendation of this study that there is a need to prevail urban good governance to curtail the problem, especially, following participatory approach on stakeholders, particularly, farmers, in to urban development plans and projects, land acquisition procedures should be implemented in accordance with provisions of the proclamations and regulations of the country that provide for commensurate compensation as well as the sustainable livelihood related support to farm households to be dislocated to give way for urban expansion . There should, also, be awareness of existing rules and regulations which guide expropriation from and compensation to farmers when their land is expropriated for public interest, there should, also, be consideration of the recipients' interests on kind and quantity of compensation to farm households, then, pre-trainings and post coaching need to be carried out to enable such community sustain and secure their livelihood in such changed and continuously re changing urban terrains.

Keywords: urban expansion, expropriation, compensation, livelihood

CHAPTER ONE

1. Introduction

1.1 Background

Urbanization refers to a growth in the proportion of a population living in urban areas and further physical expansion of already existing urban centers in their surroundings often at the expense of nearby agricultural farmlands. The process of urban expansion involves both the internal reorganization and outward expansion of the physical structure of urban areas. Such process of urban expansion is a worldwide phenomenon, which could be seen in the history of all urban centers. The nature and consequences of urbanization have significant impact on the lives of the citizens both in the developed and developing countries. Therefore, the horizontal expansion of urban centers can result in the loss of prime agricultural farmlands and natural beauties (Minwuyelet, 2004, cited in Firew Bekele, 2010).

Urban expansion in most of the developing and developed countries is an inevitable consequence of the economic and social functionality of towns and cities. On the other hand, the rapidly growing urban population has become one of the most critical problems facing both central and local governments especially in developing countries. In most Sub-Saharan African countries, governments have been acquiring land from the urban fringe areas in order to accommodate urban expansion processes. This adversely affects the mass of agrarian community in general and farm community in the urban fringe areas in particular (Msangi, 2011)

Ethiopia is under-urbanized even by the African standards with 17% of its total population living in urban areas (i.e. Above 83% of the total population of Ethiopia depends on agriculture (PCC2008). Yet the current rapid urban expansion has adverse impacts on many farm households' livelihood sources in the urban fringe areas (Shishay, 2011). Recently, Ethiopia has been depicted as a country experiences rapid economic growth where massive construction of roads, building of hydropower, renewal and redevelopment of urban centers, expansion of cities, zoning of industrial lands, etc is being carried out. As a result, thousands of farmers who used to live on the urban fringe (borders of the many towns) around the country have lost their land for the establishment of newly emerging towns or for the

physical expansion of the existing towns (Daniel Weldegebriel Ambaye, 2013). Bore town is not an exception in terms of experiencing physical expansion towards urban fringe.

1.2. Statement of the Problem

Bore which is one of the towns in Oromia region is expanding outwards to the surrounding urban fringe areas (that include six rural kebeles) in all directions. The physical expansion of the town has been increasing from time to time and more recently due to the upgrading of main roads (to Asphalt) from Addis Ababa to Nagelle Borena. The town population growth has put great pressure on the demand of urban spaces for residential, infrastructure, investment and other urban service. In response to this demand, efforts are being made by the local government to incorporate the urban fringe area which is resulting in the physical expansion of the built-up area of the town. Moreover, in order to accommodate the increasing demand of urban land for different public purposes, the 2013 structural plan of the town proposes to incorporate the new expansion area on the farming land around the town.

Before 1995, land acquisition from farmers used to take place by providing replacement farm land through an agreement with the adjoining rural kebeles (peasant associations). After the town got its structural plan in 1995, however, those who reside within the town's administrative boundary cannot continue to work as farmers and they will be given 400m² land (which is equivalent to two standard residential plots to provided to urban residents).

The FDRE Constitution of 1995, which is currently in force in the Oromia Regional State Constitution recognize "public purpose" as a limitation on the sovereign right of expropriation under Article 40 (8) as follows:-

... Without prejudice to the right to private property, the government may expropriate private property for public purposes, subject to payment in advance of compensation commensurate to the value of the property.

Under this article the constitution provides for advance payment of "commensurate" amount of compensation to the loss of private properties. The objects of compensation under the present legal regime are buildings, plants and other similar things.

The current FDRE Rural Land Administration and Land Use Proclamation, Proclamation No.456/2005, under its Article 7 (3) provides that;

“Holder of rural land who is evicted for the purpose of public use shall be given compensation proportional to the development he has made on the land and the property acquired, or shall be given substitute land thereon.”

Despite these provisions the Town administration is yet to start paying compensation or providing livelihood related support for communities to be dislocated from their farm land as well as transforming the structure and process was not practiced in encouraging the livelihoods of affected households. The case is worsened mainly due to the absence of land expropriation and compensation directives and rules awareness in solid form in woreda level.

Although Proclamation No 455 (2005) on land expropriation and compensation to its effect provides direction on how the private holdings are to be expropriated and what and how the compensation is to be executed at the Federal level of the Ethiopian government, in the Bore town, however, there is no awareness of such directives and legal provisions in this regards. Thus, the farm house holds has been affected adversely as the process of expropriation and the compensation issues remained under the arbitrary decisions

Therefore, the problem is being aggravated since the farm land in rural kebeles is dwindling and there is no alternative farmland (communal or unoccupied) to be provided as to replacement for dislocatees. In addition, as of the recent period, farmers are provided with a land holding certificate which represents a formidable challenges for the municipality to easily get land for the new expansion area. The case is worsened mainly due to a compensation made recently in advance for the loss of private properties of farm households in cash by Federal government for two different projects (the upgrading of main road Addis-Negele Borena (to Asphalt) project and Gnaale -Dawa hydro power line project) in different time in the same woreda for the same purpose (public purpose).this exposed the absence of good governance in the area.

The various studies previously conducted by different researchers early in Addis Ababa and other cities focus on the impacts of urban expansion on the livelihoods of urban fringe communities (e.g., Feyera Abdissa, 2005, Shishay Mehari, 2011). However, as yet, no study has been conducted in Bore Town regarding this issue. Therefore, this research intends to fill the gap in understanding the impact of urban expansion on the livelihood of

households residing in the urban fringes of Bore town. There are also a few more other studies on the fringes of Addis Ababa, especially by students of social anthropology and geography. Studies made thus far focused on large cities like Addis Ababa, Hawasa and Mekelle. These studies found out that a large numbers of farm households have suffered due to development related dislocation. It is not clear if the problem affects farmers living on the fringes of a small regional town like Bore.

1.3. Research Objective

1.3.1. General Objectives

The general objective of the study is to examine the impact of urban expansion on the livelihood of households residing in the urban fringe of Bore town, in southern Oromia.

1.3.2. Specific Objective

The specific objectives of the study are the following:-

1. To assess the procedures of land acquisition by the town administration;
2. To assess the sustainability of livelihood related support provided to dislocated farmers;
3. To identify good practices elsewhere as regards sustainable livelihood strategies and
4. To recommend possible suggestion to reduce the effects of urban expansion on the livelihood of communities residing in urban fringe in the future.

1.4. Research Questions

The basic questions that are answered while conducting this research:-

1. What are the steps involved in the land acquisition procedures adopted by the town administration?
2. What kinds of support are provided to dislocated farmers to sustain their livelihoods?
3. What are the good practices being applied elsewhere to sustain the livelihoods of dislocated farmers?
4. To what extent was the farm house holds in urban fringes participation, if any, in the urban development plans by city administration?

5. What promises were made for the victimized community when their lands were dispossessed?
6. How much of the promised compensation have been delivered by the concerned institutions?
7. What impacts had the urban expansion brought about the frame house holds' livelihood?

1.5. Significance of the Study

It is supposed that this study will contribute to the understanding of the impacts of urban expansion on livelihoods and factors that influence to provide livelihood related supports for dislocated communities. It helps for decision makers, planners, and concerned stakeholders to design appropriate strategies to reduce the negative effects of urban expansion on livelihoods. Furthermore, it will also serve as a basis for researchers who have interest to conduct further studies on the issue.

1.6 Scope of the Study

The study was conducted on Bore town, the capital town of Bore Woreda. That has been physically expanding towards the surrounding kebeles although at a varying rate in different directions. The study area comprise those localities where farmers have been already dislocated from their farm lands as well as those areas that are incorporated under the town's new planning boundary. Timely the scope of study cover from (1995-2012).

The thematic scope of the study is the assessment of the impacts of urban expansion on the livelihoods of households residing in urban fringe, by focusing on assessing procedures of the land acquisition process and supports provided to dislocated farmers and identifying good practices elsewhere as regards the provision of sustainable livelihoods, that will help to come up with workable recommendations.

1.7. Definition of Concepts of key words

Urban: in this study context, urban (as opposite to rural) refers to areas characterized by denser population settlement per-unit of land, higher heterogeneity of inhabitants (in terms of ethnic background, religious adherence, livelihood strategies and

Sources, educational levels etc...), greater organizational complexities as well as higher formal social control.

Urban fringe is commonly seen as an area where the city and the rural landscape meet.

Areas that exhibit blurring/overlap of the rural and urban land uses i.e. a mosaic/mixture of land uses between a city's continuously built up area and its rural hinterland and areas in transition from rural to urban that accommodate mixed social classes including the poor, middle and high income people (Msangi, 2011)

Urban expansion: it is synonymous with urban sprawl, the expansion of the urban settlement to bordering and surrounding areas whose functions and settlements were not similar to urban ones. According to this study urban expansion is the horizontal physical expansion or growth of urban centers towards the urban fringe. (Cernea,1995). The expansion of urban to the fringe is derived from two sources namely urban development and urban population growth.

A livelihood: The most habitually employed definition of livelihood which the researcher agrees is 'A livelihood comprises the capabilities, assets (including both material and social resources), and activities required for a means of living. A livelihood is sustainable when it can cope with and recover from stresses and shocks and maintain or enhance its capabilities and assets both now and in the future, while not undermining the natural resource base' (Krantz, 2001, and Haidar, 2009)

Farm house holds: refers to that house hold whose economic base and livelihood sources are directly based on farming or /and rearing of animals under traditional production, distribution and consumption patterns.

Public Interest/Purpose: the use of land defined as such by the decision of the appropriate body in conformity with the urban structure plan or development plan in order to ensure the interest of the people to acquire direct or indirect benefits from the use of the land and to consolidate sustainable socioeconomic development (FDRE, No.455/2005).

Expropriation: means the action of government taking away a private property from its owner with legal authority (Proclamation #455/2005). The key element or condition the accessibility of expropriation is the purpose of taking over private property. The

basic criteria justifying admissibility of expropriation has been and still is the public purpose and public interest,(Proclamation, #455/2005).

Compensation: according to Proclamation # 455/2005, compensation is a means of payment for the property that is expropriated by the respective executing body of government both either in cash or kind. The process of compensating for the evicted house hold should include all forms of asset ownership or use right among the affected population and provided a detailed strategy for partial or complete loss of assets.

1.8. Description of the Study Area

Bore town is situated at a distance of 385km from Addis Ababa and 220km from the zone capital city of Nagele town. Relatively, Bore is located in the southern part of Ethiopia, and also Oromia National Regional State. Astronomically, the town is located between 6°20'19.19''- 6°22'37.97'' North ,38°36' 21.74''-38°38'44.99'' East. The total existing surface area of the town is about 584.4 hectares, and currently, the total surface area of town is increasing to 1,377 hectares. The town is the seat of the Bore administrative district (Guji Zone Profile, 2011, Revised Structural Plan of Bore Town, 2012)

The topography of Bore town owes its actual surface configuration in the past tectonic and volcanic activities as well as sediment deposition. The elevation of the town varies from 2,600 meters above mean sea level (a.m.s.l) in the north east to 2,762 meters a.m.s.l in the North West. The average elevation in the town, however, can be taken to be 2,681 meters a.m.s.l (Revised structural plan of Bore Town, 2012)

Bore town experiences a moderately semi- temperate climatic zone with relatively moderate dry season. Average monthly temperature is between 13.127 and 13.867Degree Celsius. The annual average being 13.497 degree Celsius, Temperature variations are observed between seasons.

Bore town get relatively high rainfall throughout the year, with Mean annual precipitation ranging from 91.15 to 253.117 mm. The annual average rainfall was 1614.38 mm (Ethiopian Meteorological Agency, 2009). The rainfall, however, shows seasonal variation.

According to 1994 and 2007 population and housing census the total population of the town was 8008 and 12,279 respectively. (Housing and Population Census of 1994, 2007 E.C)

Economic activities of the district residents as well as in the fringes communities engage both in crop and livestock production. While the major economic activities of the Bore town are based on trade and related activities such as commerce, investment, industry, micro and small enterprise, urban agriculture, financial activities, etc.

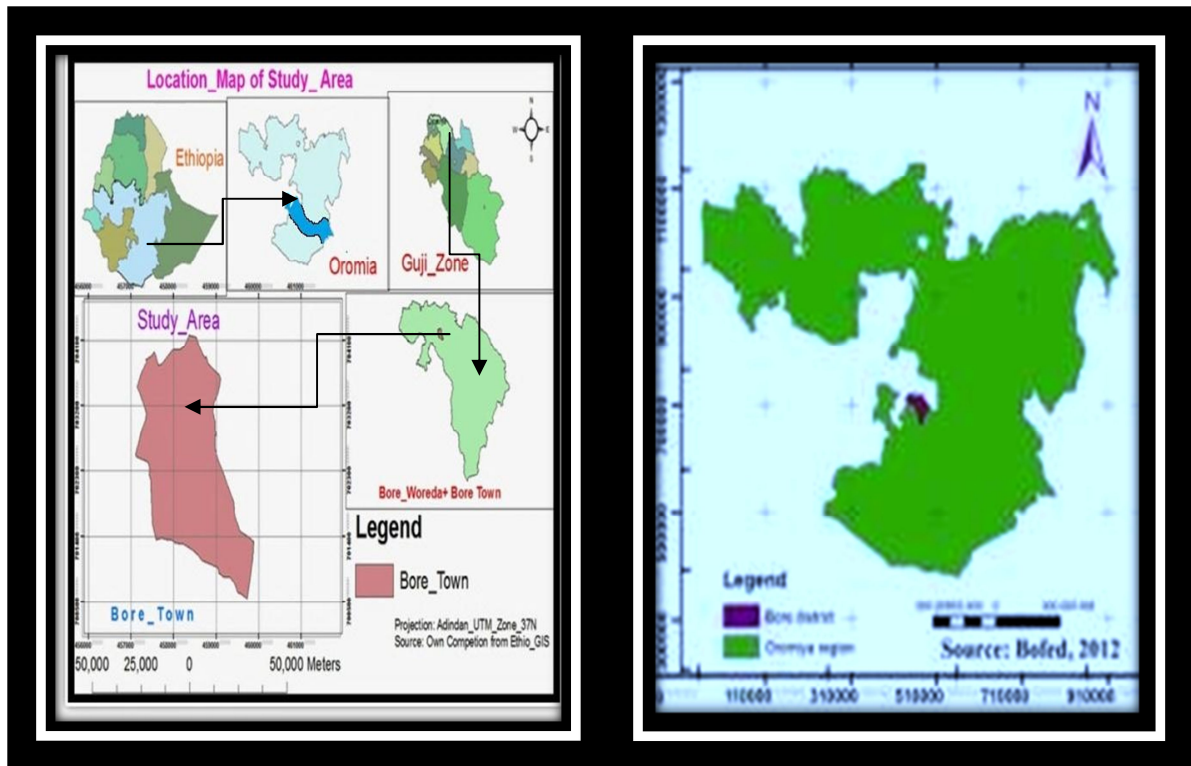
In Bore town there is different Rivers that cross the town from different direction. Residents of the town dispose both solid and liquid waste to the rivers; the existing key environmental problems are poor sanitation, poor solid and liquid waste collection and lack of sites for proper disposal system, pollution of the Rivers and lack of formal public green at various levels in the town. As shown in the table below open space and environmental sensitive area has the share of 38.48 % of the respective land use. This is found to be highest as per standard. This because of the large area of the town is covered by forest as well as urban agriculture.

Table 1.1 existing open space and environmental sensitive areas

No	Land use type	Area (hectare)	Percentage	Standard (Percentage)
1	Housing	175.12	29.96	55-70
2	Commercial activity	12.05	2.06	5-10
3	Social and municipal service	89.14	15.25	5-10
4	Manufacture and warehouse	4.24	0.72	5-10
5	Open space and environmental sensitive area.	224.89	38.48	15-20
6	Road network and transport service	78.97	78.97	15-25
Total		584.41	100	

Source: - Bore Town structural plan 2012

Figure 1.1 Location map of the study area



Source: Own Completion from Ethio_GIS

1.10. Organization of the Research

This research paper is organized under five chapters. The first chapter deals with general background of the study, problem statement, objective, research question, significance and scope of the study. The second chapter documents the results of the literature review part, while the third chapter deals with research methodology. The fourth chapter contains the major findings identified during the analysis of research. Finally, the fifth chapter is the concluding section of the study, which provides the conclusion and recommendations.

CHAPTER TWO

2. Literature Review

2.0 Introduction

This chapter is all about different literatures pertained to the study. Hence, the theoretical concepts of land acquisition, land administration System, problems of Implementation in Practice, theoretical and conceptual framework of sustainable livelihoods. Under empirical literature review, land acquisition experience of deferent countries, impacts of urban expansion on the livelihood strategies of urban fringes, legal and constitutional provisions on effects all have been intensively discussed turn by turn.

2.1 Theoretical Literature Review

2.1.1 The Concept of Land Acquisition

Acquisition of private land by the government for public purposes is a common practice globally. According to Rahman (2013) Land acquisition or compulsory purchase is a same meaning as a term taking some land from private ownership. Acquisition meaning of "Land Acquisition" is acquiring of land by government or any institution of government, as authorized by the law for a public purpose from the individual landowner(s) after paying compensation, as fixed by government, in lieu of losses that may be suffered by the land owner(s) due to surrendering of his/their land to the concerned government authority. Requisition of land means taking /possessing of property that would be required for a purpose or in public interest. Public benefit is remaining the major concept of land acquisition criteria.

In general, the requisition and acquisition of land is the process by which the government takes possession of a land property for the public purpose or the greater interest of the country. This includes eminent domain, compulsory purchase, and expropriation. (Maitra, 2009; Boyce, Green, and Brown in Pittaluga, 2009; Kamruzzaman, 2011; quoted in Atahar, 2013)

As explained by Chiaravalli (2012) at first blush, it seems that land acquisition is a prerequisite to economic development and it appears logical that governments need to acquire always more land to support an adaptive urban development process. Urban land

development includes multiple construction works such as housing, public transportation systems, green spaces, and energy plants.

2.1.2 Expropriation

Expropriation or Eminent domain refers to the power possessed by the state over all property within the state, specifically its power to appropriate private property for public use. Governments therefore have the right of compulsory land acquisition, with compensation, for the broader public service (Deininger, 2003). Expropriation or eminent domain is a right that is exercised by the state itself or its sub-branches such as municipality and people legally authorized by the state/legislature. Expropriation, as a means of land acquisition for public purposes, is an old concept which existed even before the emergence of modern states (Chan, 2003, Girma Kassa, 2011, Daniel W/Gabrieal, 2012). FAO (2008) explained that sustainable development of every economy requires governments to be effective through the provision of facilities and infrastructures, land acquisition becomes the first step in achieving that sustainable development requires governments to provide public facilities and infrastructure that ensure safety and security, health and welfare, social and economic enhancement, and protection and restoration of the natural environment. The government may be able to purchase land at one of the locations through the land market. But, it is impossible to acquire land when and where it is needed through land market. In order to obtain land when and where it is needed, governments have the power of compulsory acquisition of land: they can compel owners to sell their land in order for it to be used for specific purposes.

According to FAO, 2008 and Girma Kassa, 2011 the state or the organs authorized to take such lands must follow well- defined procedure. Firstly expropriation requires to find the balance between the public need for land on the one hand, and the provision of land tenure security and the protection of private property rights on the other hand. The second procedure is appropriation or taking, in expropriation procedure, there are several types of appropriation which can occur through expropriation: total appropriation, partial appropriation, temporary appropriation, easement and right of way being the main ones. The third procedure power of expropriation is a sovereign power of the state to take private land without the consent of the owner. What makes expropriation different from other consensual

types of land acquisition mechanisms is the complete absence of consent on the part of the property owner. The last procedure is the obligation of payment of fair compensation. This principle is the most important guarantee to individual owners on their lawful possessions. The just compensation requirement demands that the state compensate the owner for the value of the property interest taken and place the latter in as good an economic position as if the property had not been taken.

2.1.3 Land Administration System

The land administration theory needs to identify a series of tools for land delivery consistent with good government standards. Standard tools that deliver land for private and public purposes fall into two broad categories: market acquisition systems and human rights based acquisition models (Wallace, 2009)

2.1.3.1 Market Based Acquisition Systems

The market-based model deploys compulsory acquisition to make land available for various development purposes. The market-based model assumes that the operations of the forces of supply and demand would best determine the amount of compensation for one to put away with his/her property. Despite this, FIG (2010) argues that market approaches have not been successful in developing countries because of a number of weaknesses including:-

Inability to define compensation levels, ill-defined by determining compensation on the basis of pre-development rather than post-acquisition land uses; Besides, there are no efficient and transparent land markets instead government-determined and regulated values rather than values obtained from open land markets; Lack of up to date information base including property register i.e. most land and other properties are not registered/documented, thus they are more insecure; Ultimately, prices remain imperfect as a basis to determine compensation levels; Lack of cooperation and participation among the occupiers and owners during dispossession as well as inadequate communication between the government and the aggrieved individuals or households is also a constraint.

2.1.3.2 Human Rights Based Acquisition System

The human rights system of compulsory land acquisition is still under construction. In broad terms the model seeks to solve the problems that arise when countries with predominantly

informal land markets try to use market based solutions. The model adds additional components to land delivery processes designed to empower land occupiers and owners.

The human-based approach seeks to protect the owners and occupiers of land from adverse impacts of acquisition by recognizing entitlement of all displaced persons, including persons with or without legal rights, i.e. Including squatters and encroachers; Ensure that all displaced persons are eligible for resettlement assistance and compensation for loss of non-land and land assets, including those without legal titles to land or any recognizable legal rights to land; Calculate the rate of compensation at full replacement cost; Provide relocation assistance for physically displaced persons, including a livelihood assistance or income, rehabilitation programs for economically displaced persons at full replacement cost and Provide effective and efficient information, socialization and consultation processes with affected persons and other related parties about the project and its impact on communities in the early project preparation stage and at other crucial stages. (Wallace, 2009, FIG, 2010,)

Most of the large international institutions apply some or all of these standards for land acquisition or compulsory purchase designed to both respect the rights of existing land users and owners and to deliver secure tenure to developers, especially for public projects and projects funded by development aid.

2.1.3.3 Problems in Implementation in Practice

A common critical issue is that the legislation for land acquisition focuses more on arranging for the delivery of land for development rather than on achieving the necessary provisions for the social sustainability of affected people and communities (FIG, 2010).

In some jurisdictions, legal provisions on market-based land valuation are often missing from the legislation; long term benefits for affected land-users and residential community are not secured; and transparent mechanisms to allow the community and social associations to participate in the compulsory land acquisition process are absent. As a result, affected land-users do not always receive adequate compensation for resettlement or support for alternative accommodation, livelihood and employment. Complaints related to levels of compensation and resettlement still account for the majority of all complaints received (ibid).

2.1.4 Property Valuation and Compensation

Valuation is the process of determining the current worth of an asset, mostly real property. On the other hand, value is defined as the “worth, usefulness, or utility of an object to someone for some purpose.” Although the usual type of value to be estimated in appraisal assignment is market value. There are three common methods used to determine value of the property being appraised (Daniel W/Gabrieal, 2013).

Sales Comparison Approach: when a number of similar properties, the sales comparison approach is most useful, have recently been sold or are currently for sale in property market. The sales comparison approach takes into account the affect that individual features have on the overall property value, meaning that the total value of the property is a sum of the values of all of its features. (RAHMAN, 2013)

Replacement Cost Approach: Value of a property is derived by adding the estimated value of the site to the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of depreciation in the structures from all causes. (Ndjovu , 2003, RAHMAN, 2013)

Income Capitalization Approach: The present value of the future benefits of property ownership, income capitalization approach, is measured. The preferred source of an applicable capitalization rate is from actual capitalization rates reflected by comparable sales. Capitalization of net income shall be at the rate prevailing for this type of property and Location. (RAHMAN, 2013)

Compensation should be provided for any economically assessable damage, as appropriate and proportional to the gravity of the violation and the circumstances of each case. Where land has been taken, the evicted should be compensated with land commensurate in quality, size and value, or better. Women and men must be co-beneficiaries of fall compensation packages. Single women and widows should be entitled to their own compensation (United Nation, 2007)

The concept of “just or full compensation” is entirely dependent on the legislation and its interpretation in each country. The main rule for the assessment of compensation for the property acquired is generally presented as the market value of the land acquired, which normally means a market value calculated from comparable real property transactions

(FAO, 2008, Viitanen, et al., 2010). Market value means the price of the property is likely to sell in the open market or a willing buyer and willing seller make the property trading transaction without any undue influence. In order to reasonable payment of compensation for including everything related with compulsory purchase, it would be the best option to use valuation methods that will give current market price (Ndjovu, 2003, RAHMAN, 2013)

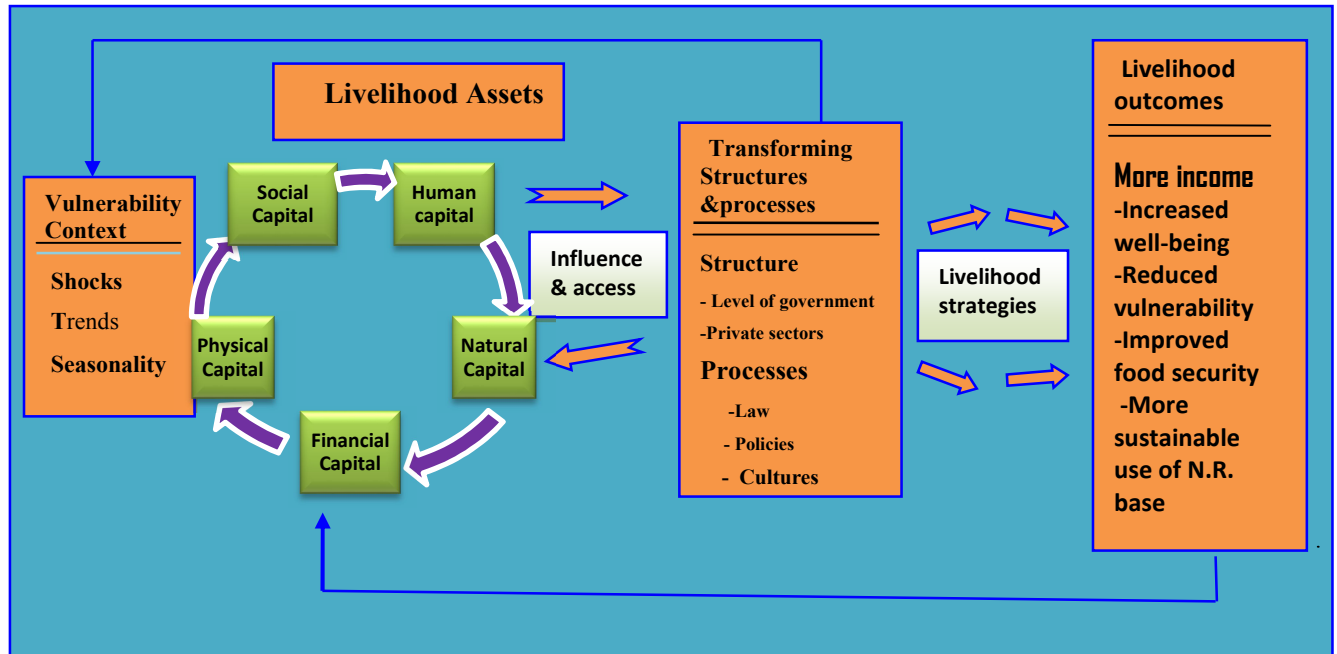
2.1.5 Origins of sustainable livelihoods

The sustainable livelihoods idea was first introduced by the Brundtland Commission on Environment and Development, and the 1992 United Nations Conference on Environment and Development expanded the concept, advocating for the achievement of sustainable livelihoods as a broad goal for poverty eradication (DFID, 2000, Krantz, 2001)

2.1.6. Theoretical and Conceptual Framework of Sustainable Livelihoods

Livelihood thinking dates back to the work of Robert Chambers in the mid-1980s (further developed by Chambers, Conway and others in the early 1990s). The term 'sustainable livelihood' came to prominence as a development concept in the early 1990s, drawing on advances in understanding of famine and food insecurity during the 1980s (Haidar, 2009). His concepts constitute the basics of the Sustainable Livelihoods Approach (SLA), and finally adopted by the Department for International Development (DFID) in 1997 as a strategy for pro-poor policy intervention. The framework argues that the success of any development intervention that touches the livelihoods of the people requires an understanding of the underlying conditions that supports the livelihoods. Therefore, the Sustainable Livelihoods Framework postulates that an understanding of what comprises and supports the livelihoods of the people should be an entry point for the success of interventions into the respective livelihoods. (Ashley and Carney 1999, Krantz, 2001, *Farrington*, et al, 2002, Msangi, 2011)

Figure 2.1 The Sustainable Livelihood Framework



Source: DFID, 2002

The ability to pursue different livelihood strategies is dependent on the basic material and social, tangible and intangible assets that people have in their possession. Drawing on an economic metaphor, such livelihood resources may be seen as the ‘capital’ base from which different productive streams are derived from which livelihoods are constructed (Scoones, 1998)

The livelihoods framework has identified five assets that characterize livelihoods, whose understanding is important for successful intervention into the livelihoods of the people. These include five assets, (human capital, social capital, natural capital, physical capital and financial capital) transformation structures and processes, vulnerability context, livelihood strategies and outcomes which affects the poor people’s lives, (Rakodi, 2002)

2.1.5.1 Human Capital

Human capital refers to the skills, knowledge and ability to work. Clearly, financial capital, in terms of access to employment and earnings, is strongly dependent on adequate human capital. In turn, human capital is highly dependent on adequate nutrition, health care, safe environmental conditions, and education. (Farrington Ramasut, and Walker, 2002). Human

capital is essential in order to use the other kinds of capitals that exist (DFID, 2000). Therefore, changes in human capital have to be seen not only as isolated effects, but as well as a supportive factor for the other assets

2.1.5.2 Social Capital

Social capital is the social resources (networks, social claims, social relations, affiliations, associations) upon which people draw when pursuing different livelihood strategies requiring coordinated actions (Scoones, 1998). It also refers to the social resources that people can get help from membership of formalized groups that make them help each other. It is important through its direct impact on other capitals, by improving the efficiency of economic relations or by reducing the 'free rider' problems associated with public goods through the mutual trust and obligations it passes onto the community (Petersen and Pedersen, 2010)

2.1.6.3 Natural Capital

Natural capital is the term used for the natural resource stocks from which resource flows and livelihoods are derived. It consists of land, water and biological resources such as trees, pasture and biodiversity. It is of special importance for those who derive all or part of their livelihood from natural resource-based activities (Petersen and Pedersen, 2010). It also include environmental services hydrological cycle, and pollution sinks (Scoones, 1998)

2.1.6.4 Physical Capital

Physical capital comprises the basic services and means of production of commodities needed to support livelihoods, such as affordable transport, secure shelter and buildings, adequate water supply and sanitation, clean, affordable energy and access to information. Its influence on the sustainability of a livelihood system is the best fit for representation through the notion of opportunity costs or 'trade-offs', as a poor infrastructure can prevent education, access to health services and income generation. Since infrastructure can be very expensive, not only its physical presence is important, but as well, the pricing and secure disposition for the poorest groups of society must be considered (Farrington Ramasut, and Walker, 2002)

2.1.6.5 Financial Capital

Financial capital is the capital base (cash, credit/debt, savings, and other economic assets,

It includes basic infrastructure and production equipment and technologies) which are essential for the pursuit of any livelihood strategy (Scoones, 1998).

2.1.6.6 Transforming Structure and Process

Transforming structure and process includes the institutions, organizations and policies that frame the livelihoods of the poor, and they are found at all levels from the household to the international level. These processes and structures determine the access that people have to different kinds of assets. Transforming structures and processes occupy a central position in the framework and direct feedback to the vulnerability context, while influencing and determining ecological or economical trends through political structures, while mitigating or enforcing effects of shocks, trends or keeping seasonality under control through working market structures; or they can restrict people's choice of livelihood strategies and may thus be a direct impact on livelihood outcomes (Gamper_Kollmair 2002, Petersen & Pedersen, 2010)

2.1.6.7 Livelihood Outcomes

This is the achievements of people's livelihood strategies. However, outcomes are to be described by the local people themselves, since these include much more than income. For outsiders, it can be difficult to understand what people are seeking and why because this is often influenced by culture, local norms and values (ibid.)

2.1.6.8 Livelihood Strategies

Livelihood strategies comprise the range and combination of activities and choices that people undertake in order to achieve their livelihood goals. They have to be understood as a dynamic process in which people combine activities to meet their various needs at different times and on different geographical or economical levels, whereas they may even differ within a household. When considering livelihood strategies and issues connected to the SLA in general, it is important to recognize that people compete (for jobs, markets, natural resources, etc.), which makes it difficult for everyone to achieve simultaneous improvements in their livelihoods (M. Kollmair and St. Gamper, Juli 2002)

2.2 Empirical Literature Review

2.2.1 Land Acquisition Experience from China

In 1978, China has adopted a land use rights tenure system. People Republic of China, the State owns all urban land under the Land Administration Law that means urban people only

has "land use rights". While rural collectives on behalf of farmers own all rural land (Rahman, 2013).

China has been urbanizing rapidly as it modernizes. China's system of land ownership combines governmental control over primary land allocation between urban and rural uses with long term leasing of urban land to the private sector. Governance reforms of the 1990s placed acquisition of rural land for urban growth under the control of municipal officials (Ding and Lichtenberg, n.d). Land expropriation in China mainly refers to the process of transforming the rural collective's land to urban land, with the government "using coercive measures to acquire collective land under compensatory arrangement by the government in the public interest" (Guo, 2001).

The legal framework for land requisition in China is defined by the Land Administration Law (LAL) promulgated in 1998. Under the LAL, the state, if acting in the "public's interest", may lawfully acquire land owned by collectives. In China almost all land used for urban purposes has to be acquired by the local government and converted to state-owned land first and only after such ownership change can land users, the land developers or the local government itself, develop the land for infrastructural purposes(Chan, 2003)

In China, the revised Land Management Law in 1998 states that compensation for State expropriation consists of compensation for the loss of land, resettlement subsidies and compensation for young crops and fixtures. Standard compensation for the loss of land in China is set at six to ten times the value of the average annual output of the land, as calculated over the three years prior to expropriation. Subsidies to assist the village collectively in relocating the agricultural population are four to six times the value of the average annual output of the land as calculated over the three years prior to expropriation. The total amount of land compensation and resettlement subsidies is capped at 30 times the value of the average annual output for the three prior years. Compensation standards for surface fixtures and young crops are stipulated by provinces, autonomous regions and provincial level municipalities (Zou & Oskam, 2007). The present practical compensation standard in China is a simple method based on the times of the value of the average annual output of land for three years prior to expropriation, not considering the land value increments after agricultural land conversion. With the development of China's market

economy, incremental land values during land expropriation are crucial for compensation. However, because of the present land tenure arrangement and legal compensation standard, landless peasants have been awarded very little compensation and most of land value increments are captured by local government and developers. This has led to serious inefficiency and inequity in the land expropriation policy in China (Ding, 2005, cited in *Cao, et al, and 2008*).

Rather than providing cash compensation to dispossessed farmers, many cities have recently promised farmers a monthly pension payment if they reach retirement age. Generally, under the current land compensation formula, the fair market value of the land and the negative impacts of land acquisitions on farmers' livelihood have not been sufficiently considered by the government. The dispossessed farmers are largely excluded from sharing the land value appreciation resulting from land development projects and urban growth. (Zhu and Roy, 2007, cited in *Cao, et al, 2008*) Unfair compensation for land requisition during urban expansion has become the most visible and contentious rural issue over the past decade in China.

2.2.2 Land Acquisition experience from in India

The origin of the practice of land acquisition by public entities in India goes back to 1824, when the British Government of India instituted regulations to facilitate urban land public acquisition from private owners. In fact, the obligation for owners to give up their land had to find a legitimate justification (Chiaravalli, 2012)

In India, the Land Acquisition Act, 1894 gives the right for Government authorities to acquire parcels of land for the implementation of development projects. In the context of a rapid growth of cities, the process of urbanization shall accompany the needs of increasing populations.

India provides an important case for understanding processes of urban land expansion.

Recognizing the administrative costs of implementing a policy of land bond system, a number of analysts have argued in favor of creating a "market-based" approach in which compensation is linked more directly to the future development of land acquisition projects. At the heart of the proposed land acquisition legislation is an assumption that the state is willing and able to serve as an objective arbiter of land and property. In practice, the state is

often actively involved in commercial land transactions, reflecting the immense discretion that local land and administrative officers are able to employ in processes of land titling and acquisition.

Regarding the right of landholder the right to fair compensation and transparency, the Land Acquisition, Rehabilitation and Resettlement Act, 2013 is an Act of Indian Parliament that regulates land acquisition and provides laid down rules for granting compensation, rehabilitation and resettlement to the affected persons in India. The Act has provisions to provide fair compensation to those whose land is taken away, brings transparency to the process of acquisition of land to set up factories or buildings, infrastructural projects and assures rehabilitation of those affected. The Act establishes regulations for land acquisition as a part of India's massive industrialization drive driven by a public - private partnership (Johnson and Chakra arty, 2013)

2.2.3 Land Acquisition in Ethiopia

2.2.3.1 Legal Frameworks

In Ethiopia, the legal frameworks vest land ownership in the state and the public. Hence, it is impossible to sell or exchange land. The FDRE constitution guarantees peasants and pastoralists, their holdings against arbitrary state eviction by introducing the principle of expropriation that in the event of expropriation of land for public purpose activities, holders of land shall be compensated fairly. It specifically dictates that a “commensurate” amount of compensation should be paid in the event of expropriation (Art. 40.8 of FDRE Constitution, 2005). Today, whether in urban or rural areas of Ethiopia, huge amount of land is being expropriated for urban redevelopment, urban expansion, road construction and other public activities.

The valuation method adopted in the expropriation proclamation and compensation regulation (Proclamation No. 455/2005, Regulation. No.135/2007) has formula for calculating the amount of compenstion payable in accordance with proclamation and regulation. In rural areas in all parts of Ethiopia, the compensation provided for the loss of agricultural land is an equivalent of the value of ten years production. It is calculated by taking the average value of the product of the past five years and then multiplying it by ten. (Daniel W/Gabrieal, 2012)

2.2.3.2 Land Acquisition Procedure

The Expropriation Proclamation does not stipulate clear procedural steps that should be followed by the administrative authorities in the event of land expropriation. But, Proclamation No. 455/2005, Article 4 provides one clear step concerning the issuance of the notice of expropriation order:-

where a woreda or an urban administration decides to expropriate a landholding ...it shall notify the landholder, in writing, indicating the time when the land has to be vacated and the amount of compensation to be paid.

The proclamation gives one clue that indicates by this provision is that notice would be issued after the completion of valuation, since the notice is supposed to mention the amount of compensation.

According to Girma Kassa, 2011 and Daniel W/Gabrieal, 2012, using this provision and others, it is possible to provide the following basic steps:-

Public Discussion: Whenever the administration decides on expropriation, the woreda or municipality calls a public meeting to explain the purpose. Public discussion is also a proposed and actually practiced procedure in many countries. Public discussion provides an opportunity for people to learn more about the project, to receive answers to their questions about the process and the procedures and to expressing their concerns. The purpose of public discussion should be to try to persuade the public to accept the project and cede its land peacefully. The wisdom of inserting this procedure is that if the society understands and agrees, there will be little resistance to obtain the needed land.

Inventory of Assets: A critical stage in an expropriation process in Ethiopia is one that involves the inventory and counting of assets. This has to do with the identification and designation of the land to be expropriated and the counting of assets thereon. Besides identifying and designating the land, the assets on the land such as, buildings, plants and other fixtures must also be counted for assessment purpose. During the inventory of land and assets, the presence of owners/holders and representatives of *kebele* administration is mandatory. Further, after following and looking into the counting and measurements, owners and *kebele* representatives are required to sign to prove its accuracy.

Valuation of Properties: Once data about owners, land, and property on it is collected and refined, it will be given to the valuation committee. As mentioned above, the committee will be designated by the woreda or municipality and members must have some relevant expertise or knowledge. A typical valuation committee in a rural area is, hence, constituted of representatives from kebele (administrative), local agricultural office, local elder, land administration expert and other relevant bodies. In urban areas, the municipality usually employs permanent staff as volunteers.

Notification: Notification is one of the procedural requirements explicitly dictated in the proclamation. Notice has to be made in “writing, indicating the time when the land has to be vacated and the amount of compensation to be paid.” It must also be noted that there are two time gaps in the process: a time gap between the service of notice and payment of compensation on the one hand, and a time gap between payment of compensation and handing over of the land on the other.

Payment of Compensation, Appeal and Appropriation of Land: In Ethiopia, compensation is decided by the land administration body. Once the valuation committee finalizes its assessment, it reports the results to the woreda (municipality) and the latter communicates this to the affected people and to the implementing agency. Mostly, the information is communicated through displaying on notice boards, in urban areas, and in person in rural areas. If the owner or holder has a grievance on the amount of the compensation, s/he may petition to the administrator “compensation grievance hearing committee” established within the woreda or municipality.

Resettlement Program: A workable definition about the meaning of resettlement and rehabilitation program is necessary before continuing the discussion. “Resettlement” means to settle or cause to settle displaced people in a new or different place, while “Rehabilitation” is restoring the community to its former state, way of life, capacity, or income level. Resettlement program, in our context, is understood as a support provided to people who are physically displaced from their land as a result of expropriation decision.

2.2.4 Impact of Urban Expansion on the Livelihoods Urban Fringe Communities

According to Angel Sh.et al., 200, Msangi 2011) explained urbanization has also some negative effects to its surrounding urban fringe areas in different aspects especially, in

relation to displacement of farmers from their farmland and to the degradation of valuable agricultural land. This is because as the nation's population increase, cities must grow spatially to their urban fringe areas to accommodate more people and to serve different services for them. Cities/towns are growing in terms of economic activities, space and population, thus over spilling in urban fringe areas. When the overspill from urban expansion engulfs land from urban fringe areas, it often disrupts livelihoods and displaces long established economic activities, especially agriculture and animal keeping, also social networks. On the other hand, the resource-base such as forest reserves, water aquifer recharge areas and overall ecosystems are interfered with and at times changed irreversibly. Naab, 2013) the loss of agricultural farm land due to urban expansion pushed people out of the farm. This has been resulted in the acquisition of some of the most suitable agricultural lands for residential developments, particularly those found at urban fringe. The urban fringe farmer is the most affected in all of these since his source of livelihood is dependent on agriculture. Agriculture, which is the main source of livelihood of urban fringe dwellers, is seriously being threatened by rapid urbanization. Farmers are therefore, often left with little or no land to cultivate and this renders them vulnerable to loss of their livelihoods.

2.2.5 Sustainable Livelihood Strategy

2.2.5.1 Compensation and Support for Dislocated Farmers in Vietnam

As experience from Vietnam reveals during 1993 – 2005, households whose land was expropriated by the government received financial compensation. The local authorities based on state land prices to decide the compensation prices for each land use type on a per-square-meter basis. The prices for compensation were made at the time when the expropriation decision was made. Likewise, no compensation was based on the actual use of the land at the time of expropriation. In addition, the state land prices usually much lower than market rate, especially agricultural land. Therefore, like other farmers across the country, Vinh farmers did not benefit from the increase of land value from re-zoning (Truc Phuong, 2007)

Other assets on land were also compensated, including buildings, crops, animals, etc. The compensation for these assets was based on their values of the same assets at the time that expropriation decision was made, and was classified by the degree of damage or loss to the assets. Finally, some support was also given to displaced households to help them settle

their lives after expropriation. Of the supports, vocational training and changing jobs are the most important to farmers so that they could find non-farming jobs after land expropriation. However, as is common practices, these supports are substituted by money, instead of through services (ibd)

2.2.5.2 Sustainability of the Strategies Adopted in Tanzania

As stated by Msangi, (2011) compulsory land acquisitions have often resulted not only in changing of land uses from agriculture to residential and commercial land, but also disrupt the livelihoods of people and disrupt social networks and even alter the natural resource base. Urban fringe livelihoods mostly depended on farm-based activities as well as deploy social networks for mutual support. The situation in Wazo-Mivumoni depicts not only the characteristic features of many urban fringe areas, but also underlies the nature of assets held and the ensuing interactions between households and assets at their disposal necessary to support livelihoods

To facilitate recovery from these livelihoods impacts the households in Wazo-Mivumoni have been adopted four main strategies. These have focused on both tangible and intangible assets at the disposal of the people. The strategies include extensification i.e. Establishment of new income generation and employment activities; intensification through increased innovation and hard working on old activities; reliance on family supports; and family splitting by dispatching family members back to the village.

However, one can argue that, establishment of new income generating activities and intensification cannot be sustainable in the short run but rather in the long run. Likewise, both reliance on social and family support and family splitting are neither sustainable in the short nor in the long run. Establishment of new income generating activities and innovation are not promising to be sustainable in the short run because the opportunities for these activities to establish and run profitably are limited.

As an alternative for the economy to pick up, investment is very necessary, through providing macro factors such as power supply, water supply and reliable transport that can favor investment. Although another alternative argument can be made here that the informal sector can boost up the needed support, this is only marginal because even the informal

sector does not exist and operate as an isolated entity, but rather depends on the rest of the city economic fabric. The effective participation and consultation of residents as well as evoking a transparent approach is vital for successful land acquisition projects. This could also have prepared them psychologically, such that they could possibly team up with the government to search for alternatives to minimize the impacts. This may not necessarily involve cash but rather material and labor contributions.

2.3 Lessons learned

The literature review conducted as part of this study covers both theoretical (conceptual) and empirical literature. The theoretical part provided clear insight to understand the conceptual background on land acquisition, expropriation, compensation and sustainable livelihood framework as well as the empirical review part reveals the experiences of different countries on the land acquisition procedures and livelihood related support provided to sustain affected communities. The major lessons learnt from both review parts includes land acquisition for public purpose needs to follow legal procedures in order to avoid an arbitrary taking of private properties without commensurate payment of compensation. It also indicates the government may be able to purchase land through the land market. But, the government cannot rely on land markets alone to ensure that land is acquired when and where it is needed. In order to obtain land when and where it is needed, governments have the power of compulsory acquisition. This show the government depended on compulsory acquisition in order to provide land at the time of required and at the appropriate location. As empirical evidence from China and India shows the land acquisition done through advance payment of compensation and other livelihood assistance. The value of properties valued based on market value when advance payment of compensation made.

Regarding Sustainable livelihoods the conceptual review part clearly identifies that before undertaking any development intervention, understanding the underling conditions, livelihoods of affected as well as the context of effects is the prerequisite expected for any developer as well as five assets on which peoples depended for their livelihoods. The transforming structure and process also influence the livelihoods of people. Lessons learnt from this part land acquisition should be undertaken by giving due consideration to the livelihood assets of affected peoples.

As experience from Vietnam and Tanzania reveals they attempt to overcome the impact of land acquisition through payment of advance compensation, providing vocational training, public service, infrastructure, alternative job opportunities and credit facility. In order to ensure sustainability of livelihood support investment promotion, transparency, consultations with affected people are very important.

CHAPTER THREE

3. Research Methodology

The research methodology developed with a view to understanding the impact of urban expansion on the livelihoods of farm households residing in urban fringes of Bore town. Accordingly, this chapter briefly outlines the research design and methods employed in this study. It describes the research type, strategy, and approach, source of data, sampling design, methods of data collection, and, method of data analysis, interpretation and data presentations techniques.

3.1 Research Design

Research design is the plan and structure of investigation so conceived in order to obtain answers to research questions. As stated above this study aims at assessing the impacts of urban expansion on the livelihoods of farm households residing in urban fringe areas. In order to analyze these impacts a survey research strategy was employed that canvases social phenomenon or reality by collecting information from sample by using questionnaires. Regarding the time dimension, the researcher employed cross-sectional design which involves observation of a phenomenon at one point in time. Concerning research approaches both qualitative and quantitative approaches were employed. The study analyzed the impacts of urban expansion on the livelihoods of farm households that are taken as the unit of analysis.

3.2 Sources of Data

The data required to meet the objective of the research was obtained from both primary and secondary sources.

3.2.1 Primary Data Source

The primary data used for this research was collected from Woreda Administration, Woreda Court, the Municipality of Bore Town, heads of dislocated farm households and other actors by using in-depth interviews, focus group discussions and questionnaires. In addition, direct field observation by the researcher was instrumental to collect first hand information.

3.2.2 Secondary Data Source

The secondary data utilized in this study was collected from the various policy and legal documents, the structural plan of the town, the municipal reports, and other relevant published and unpublished documents appropriate for the issues under investigation.

3.3 Sampling Technique

Absence of well-organized information as to the exact location of affected communities made it difficult to use a probability sampling design in this research. For this reason, the researcher was employing purposive and snowball sampling methods for this study, which fall under category of non-probability sampling techniques. Purposive sampling was mainly used to select key informants based on their experience and knowledge about the issues under investigation and the snow ball techniques was used to select key informants among the dislocated farm households.

3.3.1 Population or Universe

The population or universe of the study from which the sample is drawn includes officials and experts of the municipality of Bore, Woreda administration, Woreda court and as well as heads of farm households that dislocated from the fringe areas of Bore during the last 18 years. Influential persons like elders and key informants who have knowledge about the issues under study.

3.3.2 Sampling Frame

Sample frame is the list from which one would select samples or it is the list of the study population. The municipality however, did not know the exact number of dislocated farm households who lost their landholding as there is no a registered list of dislocatees. Hence,

the researcher was able to identify 75 household heads through the snowball techniques and through employing key informant of the study. Officials, experts and key informants who have information about the issues under investigation were selected from study population through purposive techniques.

3.3.3 Sampling Unit

Sampling unit is the element that is considered in selecting the sample. The Sampling units of this research include officials, experts and dislocated farm household heads as well as church elders/community leaders and former “mezgaga bet shum” or mayors.

3.3.4 Sample Size

The sample size is actually the total number of units which are to be selected as sources for the information to be collected and analyzed in a research. In employing the snowball method, the researcher made initial contact with two heads of farm households dislocated from the urban fringes by getting information from the Municipality. Then from both respondents the researcher was able to obtain addresses of additional dislocated households. The process was repeated and through this process the researcher was able to identify 75 respondents amongst the dislocated farm household heads. Moreover, twelve key informants were identified amongst influential and knowledgeable members of the communities using purposive method. In addition, eight officials from the Municipality, Woreda Administration and Woreda Court, including the former mayors were included using purposive sampling method.

Table 3.1, Summary of sample size

No	Category of study population	Target group of study participant	Sample size
1	Woreda Administration	Officials, head of public affair, experts	3
2	Town Administration	Mayor, planner, expert	3
3	Woreda court	Lawyer of Woreda	2
4	Community residing urban fringe	Dislocated household heads	75
5	Influential people	Community leaders/Church elders dislocated hhhs and former mayor,	12
	Total		95

3.4 Techniques of Data Collection

3.4.1 Interview

In order to understand the procedures of land acquisition and livelihood related supports provided to sustain the livelihoods of dislocated farm households, the researcher conducted in-depth interview with 17 participants 12 key informants (5 selected from the community elders including former mayor) and six dislocated household heads one from each six

kebele), 2 from Woreda Court, 3 from Woreda Administration who have knowledge about the issues. The semi-structured interviews were conducted and their purpose to generate in depth information on the land acquisition procedures, livelihood related supports provided for dislocates and the overall circumstances of livelihoods of dislocates before and after dislocation. The researcher took notes during conducting the interviews and used voice recorder to minimize loss of information.

3.4.2 Focus Group Discussion

Focus group discussion as one of the primary data collection instruments tap into experiences and knowledge of respondents as well as helps to identify peoples' attitudes, opinions, or perceptions towards the study through free and open discussion between members of a focus group and the researcher. Accordingly the researcher conducted focus group discussions with 20 participants 3 from town administration (Mazegaja bet shum, planner and expert) in order to get information regarding land acquisition procedures adopted by the Town Administration and supports provided in order to sustain livelihoods of affected farm households, 3 from Woreda administration, 2 from woreda court 12 key informants from community (including former mayor) and dislocated household heads. During focus group discussions, the researcher was facilitating and guiding the discussions by posing initial questions that stimulate discussion among members of the group and probing questions to find out the procedures of land acquisition, supports provided to sustain the livelihoods of dislocates. During discussions the researcher was taking notes of respondents.

3.4.3 Questionnaires

To collect information from the total of 75 dislocated farm households, both open ended and close ended questionnaires were used. The questionnaires were translated into Oromiffa the language which respondents could easily understand and a pre-field testing was conducted. The questionnaire covered issues related to procedures adopted to land acquisition procedures by the Town Administration and the changes in the livelihoods of dislocated farm households as well as the sustainability of the livelihood related supports provided to them. The enumeration of information from the sample households had been conducted by the researcher himself.

3.4.4 Document Review

Document review helps a researcher to acquire detailed information concerning the issues being studied which the researcher cannot obtain from primary sources. Hence, the researcher made use of sources that he was able to access from libraries and the published books, unpublished documents, journal articles, policy documents, thesis, structural plan documents and the internet. These documents were instrument to get information on the experiences of different countries regarding land acquisition procedures and sustainability of livelihood related support that provided to dislocatees.

3.4.5 Field Observation

The researcher was conducting field observation as data collection instrument to observe the extent of recent urban expansion with key informant to create mental map of the town. During field observation the researcher observed the trends in physical growth of the town and livelihood situation of the dislocates farm households.

3.5 Validity and Reliability

Validity is the extent to which the research instrument allows to get correct information. The researcher tried to maintain the validity of the data applying different methods to collect information on the same topic from different sources by using techniques such as in depth-interviews, focus group discussion and questionnaires and that helped in triangulating the information. On the other hand to maintain reliability of the data, pre-testing and translating the questionnaire as well as enumeration were directly done by the researcher himself.

3.6 Data Analysis and Interpretation

The various primary and secondary data collected from different sources were organized and arranged in ways that facilitate the interpretation. The primary information that was gathered through in-depth interview, focus group discussion, questionnaires and direct observation as well as the secondary information obtained through document reviews were analyzed and combined according to their categories. The information collected from dislocated sample household heads through questionnaires was processed employing quantitative method, while the data gathered from key informants through in depth interviews and focus group discussions was analyzed adopting a qualitative method.

3.7 Data Presentation

All the results from questionnaires, interviews, focus group discussions and field observation results, as well as document review results were systematically presented under the finding, analysis and discussion section of the study in line with the basic objectives of the study using tables, figures, charts, graphs and maps.

3.8 Ethical Consideration

Before embarking the field work the researcher obtained a letter of introduction from the Addis Ababa University, and the participants of the study were informed about the objectives of the study emphasizing that the data they will furnish will only be used for the intended academic purpose. During data collection the researcher exercise utmost care in terms as respecting the right ideas, needs, and values of the participants as well as maintaining the confidentiality of the data and acknowledging sources of information.

3.9. Limitation of the study

The researcher encountered different problems during conduct of the study. Among them the difficulty of accessing relevant records regarding dislocated households due to absence of registered lists of dislocated farm households, absence of relevant urban development manual, unwillingness of some officials, experts and farm households to give information on time and financial constraints. On other hand, difficulty to easily access the dislocated farm households and key informants at fixed locality and time and fear of official to give information were other limitations. In order to overcome these challenges the researcher has made serious efforts to get information by interviewing with the elders who have knowledge about the issues and experts involve at the time of town expansion as well as former mayors. In addition to come up with good finding the researcher used snow ball method to reach the displaced households to find out the relevant data and tries to enrich those displaced landholders for the adequacy of the study.

3.10 Operationilization of Variables

The research objectives were operationilized into measurable variables and indicators in order to effectively answer the research questions. Information was collected using specified indicators from the different sources of information using different methods of data collection.

Table 3.2 Operationalization of Variables

Research Objectives	Variables	Data source	Source	Methods of data collection
To assess the procedures of land acquisition by the town administration	Procedures of land acquisition practice	Secondary and primary Sources	Policy document Urban development manuals Key informants (elders/Church leader, former mayors, officials, expert)	Document review, Interview and Focus group discussion
	Level of community participation in land acquisition	Primary source	Key informants (elders/Church leader, former mayors, officials, expert)	Document review, Questionnaire, Interview and Focus group discussion
	Presence of transparency and consultation	Primary source	Key informants (elders/ Church leader, former mayors, officials, expert)	
	Methods of Land and property valuation	Secondary & Primary sources	Policy document Municipality Key informants (elders/ Church leader, former mayors, officials, expert)	
	Fairness of compensation	Secondary & primary sources	Officials, Experts Dislocated households	
To assess the sustainability of livelihood related support provided dislocated households	Basis of livelihoods/ livelihood assets of dislocatees	Secondary & Primary sources	Officials, Experts Dislocated household heads Key informants (elders/community leader, former mayors, officials, expert)	Document review, Questionnaire and Interview
	Job opportunities provided for dislocated households			
	Basic skill and technical training given to engage in income generating occupation	Primary source	Dislocated households Key informants (elders/community leader, former mayors, officials, expert)	Questionnaire, Interview and focus group discussions
	Working areas provided to accommodate dislocated farmers in the town	Primary source	Officials, Experts,	Interview Focus group discussions
	Credit facilities to start new business	Primary source	Municipality Households Micro financial institution	Questionnaires and Interview
	Sustainability of livelihoods support provided for dislocates	Primary source	Dislocated households Key informants (elders/community leader, former mayors, officials, expert)	Questionnaires, Focus group discussion and Interview

CHAPTRE FOUR

4. Finding, Data Analysis and Interpretation

Introduction

This chapter is concerned with analysis of the main findings of the study conducted on urban expansion and its impact on farm households residing in the fringes of Bore Town. The primary data used for this purpose were gathered using different techniques such as questionnaire survey, interviews, focus group discussions and field observation. In addition, information from secondary data sources (published and unpublished) was accessed through document review. In line with the objectives of the study this chapter deals with procedures of land acquisition (both from the perspectives of the policy adopted by FDRE and Oromia National Regional State as well as the actual practices in Bore Town) and the nature and sustainability of livelihood related support provided to dislocated families.

4.1 Response Rate

The study intended to collect data regarding land acquisition procedure and sustainability of livelihood related support provided for affected people from the sample of 75 displaced landholders, 8 officials, and experts from the various departments, 12 key informants from community and Church elders, dislocated HHHs (including the former mayor of the town administration) who have the information about the issues under investigation.

From the envisaged respondents 72 (96%) of dislocated household heads participated in providing information, six key informants from dislocated household heads (one from each kebele adjoins the town), six community elders including former mayor) three participants from woreda two from woreda court involved in focus group discussions as well as 12 key informat three participants from Municipality three from woreda officials two from woreda court involved in interview. Totally 92 participant was fully utilized in the conduct of studies. The researcher directly managed the interview and focus group discussions.

4.2 General Socio- economic Background of the Respondents

The participants of this study comprised people with different sex, age category, marital status, family size and educational status.

Table 4.1 Demographic Characteristics of Sample Dislocated Household Heads

General Characteristics	Particular feature	No of respondent	Percent (%)
Sex	Male	47	65.3
	Female	25	34.7
	Total	72	100.0
Age	15 ⁻	0	0.0
	15 - 64	59	81.9
	65 ⁺	13	18.1
	Total	72	100.0
Marital status	Single	3	4.2
	Married	52	72.2
	Divorced	5	16.9
	Widowed	8	11.1
	Widower	4	5.6
	Total	72	100.0
Family size	1 - 2	3	4.2
	3 - 4	7	9.7
	5 - 6	21	29.2
	7 - 8	32	44.4
	> 8	9	12.5
	Total	72	100.0

Source: Field Survey 2016

i. Distribution by Sex

As shown in Table 4.1, out of the total of 72 dislocated farm household heads that were interviewed as part of this study 47 (65.3%) are male. They lost the previous source of income on which their livelihoods depended. This implies that there was high number of male households need alternative job in which they sustain their livelihoods and families. As the survey data demonstrated 25(34.7%) of the respondents are female which require special consideration during urban expansion; in terms of providing support for construction of

house, facilitating credit to start home based new businesses in their locality. Women tend to rely more heavily than men do on informal support networks, Such as the help of friends, neighbors, or relatives for child care. Women with children also have less physical mobility to travel to find ways of earning a livelihood. According to the results obtained from the interviews and focus group discussions, there were no special considerations given to this group as result their livelihoods highly affected and disturbed. Dislocated families in their previous location used to obtain most of their basic needs from their farms and garden, but, now a days they lost that opportunity and obliged to participate in petty trade, daily labour which is from hand to mouth and unstable.

ii. **Distribution by Age**

As shown in the above table most of the dislocated farm household heads are in the working age group that invariably requires alternative job opportunity. In the previous location their livelihood was based on agriculture and existing assets. After displacement, as most of them explain, it is not easy to adopt non-farm activities and start new business. So, their dislocation had resulted in the disturbance of their livelihoods on which they depended in previous years. This also shows as support required from the Municipality and the Woreda Administration as regards the provision of alternative job opportunities, basic skill training, credit and working place to sustain the livelihoods of dislocated farm households.

iii. **Distribution by Marital status**

Regarding their marital status the majority of dislocated farm household heads (72.2%) are married who are expected to have family members that depend on them. This implies that urban expansion will not only affect the livelihoods of farm household heads but also their families. On the other hand, the significant proportion of divorced and widowed farm household respondents shows presence of socio- economic problems such as lack of job and social interaction. This implies that they need due consideration because they face serious challenges in searching means of income and they are affected differently from male.

iv. **Distribution by Family Size**

The majority of respondent have above 4(four) family size and average family size of dislocated farm households are 6.3. This implies that urban expansion will not only affect

the farm household heads residing in the urban fringe but also the livelihoods of their family. When dislocation resulted in the loss of job all family members can be affected because of the potential decline in the family's income. In farm families, effects can be felt even more directly, because often multiple family members are employed on the farm. Thus, a farm loss implies a need for retraining on the alternative off-farm activities of not only the household heads but also a spouse and older children in the family. So, this has an implication that the municipality should consider during urban expansion for sustainability of the livelihoods of family members.

v. **Distribution by Educational Status**

As discussed in livelihoods framework the educational background of respondents is important to this study because it largely determines human capital which enhances livelihood alternatives. Investments in education and skill acquisition increase livelihood alternatives. Caldwell, 1974(Cited in Tetteh, 2011) stated that education offers individuals with great prospect and contributes to participation in formal employment. Thus educational level has an important influence on the quality of household's human capital to present the possibility of undertaking livelihood strategies.

Table 4.2 Educational Status as Reported.

1	Educational Status	No. of respondent	Percent (%)
2	Illiterate	45	62.5
3	1- 4 (primary)	11	15.3
4	5 – 8 (Junior)	8	11.1
5	9 -10 (high school)	6	8.3
6	11 – 12 (preparatory)	-	-
7	>12 and above	3	2.8
Total		72	100.0

Source: Field Survey 2016

As indicated in Table 4.2, the majorities of the respondents (62.5%) are illiterate and rely on agricultural activities for their livelihoods. On the other hand only 22.2% of the family heads have educational achievements beyond elementary school education.

It is important to take into consideration peoples who have different educational status during urban expansion program and implementation to provide them with alternative livelihoods according to their competence. So, it has an implication that it needs to identify alternative income generating activities that fitting with their capability to engage in and providing required support to start new business. This further implies that education is an important asset in the construction of livelihoods to achieve outcomes.

4.3.Procedures of Land Acquisition in Bore Town

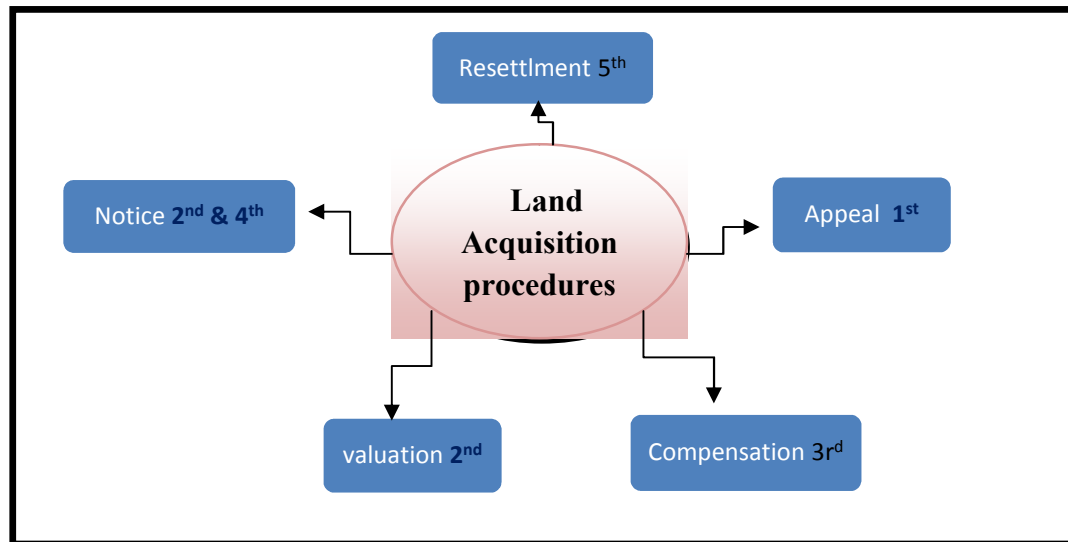
4.3.1. Legal Framework and Procedures of Land Acquisition

The various legal documents review as part of this study reveals that the country has a proclamation and regulation that indicate the procedures of land acquisition for any development particularly for urban development. To appropriate the required land for urban services and land acquisition/expropriation for public interest/purpose such as development of infrastructure, social service, urban expansion and investment by legally authorized body Woreda Administration or Town Administration for public purpose. FDRE Proclamation No. 455/2005 and regulation No.135/2007 state the legal procedure to be followed to acquire land for public purpose. They also outline the procedures to be followed in land acquisition as well as that have to be taken into consideration in determining compensation to a person whose landholding has been expropriated and organs that shall have the power to determine and the responsibility to pay compensation and not only paying compensation but also to assist displaced persons to restore their livelihoods (Federal Negarit Gazeta, 2005, 2007).

These legal frameworks are developed in response to the growing demand of urban center for residential, infrastructure, investment, social and other services as the urban dwellers increasing from time to time. In order to acquire land for public purpose a municipality should pay commensurate compensation for a landholder whose land is to be dispossessed and for the properties situated on the land and permanent improvement made on the land. According to Proclamation No. 455/2005 legislation, a rural landholder whose land has been permanently dispossessed, in addition to the compensation paid for properties dispossessed and land improvements, a household should be entitled displacement compensation. The proclamation stated that displacement compensation for rural landholding should be

equivalent to ten times the average annual income he/she secured during the past five years preceding the expansion program (FDRE, 2005).

Figure 4.1 Framework of Land Acquisition Procedure



Source: Prepared by Author, 2016

The actual practice of land acquisition in Bore town, however, completely contradicts the above proclamation and regulation. In order to identify whether the dislocatees received adequate compensation for their agricultural land and permanent asset or resettlement assistance questions were forwarded to dislocated farm household heads and to selected key informants. All of the respondents indicated that no compensation had been paid (for properties situated on the land and permanent improvements made on the land) either in cash or in kind. These results were also echoed during the focus group discussions. According to the respondents, the Woreda Administration and the Municipality simply forced them to vacate from their land and properties that constitutes house, trees, fence, and backyard vegetables without showing any concern about their future fate and livelihoods.

As revealed by (FAO, 2008) if land acquisition procedures are done poorly, it may leave people homeless and landless, with no way of earning a livelihood, without access to necessary resources or community support, and with the feeling that they have suffered a grave injustice. Regarding the land acquisition procedures adopted information obtained from the heads of displaced farm households and focus group discussion reveals that the

implementation is contradictory to legal provisions that exert at Federal and Regional level. All the respondents stated that no household was voluntarily dislocated from his/her land due to lack of awareness and they were dislocated without any compensation and resettlement assistances. The key informants also replied that the majority of the displaced farming communities resisted vacating their land at the beginning. From these facts it is possible to infer presence of mismatch in urban expansion and dislocation program in Bore Town.

Box 1

There was a man who used to live for a long time in Abaayii quxuree kebele peasant association with his wife. He was 51 years old and had nine children. Among his children, one of them was 29 years old and had married and had three children and the second young boy was 26 years old and married and had two children; the rest of them were under 20 years old.

This farm household before dislocation had 3.5 hectares of land from which all his sources of income were fully generated. He used to engage in crop production, garden vegetable production and as well as rearing of livestock. All his family members also used to get all sources of food and income from these farmland and garden.

When the town had been expanded to the urban fringes his farm land was incorporated into the town boundary. As he stated that, in 2005 at spring season one day the experts from Bore Town Municipality had come and told him that to leave his farm land for urban expansion and then he felt shock and refused leaving his land. Then the Municipality repeatedly notified him to vacate within a short time.

When the Municipality and the Woreda Administration forced him to leave, he asked them to pay compensation for his properties or substitution land.

The Municipality replied that it had no financial capacity to pay him compensation and said that the issue was about the development as well as to the public purposes and forced him to leave without any compensation and other resettlement assistance, except the residential plots (400m²). Yet, the land for residential houses had not been given to his two married boys.

Due to this he lost his farm land and properties. He added that if he had been given sufficient time, he would have transferred, sold and prepared the ripped enset for food which could have served him for a few months. But due to short time were given to him, he was unable to transfer, sale or take within a given time.

Then the municipality had employed daily labourers and demolished the dense enset for three consecutive days.

Consequently, this family lost their farm land and properties; this resulted in the loss of job and future source of income. Since they had no option the husband and his wife engaged in petty trade (Selling cereal and vegetables in the local market with money they had on their hands. Among their children, one of their elder young boys who had married left his two children and his wife on his family and migrated to other places in search of job opportunities. Among the remaining children, three young boys had dropped out from school and engaged in daily labour activities.

This implies that urban expansion significantly affected the socio- economic of this family. From this one can learn that during urban expansion due consideration should be given in order to minimize likely occurring of adverse effects of urban expansion on dislocated households residing in the urban fringes.

(His name reserved for security purpose April, 2016)

There are some previous studies conducted in different cities/towns in Oromia National Regional States regarding impacts of urban expansion. Among these, the study conducted on Sebeta town revealed that, during land acquisition for urban expansion cash compensation is mostly used for the land lost and properties located on the land

expropriated. However, some evicted households lodged complains on the valuation procedures used by the municipality does not consider actual value of property as well as improvement made or previous investment on the land. The study also depicted that there are four types of compensation packages promised for evicted farmer cash compensation, residential land, SBD training and employment creation. However, the study result shows that compensation types that have been fully practiced by the Sebeta town municipality was cash compensation and provision of residential land for evicted families. The other type of promised compensation packages has not still put into practice and implemented by of town (Dejene Nigusie, 2011). Another study conducted on Bishoftu town identified that there is an absence of fair compensation to displacement, clear and transparent procedures to manage compensation, failure to implement promised benefit packages and lack of awareness to capacitate the dislocatees to involve in new business (Adem kedir 2010). From this it is possible to conclude that cash compensation is widely practiced during land acquisition. But it was not adequate and implemented as legal provisions.

4.3.2 Community Participation and Awareness

Community participation is about meeting the interests of the whole community and it is a higher likelihoods that a program that involves the community is expected to accurately reveal the real needs, concerns and interests of the community. When every member of a community has the chance to participate in the design and implementation of development programs, they will be able to indicate alternative approaches that reduce likely impacts of programs.

Table 4.3 Community Participation during the Implementation of the Urban Expansion Plan

Did the Municipality made you aware about the town expansion towards your locality?	No of respondent	Percent (%)
Yes	9	12.5
No	63	87.5
Total	72	100.0

Source: Field Survey 2016

As indicated in Table 4.3, an attempt has been made to identify whether the dislocatees had been aware/informed about the urban expansion program. Accordingly 87.5% of the households replied that they were not informed about the town expansion towards their locality. As revealed by the focus group discussions the remaining 12.5% refer to those who participated in meeting organized by the local administration to inform the community about their relocation. In line with this, the majority obtained the information orally from their neighborhoods and some of them have no information until they were asked to leave the land. The results of key informant interview and focus group discussion were consistent with what is obtained from household heads.

In addition to this the majority of dislocated farm household heads stated that they strongly opposed to leave the land. But, finally they were forced to leave and received only a plot of land for housing that determined by the municipality. This implies that the expansion program was not transparent while the community did not have sufficient time to prepare themselves for searching alternative job and properly take off their properties on the land.

4.3.3 Notification Mechanisms Employed By the Local Administration

As stated in FAO (2008) the provision of notice of the intention to acquire land protects the rights of affected people. Notice should be given as early as possible to allow people to object to the acquisition of their land, to submit compensation claims, or to appeal against incorrect implementation of procedures. The timing of notice varies: a period of three to six months is common in many countries. In the same way, the proclamation No. 455/2005 Article (4/2) also stated that where an urban administration decides to expropriate a landholding it shall notify the landholder, in writing, indicating the time when the land has to be vacated and the amount of compensation to be paid. The time of notification may not be less than ninety days.

However, the notification time given in case of relocating farmers for the expansion of Bore town was contradicting with this proclamation. All of the dislocated farm household heads and key informants pointed out that the municipality notified families to immediately vacate the land and take their properties at the time of implementation. They were notified when the Municipality started allocating the land for the proposed purpose (distribution of land for housing, social service, investment and other urban service). As participants of focus group

discussion replied, the town administration had been rushing dislocatees. As a result the dislocates faced difficulty to take off their properties on the land (especially Eucalyptus trees, bamboo tree, garden plants, enset plantation and other assets) and obliged to desperate sale. Enset plantation which is considered as main source of food security for local and dislocated families has been damaged without value due to lack of time to collect. In addition, unripe trees and plants were destroyed by daily laborers employed by the municipality.

Table 4.4. Mechanisms of Notice Service Employed by the Local Administration(a&b)
Table4.4 (a) Type of notice service

Type of notice service	No. of respondent	Percent (%)
At public meeting	9	12.5
From kebele leader	11	15.3
From neighborhoods	29	40.3
Have no information at all	23	31.9
Total	72	100.0

Source: Field Survey 2016

Table4.4 (b) Time of Notification

Time of Notification	No. of respondent	Percent (%)
Before four month's	0	0
Before one month's	0	0
Before three month's	0	0
Before two month's	0	0
The time of plan implementation	72	100.0
Total	72	100

Source: Field Survey 2016

Respondents were asked to indicate how they obtained notice service. As indicated in Table 4.4, the dislocated household head response shows that 72.2% did not receive official notice regarding urban expansion towards their neighborhoods. Most of them learnt about it informally from their neighbors and they had no information until implementation time. The remaining (27.8%) only informed through kebele leader and at public meeting. This indicates the lack of awareness among dislocates and absence of community

participation. The absence formal advance notice service must have created a serious shock on dislocates during implementation time. Thus, adversely affecting their livelihoods.

4.3.4 Compensation Package to Dislocates

Compensation is a means of payment for the property (land, building, trees, and plants) that is expropriated by the respective executing body of government both either in cash or kind. Proclamation No.455/2005 Article (7/1) stated that a landholder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for permanent improvements he made to such land. Furthermore, it states that the landholder entitled to be paid displacement compensation to ten times the average annual income he secured during the five years preceding the dislocation of the land. (Federal Negarit Gazeta, 2005).

Table 4.5 Compensation Package Promised to Dispossessed Households

Item of question	Yes/No	No of respondent	Percent (%)
Did you get displacement compensation?	Yes	0	0.0
	No	72	100
	Total	72	100
In what kind have you have been compensated	In monetary/financial term	0	0.0
	Alternative land	0	0.0
	Training to develop skill	0	0.0
	Residential plot only	68	94.4
	Total	72	72

Source: Field Survey 2016

As shown in Table 4.5, displacement compensation was not practiced by the municipality of Bore. As replied by the heads of dislocated farm households all of them (100%) did not receive compensation for their properties and improvements they made on the land. Key informants and participants of focus group discussion reiterated that displacement compensation was not paid for dislocatees. They were provided, however, with residential plots of 400m² as determined by the town administration. Nevertheless, the law permitted farmer who is expropriated by an urban administration is awarded an urban residential plot, besides all the other compensation packages. Title deed to their land before incorporating in the town administration boundary has been taken as criteria to provide residential plots as well as married children who live with their parents in the same location but in a separate house get 200m² of land for residential purpose. Among dislocated household head

respondents 4(5.6%) of respondents were not provided with residential plot since they have no official title deed on their land.

The results of focus group discussion revealed that, even though the dislocatees lodged their complaints to the Municipality and the Woreda Administration regarding compensation payment for their assets and livelihoods, no one responded to their grievances. Some of respondents stated that their assets were destroyed within a week especially their enset plantation, backyard horticultural crops and trees on which they depended for their food and daily source of income.

As noted in the (IFC, 2002) of the compensation framework, the Municipality must be sensitive to the special needs of women and other vulnerable groups in the planning and implementation of livelihood restoration. Men and women have different needs and opportunities for access to resources, employment, and markets. Relocation will therefore affect men's and women's livelihoods differently. However, the focus group discussion and key informant interview response show that there was no special consideration given to women during dislocation in providing compensation, job opportunities and credit facility to start home- based economic activities in their locality.

4.3.5 Compensation practice in other Oromia towns.

The actual practice in the study area is completely different from what is prescribed in other parts of Oromia towns and in the existing legal frameworks. Regarding community awareness and participation, the expansion program was not participatory and there was no effort made at creating sufficient awareness for the dislocates in the study area.. On the other hand, they were evicted from their land without any compensation and other resettlement assistance. Experiences practiced in other parts of the Oromia towns (Sabeta and Bishoftu...). Regarding community awareness and participation, the expansion program in Sebeta and Bishoftu was participatory; out of four types of compensation packages for evicted farm households (cash compensation, residential plot of land, SBD (Small Business Development) training and employment creation). However, compensation package that have been fully practiced by the Sebeta and Bishoftu town municipality were cash compensation and provision of residential plot of land for evicted house hold families. The other type of compensation packages in fact promised at the beginning of expropriation but has not still put into practice and implemented by of town municipality. From this, it is possible to conclude that cash compensation is widely practiced during land acquisition in other part of Oromia. But still it was not implemented as legal provision in study area.

4.4 Impacts of Urban Expansion on Livelihood Assets of Dislocated Households

4.4.1 Impacts on Physical Capital

Physical capital comprises the basic services and means of production of commodities needed to support livelihoods, such as, secure shelter and adequate water supply and sanitation, and access to information. According to the study area context dislocates lost the secure shelter, adequate water supply and sanitation is the substantial asset required to support livelihoods.

As revealed by responses of the participants of this study, the dislocatees were unable to pay for constructors and laborers to build secure shelter because they lost their pervious house without any compensation. Moreover, after incorporated as the town residents they were not access to sanitation, electricity and adequate water supply since most of them were located where urban infrastructure was not well serviced and distributed. The dislocates were unable to afford the cost of electricity and water pipe to their home since they do not have adequate source of income. Therefore, the dislocated households' loss adequate access of physical capital that enables to produce means of their livelihoods.

Plate4.2: Women fetching of water from broken water pipe line (unprotected source)



Source: Field survey of 2016

4.4.2 Impacts on Human Capital

As indicated in literature review part of human capital refers to the skills, knowledge and ability to work. Clearly financial capital, in terms of access to employment and earnings, is strongly dependent on adequate human capital.

Table 4.6, Basic Skills training given to enable dislocatees

Table 4.6 (a)

Did you get Skills training to enable you engaged in income generating activities?	No of respondent	Percent (%)
Yes	0	0.0
No	72	100
Total	72	100

Table 4.6 (b) Type of skill training

Type of skill training did you participate		
Business start-up	0	0.0
Financial management and saving	0	0.0
Basic skill and Technical training	0	0.0
Total	72	100

Source: Field Survey 2016

In order to identify the impacts of dislocation on their human capital, the dislocatees were asked to indicate if they were provided with any skills training to enable them to be engaged in alternative income generating activities. As depicted in Table 4.6, all of the interviewed respondents replied that they did not obtain any type of skill training.

This was also corroborated by the results of focus group discussion. Interviews held with Woreda court and Administration revealed that rehabilitation program which the government implemented in other places to capacitate the displaced farm households through facilitating basic skill training was not put into practice in Bore town. The information obtained from the key informants and the town administration also revealed similar results. Furthermore, the dislocatees stated that, at the time of their displacement, no one gave them orientation to prepare themselves for alternative income generating activities. Lack of basic skill training (lack skill how to start new business) coupled with displacement from livelihood base is highly weakening the productivity of human capital.

4.2.3 Impacts on Social Capital

As stated in literature review part social asset refers to the social resources people help from others in order to accomplish their livelihoods through networking, membership of formalized groups that make them help each other.

As illustrated by focus group discussions and key informant interviews, before dislocation jigii or debo, idir and iqub were the dominant social arrangement available for a long times in their neighborhoods that help them at the time of hardship, crop harvesting and ploughing and house construction.

As key informants replied that there used to be a trust and love among neighboring communities who were willing to support each other in time of need. As a result, they were borrowing money, exchanging information, supporting each other at the time of sickness, death and retirement as well as visit each other during holidays and other festive occasions. However, after dislocation, all these social assets are disrupted and dislocatees started to experience difficulties in adapting to the loss of such social benefits in their new location.

4.2.4 Impacts on Natural Capital

Natural capital is the term used for the natural resource stocks from which useful service for livelihoods are derived. (Such as land, water, forests, air quality, biodiversity). For most of farming households in Ethiopia as well as in the study area, land is the primary means for generating livelihoods and a main means for investing, accumulating wealth, and transferring it between generations. Land is also a key element of household wealth (Deininge, n.d).

These resources became decreased due to urban expansion particularly for those residing in the urban fringe areas. Agricultural land was converted to urban settlement and urban service. Farmers lost their farm land on which their livelihoods depended and the springs that were used as a source of drinking water in the previous time were polluted by solid and liquid wastes dispose from the town and some of them dried up. As revealed by key informant interviews, they used to have both natural forest and artificial trees (Tid, Geteme, Eucalyptus and Bamboo trees) that can be used for agro forestry, construction, fire wood, timber and source of income. Before their relocation, residents had easy access to these forest resources. After their dislocation however, they have to buy them from market.

Table 4.7, Total Land Loss in Hectare

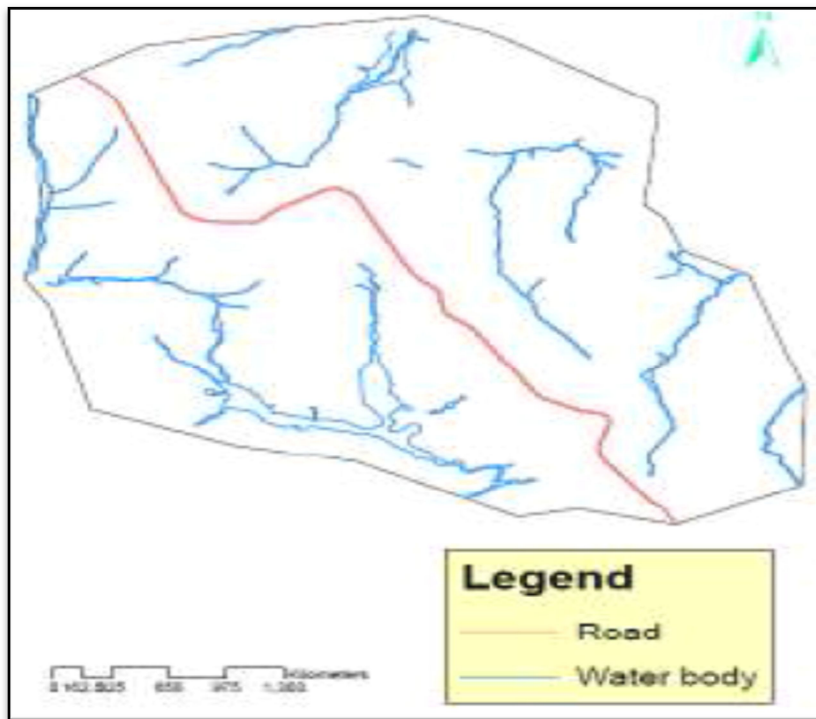
Area of land in (ha)	No. of respondent	Percent (%)
< 0.5	6	8,3
1 -2	35	48.6
3 -4	22	30.6
> 4	9	12.5
Total	72	100.0

Source: Field survey of 2016

The results of the survey and focus group discussion reveal that all of the dislocated households lost their farm lands due to urban expansion on which their livelihoods solely depended implying the need to have other alternative means of livelihoods.

Among other natural capital in the study area there is high potential resource of surface water distribution like streams, rivers and springs. As indicated in figure 4.1, the study area has abundant water resources that could be used for various purposes, (i.e. domestic, industrial and agricultural uses).

Figure 4.2 Water resource of study area



Source: Structural Plan of Bore Town (2012)

However, as key informant interviews and field observation reveals at recent time this resource become deteriorating due to urban expansion that resulted in constructing houses on spring areas and destruction of wetlands adjoining the resource. On the other hand, this potential sources of water polluted by runoff from different parts of urban areas, solid and liquid wastes (this include wastes generated from toilets, garages, small scale industries/mill processing, and slaughter house, domestic and commercial wastes). This implies that urban expansion resulted in deteriorating of water resource that naturally available in the area.

Plate 4.1: newly constructed houses along a river side.



Source: Field Survey, 2016

4.2.5 Impacts on Financial Capital

As indicated in literature review part, financial capital refers to the financial resources that enable people to adopt different livelihood strategies and comprise income, credit, and saving facilities. As indicated in (IFC 2002) economic displacement, loss of income stream or means of livelihood that resulting from land acquisition or obstructed access to resources

Table 4.8, Reported average annual income of respondents

Average Annual income in (ETB)					
Before dislocation	No. of respondent	Percent (%)	After dislocation	No. of respondent	Percent (%)
1000 – 3000	5	6.9	370-1110	8	11.1
3001 -5000	21	29.2	1111-1850	26	36.1
5001 – 7000	25	34.7	1851-2590	22	30.6
7001- 9000	15	20.9	2591-3330	13	18.1
> 10,000	6	8.3	>4000	4	5.6
Total	72	100		72	100.0

Source: Field Survey 2016

As revealed by the information collected through household surveys dislocated farm households lost their farm land (on which they used to produce crops and vegetables as well as rear livestock) which were providing food and generating income for their family.

Moreover, the dislocatees lost their houses (particularly those relocated for social service and road infrastructure purpose) and they were forced to construct new houses on plots given to them by the municipality in another location.

Some of these households were forced to rent houses that exposed them to extra expenses in addition to their expenditure on the construction of new housing. Before their dislocation 66.7% of the dislocated farm households used to save money in the form of equb in their neighborhoods for different purposes. But, now there is no such kind of arrangement. This coupled with loss of income source, absence of compensation and credit facility deteriorating the saving and financial capacity of the dislocatees. On the other hand, Loss of assets such as land and livestock which were source of income and employment generation to the residents before the town expansion also put the affected households in more serious situation economically and they could not meet some of the basic needs including food security necessary to sustain their families as well as cost for social services including fees for their children, health etc...

Box 2

There was a man used to live in the urban fringe of Bore Town in his previous kebele Anno Kernsa special area named Guduro. He was 48 years old and had a wife and 8 children. His farm land was incorporated in the town administration boundary since 1998. Before the expropriation of his land his family used to live off the agricultural production and income generated from farm land. After dislocation they lost their pervious source of income that adversely affected their livelihoods. In order to overcome the impacts of the dislocation and sustain their life, he engaged in the provision of construction stone in the town from the urban fringe quarry site as well as rent agricultural land from nearby peasant associations. He had used his horses as means of transportation from the quarry site to the town and distribute for private and another organization that has been engaged in construction activities. Since he had got this construction stone free of any payment he could deliver the stone to the town relatively in an efficient way. As the town had been expanded the building of houses were increased that in turns increases the demand of stone for construction. The price of stone per m³ also increased and he was able to support his families.

Currently, he is organizing with other people and they were given legal permission on that occupation and continued to deliver stone to the town. Moreover, now a day he employed other workers under him and working with them. At this time that person has built his own home and extra houses for rent with the income that he has earned from quarry and agricultural products. Therefore, due to urban expansion he has benefited from the increasing demand of stone market and by renting his houses.

(His name reserved for security purpose April, 2016)

4.4 Sustainability of Livelihoods Related Support Provided to Dislocatees

A livelihood is considered to be sustainable when it enables (displaced) households to cope with and recover from shocks and stresses and enhance their well-being and that of future generations without undermining the natural environment or resource base (Ashley and Hussein,2000). In this context, the livelihoods of the households residing in the urban fringes were adversely affected by urban expansion as they lost livelihood assets. Hence, it

needs support should be provided to ensure the sustainable livelihoods of affected households and families.

4.4.1 The occupation of dislocated households

As re-iterated in the previous section the dislocated households lost their farm land which used to be their sole means of livelihoods. Furthermore, members of the dislocated households encountered unemployment, disintegration of families and migration to the surrounding kebeles and towns (especially to low land Kola areas) in search of other agricultural land and alternative job opportunity. Consequently, as the information obtained from key informants indicates, some of the dislocated households had moved to other locations due to lack of alternative job opportunities that corresponds to their capability as well as absence of support from the local government to make their livelihoods sustainable. This implies that the displaced households are exposed to adverse socio-economic problems in their new location due to lack of support aimed at providing them with alternative means of livelihoods after dislocation.

4.4.2 Non- Farm Source of Income Available in the Town

An attempt has been made as part of this study to assess the availability of alternative job opportunities for dislocated families. As shown in Table 4.11, daily labour is the dominant type of employment that dislocated families in the area widely participate and earn their livelihoods. This type of employment includes, employed in building, quarrying, fence, house construction and flour factory, working in the garden etc. This type of employment does not require any skill and training. However, these households are the poorest and their income serves from hand to mouth; it is not sustainable and secure to support their family.

Table 4.9, Type Non-farm Economic Activities Available After Dislocation

Source of income	No. of respondent	Percent (%)
Daily labour	52	72.2
Self employment	18	25
Employ in government sector	2	2.8
Total	72	100.0

Source: Field Survey 2016

As replied by the respondents, self-employment is the second livelihoods strategies that account (25%) out of the sampled household respondents. It is the type of petty trading where urban fringe households bring agricultural products and non-agricultural products from other areas and sell to the town. Moreover, women are widely involved in petty trade activities such as selling food, alcohol, coffee/tea and fire wood while children are involved in vending kollo on the street. This shows the limited availability of alternative job opportunities for the dislocated farm households.

Table 4.10, Type of Compensation package provided to Dislocates by the Municipality

What types of support obtained?	No. of respondent	Percent (%)
Organizing in MSE	0	0.0
Land provision for production and selling	0	0.0
Resettlement assistance until their livelihoods were rehabilitated(shelter, training, social service)	0	0.0
Providing job opportunities	0	0.0
No service provided regarding dislocatees	72	100
Total	72	100

Source: Field Survey 2016

In order to identify the sustainability of livelihood related support provided to dislocated households the participants of this study were asked to indicate the type of support they obtained from the municipality. As shown in Table 4.10, all of respondents indicated that they did not obtain any support from the municipality in connection with their displacement. It was learnt that the town administration did not give any attention to their grievances about the loss of livelihoods. This implies that there was no support provided to dislocated households to sustain their livelihood used in the town negatively affected the sustainability of their livelihoods.

Box 3

There was a widower of 56 years old who used to live in the urban fringe of Bore town for a long time in Anno Wate kebele in the area of Uraga Bere. Previously he had a large size of farm land. But, as the town expanded towards the urban fringe his land was significantly reduced to 0.5ha of land on which his life depended. However, in 2010 the Town Administration told him that his land was required for the construction of a secondary school that had been sponsored by "Sew le sew" (Men for Men) non- governmental organization. The time given to preparation of land for this development was too short. Then the municipality forced him to leave the land within a short time. Then after, he pleaded that he was widower, retired, and had no one to look after him. Because he had no alternative sources of income, he asked for a support that sustains his life he also asked a relocation.

But, nobody helped and gave attention, so he decided to vacate the land. But, on his farm land he had eucalyptus tree, bamboo tree, house, Enset, and other backyard plantations from which he had got source of food and income. According to his narratives, when the construction of the school was being started all his property on the land was destroyed and he was left penniless.

During the construction period of the school even though a residential plot had been given to him since he had not able to build his house, the relatives and neighborhoods helped him by building a house. Now a day since he is not able to engage in income generating activities, the absence of support from the municipality and the loss of his previous land made his life difficult and full of misery. Therefore, he is living with the support of his grand sons and daughters who engage in Koll /roasted seed/ vending on the street.

(His name reserved for security purpose April, 2016)

Table 4.11, Satisfaction Level of dislocates with the Service Provided by Municipality

Satisfaction level	No. of respondent	Percent (%)
Highly satisfied	0	0
Satisfied	5	6.9
Highly dissatisfied	67	93.1
Indifferent	0	0
Total	72	100

Source: Field Survey 2016

As shown in the Table 4.11, the dislocatees were requested to indicate whether they were satisfied with the compensation related support that municipality provided to them regarding livelihood sustainability and most of the interviewed respondents (93.1%) indicated their dissatisfaction. As highlighted during the focus group discussion, the dissatisfaction of affected farm households emanated from inappropriate dispossession of their land and properties attached to it on which their livelihoods depended for a long period of time. The dislocated households were vacated from their land without any compensation and other resettlement assistance which they are entitled as the Federal and Regional constitutions as well as by expropriation proclamation of the country. The mere provision of residential plots is, highly upsetting for the displaced farm households as there is no any other livelihood related support provided for affected farm household livelihood sustainability. Therefore, there is a need to give due consideration to provide sustainable livelihood support through integrating concerned sectors and stakeholders to take part in livelihood related support provision.

Box 4

There were around nine households, who used to live at the urban fringes of the Bore Town in the specific area of Bore Tena Tabia Sefer. Among those households the majority of them had more than five family members. All of them had farm lands on which they produced crops (barley, wheat, maize, bean and beans) vegetables (Enset, Cabbage and onion) as well as rearing livestock (cattle, sheep and hours). Their source of food and other incomes were generated from their farmland.

It was during the summer of 2009 that the experts from the municipality came and told them that their land was proposed for TVET School (Technical vocational educational training school) construction. Then the experts told the authorities that the households were not volunteering to leave their land. At the next time the officials from the Woreda Administration and the Town administration went and tried to convince them. Then, the households asked the Woreda Administration and Municipality about their future fate. But, no one paid attention and responded to their questions. Then after the experts went in to the site, the households were not volunteering to let them measure the land and got into conflict. Finally, the Woreda Administration started convincing them by promising to give a residential plot of urban land for each of them and for their adult children those who were married and live with them in the same compound.

In addition to this they promised to give priority in providing job opportunities, to organize in MSE as well as to give priority in employment opportunity that corresponds with their capacity. Moreover, they promised to provide basic skills training for their young children that enable them to engage in different income generating activities.

Even though, they promised them with a lot of opportunities, practically they did not provide any of what they promised except plot of urban land for residential houses. Consequently, those households lost their fertile farm land and income from the land like trees, vegetables and houses then they had suspended on the air. Since, they had lost the pervious life they had started to take the available options.

Among those dislocated households some of them had engaged in daily labour (flour factory, private and organization houses building) petty trade (house based commercial like coffee/tea, food, buying and selling of cereal and vegetables in the market) others depended on their children due to retirement as well as forced to migrate to other places and few of them rented agricultural land from other nearby peasant association kebeles. However, they could not lead their life in settling way that enables them to secure their lives in a sustainable way.

To sum up, before dislocation they had got enough supplies of crops and vegetables from their farm. But now a days they have lost those opportunities and are living by buying all things from the market. This has made life very expensive for them and led them impoverished. From this, one can infer that the procedures of land acquisition that do not follow the legal provision significantly affect the life of expropriated landholders. So, in order to acquire land for public purposes, it should be in line with the procedures of legal frameworks of the country and in ways that do not affect the livelihoods of dislocates.

(His name reserved for security purpose April, 2016)

As indicated by focus group discussion the majority of the residents were not satisfied with the service provided from municipality in connection to their dislocation. But there were a few households (7%) who benefited from town expansion program in Bore town. some of these benefits associated with provision of residential plots during implementation. As they replied few individuals among dislocated households those whose plots were given along collector roads are get a chance to engage in small scale business activities and home based commercial activities. On the other hand, even they have good value when they need to sell. This implies that the there is a problems of implementation during residential plot allocation among dislocatees. In addition, a few of them also get residential plot for all their adult children. Those who have get residential plot along the main and collector roads get a chance to engage in small scale business or to start home based economic activities.

CHAPTER FIVE

5. Conclusion and Recommendations

5.1. Conclusion

This chapter presents the conclusion and recommendation part of the study that is developed based on finding, analysis and discussion of the study. The conclusion drawn was based on the objective, finding and as well as the key lessons from literature review of the study. The objective of the study was to assess the procedures of land acquisition and sustainability of livelihood related support provided for dislocated households who were residing in the urban fringes of Bore town as well as identify the impact of urban expansion on the livelihood assets that the dislocatees depended before dislocation. The recommendations are organized under two categories such as recommendation for practice and further studies.

5.1.1. Procedures of Land Acquisition in Bore Town

Urban expansion is often necessary to accommodate the growing urban population, as well as exploit the economic potentials of towns as engines of growth. Following appropriate procedures of land acquisition process help minimize the adverse impacts of land acquisition. The existing legal framework in Ethiopia outlines the procedures to be followed in notifying, property valuation, and displacement compensation as well as to provide additional assistance to displaced persons to restore their livelihoods. Yet, the actual practice in the study area is completely different from what is prescribed in the existing legal frameworks.

Regarding community awareness and participation, the expansion program was not participatory and there was no effort made at creating sufficient awareness for the dislocatees. As highlighted during focus group discussion and revealed by the results of the household survey, the majority (93.1%) of respondents indicated their dissatisfaction due to inappropriate dispossession of their land and properties attached to it on which their livelihoods career established for a long period of time. On the other hand, they were evicted from their land without any compensation and other resettlement assistance.

As to the payment of provision displacement compensation and resettlement assistance, all of respondents replied that they did not receive any compensation whether in kind or in cash

other than residential plot allotted to them by the Municipality. The study also reveals that the majority of the respondents used to obtain their income from agricultural products (crop, vegetable and livestock) with average annual income Birr 3000 -7000, which experienced significant reduction by 37% after dislocation. The Woreda Administration and the Municipality simply forced them to vacate from their land and take properties without showing concern about their future fate.

5.1.2. Impacts of Urban Expansion on Livelihood Assets of Dislocated Households

If local governments carry out acquisition of land satisfactorily, they benefit communities and people in equivalent situations while at the same time providing the intended benefits to society (FAO, 2008). While, in study area, the town's expansion resulted in the dislocation of households residing in the urban fringes and hence, in the loss of their farmlands and properties that contributed to disruption of their social interaction with existing neighborhoods, disintegration of families, and migration in search of alternative farm land and /job opportunities.

5.1.3. Sustainability of Livelihood Related Support Provided to Dislocates

A livelihood is sustainable when it enables people to cope with and recover from shocks and stresses and enhance their wellbeing (Ashley and Hussein, 2000). All of respondents indicated that they did not obtain any support from the municipality in connecting with their displacement. It was learnt that, due to lack of awareness of existing legal framework (at the early time of expansion) and lack of resource and lack of good will the town administration did not give attention to their grievances about the loss of livelihoods, which rather forced them to vacate their land holding.

Resettlement support to be provided may include shelter and social services that are to be provided to the affected people during their relocation as well as cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale or loss of asset, Support should also be provided for the period of time it takes for the affected persons to re-establish their livelihoods in their new location (IFC, 2002). Nevertheless, regarding the sustainability of livelihood related support provided the triangulating results reveal the absence of any livelihood support

provided to dislocatees. Land acquisition practice in Bore town does not give adequate heed to the sustainability of the livelihood assets of households residing in the urban fringes. Hence, the livelihoods of households especially those headed by women and persons with disability are adversely affected by urban expansion resulting in impoverished and insecure livelihoods. This state of affairs calls for involvement of all concerned stakeholders change the procedures being practiced that adversely affect livelihoods of land holders.

Good governance ensures all development without affecting other livelihoods likewise land acquisition for urban expansion also should needs due considerations of affected peoples' livelihoods. On the other hand, legal framework of the country clearly outlines and give detailed policy guideline to implement appropriate land acquisition procedures. However, in practice it does not implement and translated in the study town. It has an implication that absence of transparency, accountability, and responsibility to the livelihood sustainability of affected peoples.

5.1.4. Key Lessons Learnt by the Local Administration

The town Administration is aware of the significance of land acquisition proclamations and regulations that available at the Federal level and Regional that outlines the procedures to be followed during land acquisition in order to minimize likely occurring adverse impact.

They also consider that the land acquisition process shall be done based on the payment of fair compensation either in cash or in kind for the dispossessed properties on the land which enable the relocates to sustain their livelihood sustainable. Therefore, they believe in the requirement of sustainable livelihood support provision until the dislocated re-established. Moreover, the Woreda Administration and Municipality understand that the land acquisition process should ensure community participation and all concerned stakeholders by following appropriate procedures as well as they believe in the experiences being practiced in other parts of Oromia towns.

5.2 Recommendations

Bore Town has been physically expanding to the surrounding areas engulfing large farmlands (1,377 hectares) for urban settlement that invariably entailed the dislocation of households residing in the urban fringes. As a result, households residing in the urban fringes are vulnerable to the potential loss of stable source of income, because of loss of

livelihood assets encompassing physical, social, natural, human, and financial capitals. Based on the gaps identified and the impacts assessed by this study; the following recommendations have been forwarded:

5.2.1 Recommendation for Practice

- ✚ In order to be able to acquire land for public purposes without undermining the livelihoods of dislocated families the municipality should revise the procedures it has been practicing in accordance with land expropriation proclamation and regulations that entitle those with land use rights to obtain compensation and resettlement assistances to reduce the likely effects of urban expansion as well as to start to pay fair displacement compensation for the loss of properties and permanent improvement on the land.
- ✚ Besides, before implementing the expansion program towards nearby farmlands, it is better to effectively utilize all the available vacant/open land in the town center (224.89 hectare 38.48% of the respective land use; this is found to be highest as per standard) and advisable to revise the plot size allotted for residential and other purpose.
- ✚ Community participation and consultation provide an opportunity for people to learn more about the programs, the procedures and to voice their concerns and needs indicate alternatives as well as help implement the intended development peacefully. Hence, the Woreda officials and the Town Administration should give training to create awareness about compensation, property valuation and legal procedures of land acquisition.
- ✚ The compensation to be paid for properties and improvements made on the land and other fixed assets should be adequate to enable affected landholders to restore their standard of living after relocation and the compensation rates should be calculated in consultation with affected persons to ensure its fairness.
- ✚ The provision of notice service to acquire land protects the rights of affected people as well as allows them to object to the acquisition of their land, to submit compensation claims, or to appeal against incorrect implementation of procedures. Therefore, the Town Administration should institute procedures that will enable it to officially notify the affected peoples as early and clearly in writing indicating the time when to vacate the land with sufficient time before implementation of the program.

- ✚ Relocation affects the livelihood assets and the income-earning capacity of families to be displaced. Thus; compensation alone does not guarantee the restoration or improvement of their living standard of such families. Therefore, the Town Administration, Micro and Small Enterprise promotion Office and the Oromia Credit and Saving Micro Finance should work on providing credit facilities, training on business development and saving and organizing dislocatees in Micro and small enterprise. Moreover, the government should promote intra-urban non-farming economic activities wherein the affected people can take part. It is also advisable to promote labour intensive investment in the town so as to create job opportunities for dislocated households.
- ✚ Although there are varying International, national and scholar prescriptions on the stake Holders' participation in every public development programs, the town administration had not make the farming community participate in such programs like Urban expansion from its inception to implementation. Therefore, since the urban fringe farm households had both high interest and influence on the urban development in to their vicinity, they were primary stakeholders. For this fact, urban expansion program should involve them after all.
- ✚ Investment in skill training determines the human capital that enhances livelihood alternatives and plays a great role to develop and engage in new business. The Town Administration, the Woreda Administration and the Micro and Small Enterprise promotion Office should therefore facilitate basic training for affected families in different technical skills (according to their capacity). So that they could grab job opportunities.

Urban development is an ongoing process that comes up with ever increasing demand for urban land to accommodate various activities, services and infrastructure. Recently, the upgrading of the main road (Addis Ababa to Negele Borana) to Asphalt and development of rural roads that link agriculturally potential kebeles with the town as well as availability of gold deposits in the district which have been under exploitation employing traditional methods and that has attracting investors that are expected to utilize in modern methods would invariably increase the demand for urban land since many investors, business people, labourers, and residents will be attracted to the area. Therefore, the Woreda Administration,

Town Administration as well as other relevant stakeholders should undertake advance preparation in the selection and identification of areas to accommodate new development. This requires detail assessment and preparation as well as consultation with resident likely to be relocated in order to minimize the likely effect of urban expansion and to be able to providing adequate compensation and other resettlement support.

- ✚ The farmers have a constitutional right to land(Proc.456/2005) However, whenever it is expropriated for the public interest, then; these farmers have a legal right to claim for commensurate compensation for property lost and a livelihood interrupted. However, the study had shown that no compensation offered to this household except residential plot of land, it was very much subjective to arbitrary decisions by leading institutions program executers. Thus, farmers' right remained under conciliation and their livelihood unsecured. So, the compensation to such community should be based on the compensation regulation N0.135/2007 (the replacement cost of the lost property, the relocation cost of the households, and tenfold of the average annual income each of the Households used to earn before or, alternatively, it should be the Summation of average annual income and some land with equivalent (similar)Productive value.
- ✚ The Government of Oromia National Regional State and the Woreda Administration should improve the technical capacity of officials and employees engaged in land administration and management functions through short and long term training in collaboration with governmental and non-governmental organizations and recruiting well-qualified employees to fill the gap of implementation capacity of the institution.
- ✚ In order to improve the financial capacity Town Administration and the Woreda Administration should allocate adequate budget for the purpose of paying compensation to those to be dislocated due to urban expansion programs. Basically, it was not the farmers' interest to be compensated with money, but alternative farm land. Nevertheless, if the money compensation is only a resolution, then it should be effected after the provision of trainings and other capacity building services to this community on how to make urban businesses &how to manage these businesses under the smaller and micro-industry organizations where strong institutional follow-up exists.

5.2.2 Recommendation for Further Study

This study was set out to assessing the land acquisition procedures and sustainability of livelihood related support provided to dislocated households. However, due to limited time and finance, it did not investigate all aspects of land acquisition procedures and supports provided. Therefore, further research should be conducted among others, on the effective property valuation methods and reasonable compensation as well as how to ensure provision of sustainable livelihood supports.

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Addis Ababa University

College Social Sciences

SCHOOL OF GRADUATE STUDIES

Appendix I - Questionnaire for Dislocated Sample Household Heads Survey

This Questionnaire is prepared for an academic purpose for the fulfillment of MA degree in Geography & Environmental Studies. Specifically the objectives of the study are to assess the impacts of urban expansion on the livelihoods of households residing urban fringes in Bore Town. Hence, you are kindly requested to give your response by selecting from the given alternatives. Please be informed that you are not required to write your name and your response will remain confidential. I would like to thank you in advance for your cooperation.

In order to answer the questions put a right sign (✓) in the boxes provided

I. Personal information of Respondents

1. Address: Woreda _____ kebele/ Name of farmer association _____
2. Age 25 – 30 31 -35 36 – 40 41- 45 > 46
3. Sex Male Female
4. Marital status: Single Married Divorced Widowed
5. Occupation Farmers Trade Daily labour Government employ
6. Level of education: Illiterate 1- 4 (primary school)
5- 8 (junior school) 9-10 (high school)
11- 12 (preparatory school) > 12 Complete and above
7. Number of family size in your household
1- 2 3 -5 6-7 > 8

II. Procedures of land acquisition

1. Did the municipality made you aware about the Town expansion towards your localities?
Yes No
2. How did you get service of notice about town expansion to your neighborhoods?
Thorough official letter at public meeting
Through kebele leaders informally from neighborhood
3. When did you become aware to be vacating from your land?
a. Before four month's b. Before three month's c. before two month's
b. Before one month's d. at the time of plan implementation
Specify if others _____

III. Loss of Land possession and other assets

- 4. Did you lose your land due to urban expansion to your surrounding?
Yes No
- 5. If your answer is yes how much hectare of land do you lost?
< 0.5 1 – 2 3 – 4 > 4
- 6. What type of land did you lose due to expansion of the town?
Agricultural Residential Grass land forest (tree)
- 7. What type of livestock have you possessed, crop and vegetables did you produce before dislocation?

No	Type of Livestock	Possessed	Type of crop	Produced	Type of vegetable	Produced
1	Cattle		Barely		Onion	
2	Sheep		Wheat		Cabbage	
3	Horses		Beans		Enset	
4	Chickens		Maize		Apple	
5	Goats		teff		Green paper	
6	Others		others		Others	

- 8. Average annual income you gain from crops, vegetables and other assets before and after dislocation?
1000 – 3000 3001 – 5000 5001 – 7000 7001 – 9000 > 10,000
375 – 1100 1101 – 1800 1801 – 2500 2501 – 3300 >4000
- 9. What types of non- farm/urban based income source do have before dislocation?
Trade Daily labour Employ in government sector others
- 10. What type of dominant social relationships or social arrangement available in your neighborhoods that the farm households used to save money for the time of hardship, agricultural practices and house construction before dislocation?
- 11. What type of asset did you lose due to expansion of the town?

- 12. What do you observe when you compare average annual income you are gaining after dislocation?

IV. Compensation and Livelihood related Supports provided

- 13. Were you compensated for the loss of your land/assets?
Yes No

14. If yes, in what kind have you have been compensated?
- a. In monetary/financial term c. Alternative land
 b. Training to develop skill d. land for housing plot only
15. If no, what could have been made the compensation reasonable?

16. Were you given any skills training to enable you be engaged in income generating activities? Yes No
17. If yes in which of these skill training did you participate?
- a. Own business development and management
 b. Financial management and saving
 c. Basic skill and Technical training d. Specify if others _____
18. Did you have the possibility to get sufficient credit and loan from financial institutions to start new business?
 Yes No
19. What types of non -farm activities available in your area you engage in to obtain additional earning after dislocation?
- a. Daily labour Employment in factory d. Employment in NGO s
 b. Self employment in cottage industries e. Others (specify) _____
 c. Employment in government organization
20. What types of services did you get from municipalities/town administration?
- a. Organizing in MSE c. Land provision for production and selling
 b. Resettlement assistance until their livelihoods were rehabilitated
 c. Providing job opportunities
21. How much did you satisfy with the kind of assistance given to you?
- a. Highly satisfied c. Highly discouraged and dissatisfied
 b. Satisfied d. Indifferent

V. Strategies adopt to overcome the impacts on the livelihoods

22. From where do you acquire new source of income you own now?
- a. House rent d. support of family/relatives
 b. Farm land in other place e. Informal/ petty trade
 c. Small and micro enterprises f. specify if others _____
23. What are the challenges that faced you to engaging in non-farm activities in your town?
- a. Lack of skill/education c. Problem of finance to startup new business
 b. Lack of job opportunity in the town e. problem of age
 d. Absence of labour intensive industries/investment in the town
24. What kind of livelihood strategies you were adopting in order to overcome the livelihood impact? _____, _____, _____
25. Was there any changes observed over time? _____

Appendix II - Focus Group Discussion Guides for Dislocated Key Informant

Dear respondent this discussion is conducted for an academic purpose of the fulfillment of MA degree in Geography & Environmental Studies. Therefore, your response is very important for the success of the study because all information that you provide determines the analysis and conclusion of the research. Hence, you are kindly requested to give your response. Your response will remain confidential. I would like to thank you in advance in advance for your cooperation.

1. Were the households affected by implementation of the urban expansion?
 2. Before dislocation what were the dominant social arrangement available in your neighborhoods that the farm households used to save money for the time of hardship, agricultural practices and house construction.
 3. Were occupants considered in respect of compensation for loss of livelihoods and other assets they possessed?
 4. Were the dislocatees properly compensated and supported to sustain their livelihoods?
 5. During the land acquisition process were the vulnerable groups (women, disabled) given any special consideration?
 6. Were the rehabilitation supports given to dislocatees during urban expansion?
 7. Were the occupants complaining the acquisition of land for town expansion?
 - o If yes what is the source?
 8. Describe the weaknesses in the land acquisition process that sources of the resistance and complaints from the residents?
 9. What should be done in the future in order to reduce the likely effects of urban expansion for the affected people?
- 🚩 What are your general comments regarding:-
- a. Compensation paid _____
 - b. Sustainable Livelihood related supports provided _____
 - c. Awareness creation _____
 - d. If others specified _____

Appendix III - Focus Group Discussion for Bore Town Municipality

Dear respondent this discussion is conducted for an academic purpose of the fulfillment of MA degree in Geography & Environmental Studies. Therefore, your response is very important for the success of the study because all information that you provide determines the analysis and conclusion of the research. Hence, you are kindly requested to give your response. Your response will remain in confidential. I would like to thank you in advance for your cooperation.

1. What procedures that the municipality used to acquire land for urban expansion?
2. Describe regarding:-
 - a. Procedures adopted for land acquisition
 - b. Amount and forms of compensation and promises
 - c. Amount and forms of the promised compensation have been delivered
 - d. Involvement/consultation of the community
 - e. Transparency and accountability
 - f. Mechanisms of awareness creation,
 - g. Methods of grievance handling
3. How were the needs and concerns of occupants and the vulnerable groups (women, disabled) addressed?
4. Describe livelihoods related support provided to dislocated households regarding?
 - a. kinds of employment opportunities provided,
 - b. credit and loan facilities,
 - c. vocational trainings
 - d. organizing in MSE
 - e. Providing production and market place
5. What complains are still persistent despite the land acquisition?
6. What did the municipality proposed to overcome impacts on the livelihoods of households residing urban fringe in the future?

General comments/suggestion concerning:-

- a. Sustainability of livelihoods supports _____
- b. changes observed over time _____
- c. specifies if others _____

Appendix IV - Interview Guide to Woreda Administration

Dear respondent, this interview is conducted for an academic purpose for the fulfillment of MA degree in Geography & Environmental Studies. Therefore, your response is very important for the success of the study because all information that you provide determines the analysis and conclusion of the research. Hence, you are kindly requested to give your response. Your response will remain confidential. I would like to thank you in advance for your cooperation.

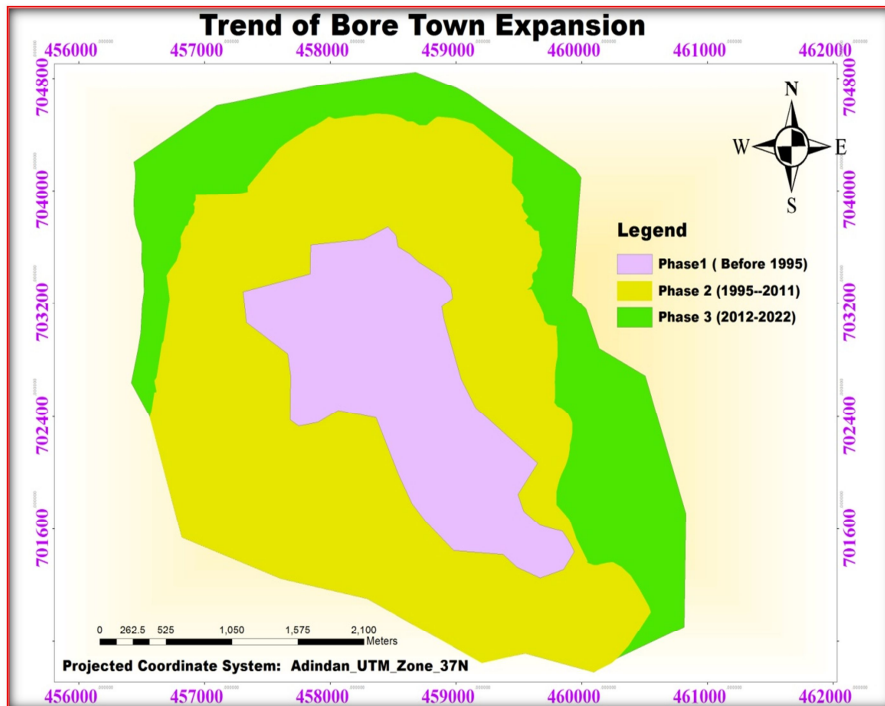
1. What is the role of woreda administration concerning conversion of land use?
 2. Was the dislocated households acquired compensation for their assets?
If the answer is no what is the reason _____
 3. Were the occupants complaining the acquisition of land for town expansion?
 - If yes what is the source?
 - Types of major complaints?
 4. Was there any special consideration given to vulnerable groups (women, children, and disabled) during the land acquisition process?
 5. Describe sustainability of the livelihood related supports provided to dislocated households?
 6. What are the strategies adopted by woreda administration to overcome likely effects imposed on dislocatees?
- ✚ General comments concerning:-
- Acquisition of land procedure practiced _____
 - Fairness Compensation package _____
 - Sustainability of livelihoods _____
 - Changes observed over times _____
 - Specifies if others _____

Appendix V- Field Observation Checklist

In order to demonstrate the physical outward expansion of the town and its growth direction the researcher will conduct field observation with key informants.

1. Trends of the physical growth of the town.
2. Identifying growth directions of the town and the highly affected urban fringe kebeles
3. Identifying natural resource affected by the town expansion
4. The livelihood situation of the relocated households/farmers

Appendix VI- Trends of Bore Town Expansion



Source: Prepared by Author, 2016

Appendix VII Existing open space and environmental sensitive areas



Source:- Bore town revised structure plan (2012)

Appendix VII Time Schedule

No	Types of Activities	Time									
		Spt.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
I	Reporting to the Advisor										
1	Research proposal submission										
II	Reporting to the Advisor										
2	Distributing Questioners										
3	Make field observation										
4	Make interview with intended respondents										
5	Collecting the questionnaires										
6	Compiling the questionnaires										
7	Editing the data										
8	Organizing the data										
9	Analyzing the data										
III	Reporting to the Advisor										
10	Interpreting the data										
11	Typing and Printing the first draft										
12	Submitting the first draft										
VI	Reporting to the Advisor										
13	Finalizing the paper reporting										
14	Thesis Defense										

Appendix VIII. BUDGET SCHEDULE

To carry out the research work effectively financial breaking is very important. Hence, the budgetary schedule has been prepared in detail shows in following table.

No	Activities/Items	Unit	Quantity	Unit price/Birr	Total price/Birr
1	Consumable supplies				
1.1	Educational materials (books, journals)	volume	3	500	1,500
1.2	Line paper	Ream	4	75	300
1.3	Square paper	Ream	2	50	100
1.4	A4 paper	Ream	5	110	550
1.5	Stapler	Pieces	2	75	150
1.6	Writing pad	Pieces	4	50	200
1.7	Correction fluid	Pieces	4	21	84
1.8	Flash disc(4GB)	Pieces	1	475	475
1.9	CD RW	Pieces	16	23	368
1.10	Pen and pencil	Dozen	1	70	70
1.11	Staples	Packet	5	7	35
	Sub –total				3,832
2	Publication				
2.1	Typing & printing	page	550	3	1,650
2.2	Photocopy	page	1200	0.5	600
2.3	Print out from the internet	page	1000	1	1,000
	Sub- total				3,250
3	Equipment				
3.1	Camera	Number	1	2000	2,000
3.2	Bag	Number	2	250	500
3.3	Scientific Calculator	Number	1	180	180
	Sub –total				2,680
4	Communications				
4.1	Mobile card/ telephone/	Number	20	50	1,000
4.2	Internet service/ e-mail charges/	Hour	120	10	1,200
4.3	Local taxi(transportation)	Trip	250 times	5	1,250
	Sub –total				3,450
5	Personnel				
5.1	Data collectors per dime	Number	30	75	2,250
	Sub-Total				2,250
6	Indirect costs				
6.1	Depreciation and use		10.00%		1,546.2

	allowance				
	Grand –total				18,008.2