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COLLEGE OF DEVELOPMENT STUDIES
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AN ASSESSEMENT OF LAND DEVELOPMENT AND
LAND SUPPLY
The Case of Casanchis and Meri Luke Development areas
in Addis Ababa

IN PARTIAL FULFILLMENT FOR MASTER OF ARTS DEGREE IN
REGIONAL AND LOCAL DEVELOPMENT STUDIES

BY: MESAY TEFERA
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ADDIS ABABA UNIVERSITY
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INSTITUTE OF REGIONAL AND LOCAL DEVELOPMENT STUDIES

**AN ASSESSMENT OF LAND DEVELOPMENT AND LAND
SUPPLY: THE CASE OF CASANCHIS AND MERI LUKE
DEVELOPMENT AREAS IN ADDIS ABABA**

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BY: Mesay Tefera

Approved by Board of Examiners

Name	Signature	Date
1. Woldeab Teshome (Ph.D.) (Chairperson, Department Graduate Coordinator)		6/08/08
2. Tegegne Gebre-Egziabher (Ph.D.) (Advisor)		July 15/08
2. Ignatious Mberengwa (Ph.D.) (Internal Examiner)		08/08/08
3. Wondimu Abeje (Ph.D.) (External Examiner)		15/07/08

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List of Acronyms

AAICA	Addis Ababa Infrastructure and Construction Authority
AAMP	Addis Ababa Master Plan
AAMPRO	Addis Ababa Master Plan Revision Office
AACA	Addis Ababa City Administration
AACG	Addis Ababa City Government
AACRA	Addis Ababa City Road Authority
RHA	Rental Houses Agency
AWSSA	Addis Ababa Water Supply and Sewerage Authority
AR	Arterial Road
CBD	Central Business District
CGAALDAA	City Government of Addis Ababa Land Development And Administration Authority
CGCSC	City Government Civil Service Commission
CIDD	City Information and Documentation Department
CPO	Cash Payment Order
CR	Collector Street
CSA	Central Statistics Authority
DUPPI	Department of Urban Planning Preparation and Implementation
ECSC	Ethiopian Civil Service College
ECA	Economic Commission for Africa
EEPC	Ethiopian Electric Power Corporation
ETC	Ethiopian Telecommunication Corporation
GIS	Geographic Information System
Ha	Hectares
HH	Household
IO'S	International Organizations
GO'S	Governmental Organizations
GTZ	German Agency for Technical Cooperation

GLD	Guided Land Development
KM	Kilometer
LAA	Land Administration Authority
LDA	Land Development Agency
LDAA	Land Development and Administration Authority
LDAB	Land Development and Administration Board
LDASB	Land Development and Administration Sub City Board
LDAD	Land Development and Administration Department
LDP	Local Development Plan
MWUD	Ministry of Works and Urban Development
NUPI	National Urban Plan Institute
PADCO	Planning and Development Collaborative International
PA	Peasant Association
PAR	Primary Arterial Road
SAR	Sub Arterial Road
SCG	Sub City Government
SP	Structural Plan
UMMP	Urban Management Masters Program
UN	United Nations
UNESCAP	United Nations Economic and Social Commission for Asia and Pacific

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ABSTRACT

Population growth is the determinant force driving the demand of land for residential and other developments. Thus to cope with the ever increasing demand of land for different purposes, especially in the cities of third world countries the concerned institution should have to be well equipped to enhance land development and allocation for residential and different activities.

*This study attempts to assess and analyze land development and land supply process by taking into account two case studies i.e. **Casanchis Urban Renewal Project and Meri-Luke Residential Housing Development Project** found in Kirkos and Bole sub city Administration respectively. To conduct the research purposive and stratified sampling method has been employed and additionally it was triangulated by interviews, physical observation and documentary research. The analysis is based on the available information and collected data, which elucidates the marginalization of the poor and low-income group, and the inadequacy of provision of serviced land.*

Land development and allocation in Addis Ababa in general and the case study areas in particular is characterized by inadequate serviced land development and management practice, inconsistencies of land related laws and legal provisions, lack of clearly articulated policy directives and strategy, shortage of infrastructures and service related problems, and poor institutional capacity. In Addis Ababa, existing urban land development and management practice need to be improved so as to use land, as a resource for any urban development program and its use should be optimized with the changing socio-economic and physical condition of the city.

CHAPTER I :INTRODUCTION

1.1. Background of the Study

The urbanization process in pre-twentieth century Ethiopia was intimately related with the rise of political capitals (Akalu, 1973). During this period, land was allocated following the military hierarchical system and the feudal social structure. There was no an all embracing land policy in the country; traditional land holding systems defined location of function and social relation both in urban and rural areas. The central part of Addis Ababa and some parts of the expansion areas are characterized by unplanned developments. The situation is a result of the historical development of the city.

According to Ahderhm, cited in Birke, (1998), permanent dwellings started to be constructed, inaccordinace with a strictly feudal land use structure. In this structure, important chiefs such as the Rases, Dejazimaches, were allotted large tracts of land around royal palaces and they built their abodes. The chiefs in turn gave plots of land to their immediate subordinate to build their huts and humble dwelling around their chiefs. Due to this, the land of Addis Ababa had been allotted into various settlements to the high ranking officials, palace workers, the clergy, and legations.

During the imperial period (1930-1974), large areas of urban land were allocated as reward to the services and support rendered to the nobility. Some individuals in the regime owned plots as large as a million square meters. This monopolization of urban land by few landowners resulted in unbalanced distribution of land and unplanned settlement in the city. There were no regulations as to the limit of size and shape of plots. The structure of urban areas had been characterized by a spontaneous pattern of plot layouts, which to some extent abdicated similar street layouts (Birke, 1998).

During the Derg era (1974-1991), land was nationalized and formally designated to be public property. The socialist economic system concentrated more on effective distribution and sharing rather than cost return and profit making. Thus, during the Derg, private investment in housing, which was meant for profit, was ceased. These through

time, created a gap between supply and demand. The government, driven by the ever increasing demand and the unresponsive housing supply was obliged to allocate land for residential use and also adopt the housing cooperative system. In order to provide urban land for residential house construction, the city's outskirts were planned to allow new settlement. Through this process of expansion rural households were dispossessed land properties (Wubshiet, 2002).

The land allocation pattern of cooperative housing schemes ensured better exploitation of urban land by means of orderly use as compared to spontaneously developed settlements. During the Derg period, plots and streets layouts were dominated by regular patterns. The size of the plots was limited and regulated by proclamation No.106; the size of land for housing was limited to 108-250square meters.

In 1991, after the fall of the Derg, the new government decided to adopt a market oriented land and housing development system i.e the lease system. While the policy was being prepared, land allocation for residential as well as other developments came to a stand still due to the absence of clear housing and land development policies. As a result, applications for urban land accumulated in the waiting lists of municipalities in city of Addis Ababa. Even after the issuance of the lease holding system in 1993, allocation of land has not been fully operational in most urban areas including the city of Addis Ababa (Erbach and Bachmann, 1996).

In early 1990's, there was an intensive planning and land development for housing construction activities on identified development zones by the city government of Addis Ababa. Different development zones for housing were set up from big to small settlements in eastern (NUPI housing development area), west (Keranyo housing development area), south west (Mekanissa housing development area) and south of the city in Bole Bulbulla housing development areas. Before 1992 house builders secured the land through legal system from the municipality or land from private landowners, approved by the municipality. After the 1992 lease proclamation house builders secured

land through lease auction or lease lottery from city government of Addis Ababa (Ashenafi, 2002).

Plots of 73-175m² are allocated through drawing lottery and leased out for an annual payment of 0.5 birr/m² while plots smaller than 73m² are leased out with out charges deposit of 20 percent of the total cost of housing unit is a must in a blocked account in order to inter the lottery. Under proc. No.3, 1994 of Negarit gazette Addis Ababa city administration established a lease holding system in which all plots above 175 square meters allocated in various areas by auction, the price of which is determined by the market. The city administration has also been leasing land for commercial, services and industrial use until today after 1994.

The urban land demand for different activities i.e. housing, for different investment, industries, business and services has not been satisfied mainly due to the problems and constraints in land development and allocation system which lead to the high gap between demand and supply of land in the city. As a consequence of this phenomenon it is observed that the demand of land for different investment activities were not satisfied. Due to the inability of the city government in satisfying the demand for serviced land the expected investment in the city were not materialized.

The land allocation system mostly excluded majority of the population, as it is obviously unaffordable for most residents in Addis Ababa and highly constrained the functioning and the land delivery system. Up today no auctions have been issued for such activities. Land management and administration authorities at the center and at the sub city have developed a large number of hectares to be auctioned and have leased out for the last fourteen years. The main assumptions of the leasehold system were to use land economically, to bring equity in the allocation and to assist infrastructure services and housing delivery.

Since the introduction of lease system in Addis Ababa, the effort to overcome the housing problem in Addis Ababa has not created the needed outcome. This is because most of the residents, who have access to land in the project areas mentioned above, were not the needy. In addition, this is aggravated by the inability of the city government in the provision of adequate serviced land for residential purposes. Still the problem of addressing housing shortage remains a burning issue to the city government of Addis Ababa. This has resulted in the invasion of land illegally in expansion areas of Addis Ababa, for instance in *Kolfe Keranyo*, *Bole bulbula*, *Bole Kotebe*, *Mekanisa* and *Akaki* expansion areas.

1.2 Problem Statement

Urban land management is part of the wider doctrine of land development and physical planning. It is the orderly and lawful allocation, transfer, utilization, distribution and conservation of physical land in urban areas for the benefit of all actors. The actors, include the owners of the land, its users, managers, agents in the various stages of development, environmentalist and the general public Good urban land development leads to better organization of activities, a controlled pace of development of the city, where land use is made to complement each other, and this leads to better living in a planned environment. The lack of a policy to control and direct urban land development will lead to all the opposite manifestations of the above (Swazuri, 2002).

While the importance of having control over planning and land development of urban areas of developing cities like those in Africa is paramount, there is a mismatch with what is happening on the ground. In some urban areas of East Africa, for example, planning and control of land uses has been poorly done, does not adhered to, or is completely lacking (Ibid).

In Addis Ababa, existing urban land development and management practices need to be improved so as to use land as a resource for any urban development program and its use should be optimized with the changing socio-economic and physical conditions of the

city. The land information records, land development and delivery systems and the land use development programs are essential for sound and effective urban land management systems. Land supply, in Addis Ababa is characterized by inadequate serviced land development and management practice, inconsistencies of legal provisions, lack of clearly articulated policy directives and strategy, shortage of infrastructure and service related problems (GTZ, 2006).

A multitude of factors related to land development and allocation were identified as bottlenecks which affects the city's future development. These are, the nature and evolution of urbanization by the successive governments since the inception of the city, the over all socio-economic and urban planning and implementation system, the fragile institutional and management systems and practice. In particular the land development and land allocation and its management practices fail to make use of the existing under utilized land in the urban center, due to limited experience, poor institutional and technical capacity. The absences of urban development policy directives also aggravate the problems related to land development and land supply in Addis Ababa (MFA, 2002).

In particular since 2001, there were different land development and land allocation process held in inner and expansion areas of the city. These are Casanchis local development projects (LDP), Churchill LDP, Merkato LDP, Mesquel square and Bole road LDP in the inner city and Meri Luke Residential local development plan, Anfo-Keranyo residential local development plan, Mekanissa-Lebu residential local development plan, Lebu and Akaki Industrial zone.

However, the land development, land allocation and its management practices fail in addressing access to land and provision of serviced land; effective utilization of potential land in inner city and expansion areas in accordance with the norms and principles of the revised Master Plan and Local Development Plans. This is because of the absence of development directives, weak coordination between stakeholder agencies and unnecessary intervention in land development and allocation process. Moreover the land development and allocation process fails to consider the economic dynamism of the city.

Generally, it is very hard to establish proper urban land management systems (i.e. land administration and land development). This has ended in the misuse of the land resources, corrupted land regulation system, and unbalanced and unsustainable urban development endeavors. This is caused due to lack of application of various tools like land development and allocation, land administration, institutional and organizational arrangements, policy and regulatory issues, financial matters and capacity requisites.

These factors determine the rates of land supplied, the efficiency of its management and the degree of attaining its social and economic goals. Given this prevailing situation, it timely to assess land development and allocation system in Addis Ababa. Nevertheless, studies made so far paid little emphasis on issues of urban land development and land allocation.

The study is, therefore, designed to appraise, assess and analyze land development and allocation system in Addis Ababa. Because little is known about the issues and less emphasis is given in the assessment of issues related to urban land. To this end, the research attempts to look in to land allocation and development in detail. As a result, it is hoped the research will help in providing information that are important to decision makers, policy makers, planners and researchers.

1.3 Objectives of the Study

1.3.1 General Objective

The research aims to appraise, assess and analyze land development and allocation system in Casanchis and Meri-Luke Development Project areas in Addis Ababa.

1.3.2 Specific Objectives

- To examine the land development and allocation process in case study areas.
- To assess the factors that affect land development and allocation process in case study areas.

- To recommend possible solutions to solve the bottle neck for land development and land allocation in the city.

1.4 Significance of the Study

The finding of this study will help the Addis Ababa City Administration (AACA), specifically land development and administration authority (LDAA), and other interest groups. It will also provide important insight for other researchers who want to do further research. Basically, the significance of the study is to improve, urban land development management and there by provide a significant tool for effective, equitable allocation and administration of urban land resources in the city.

1.5 Scope of the Study

The thematic scopes of this study focus on the assessment of land development and allocation in Addis. To this effect two case studies namely Meri-Luke residential housing development project in expansion area and Casanchis Urban Renewal development projects in inner city of Addis Ababa are selected.

1.6 Research Question

To identify and assess the land development and allocation and to come up with reliable solution and recommendation the research will give focus on the following research question:

- What are the processes of land development and allocation system in Casanchis and Meri-Luke development areas in Addis Ababa?
- What are the factors that affect land development and allocation efficiency in Casanchis and Meri-Luke development areas in the Addis Ababa?
- What are the impacts of land development and allocation system on low-income groups in the project areas?

- What strategies are required to improve the efficiency of land development and allocation in the city?

1.7 Research Methodology

Sources of Data and Method of Data Collection

In order to achieve the objectives of the study both primary and secondary data have been collected. To get a richer and more complete data about land development and allocation, the study used both quantitative and qualitative type of data from primary and secondary data sources. Data gathering systems employed were interviews, focus group discussion with peasant households and formal and informal discussions with senior officials, key informants and other stakeholders like IBPA and AARA. In addition general observation about the status of the case studies and specific observation concerning infrastructure provision and informal settlers were observed. To this end structured questionnaire containing both open ended and closed ended were used. Moreover, main office and sub city institutions dealing with land development and allocation were interviewed. These include:

- Addis Ababa City Administration (AACCA)
- LDAA and LDAD at main office and sub city respectively.
- Department of urban planning preparation and implementation
- Dwellers who were allotted land in the project areas.

Secondary data were collected from, official records, documents including, Addis Ababa master plan and different local development plans. In addition the study also analyzed Federal and Regional relevant policies, regulation and directives.

1.8 Sampling Techniques and Sample

The two case study areas selected to assess land development and allocation process are. *Casanchis Urban Renewal Development Project* from inner city selected for being central in location where land development and allocation takes place for different

investment activities. The feature of this development represents the rest developments in other inner cities. *Meri Luke residential Housing Development Project* located in Bole sub-city administration selected for being an area of expansion and where most land development and allocations have been taking place since 2003. The development and allocation process that has been witnessed in these development projects will serve as a lesson for the up coming development projects sought in the revised master plan.

Sampling

As it can be seen from Table1 below, in the Casanchis Urban Renewal Project the study population was 65 out of which 61 respondents were covered whereas the rest four were not available during the research. While in the Meri-Luke residential housing development project out of the total population, which is 8755 households, 11 percent was taken on the basis of stratified sampling .The stratification was done on the bases of land allocation system. These includes *lease lottery, lease auction, lease negotiation and others types of allocation*. Out of those who were allotted land through lease lottery i.e. 672 cooperatives (8,073households) 11percent or 74 cooperative representatives were sampled. Those who were allotted land through lease auction constitute 496 households in the project area and 11percent or 55 households were sampled. Those who were allotted land through lease negotiation are 26 households and 3 were taken form the total 26 households and out of all others type allocation in the project areas 18 households where sampled. Thus in the selection of households to fill in the questionnaire, the housing units were drawn by random sampling procedure on the basis of their allotted plot. This was appropriate since it was not easy to find respondents during the survey.

Table 1: Sampling Method Used

Surveyed site	Survey population/allotted plots	Sample size			Remark
		% From the total	Planned	Achieved	
Casanchis	65	100	65	61	4 samples were not available during the survey
Meri-Luke	8755				
Lease Lottery	672 Cooperatives/ 8074 hhs	11	74 cooperatives representatives	74 Cooperative representatives	
Lease Auction	496 hhs	11	55	55	
Lease negotiation	26 hhs	11	3	3	
Others i.e. Substitutes, rewards, services etc	159	11	18	18	

Data Analysis

The qualitative and quantitative information gathered through questionnaire, interviews and field observation are analyzed by using simple descriptive statistics. Summaries of statistics and cross tabulation of field survey result are used to assess and examine the land development and land allocation in Addis Ababa. Moreover, maps, graphs, tables compiled from collected primary and secondary data are used. Qualitative analysis used formally present arguments pertaining the land development and land allocation process and to explain some of the operational issues of the study.

Limitation

Since the main objective of the study is making an assessment of land development and allocation processes in the city administration of Addis Ababa the research could not cover and investigate every issues related in great length and depth. To this end some of the findings need further investigation before they are to be taken for granted.

1.9 Organization of the Thesis

The thesis is structured in different chapters. The first part deals with the statement of the problem, research goal, research question and objective of the study. The second chapter describes review of existing knowledge and related literature of urban land development and land supply. The third chapter describes master plan development, physical and demographic growth of the city of Addis Ababa. The fourth chapter presents the findings in the case study areas. The fifth chapter depicts the analysis of land development and land allocation process. The last chapter deals with conclusion and recommendation of the study.

CHAPTER TWO: RELATED LITERATURE

2.1 Concepts and Definitions

LAND: is the surface of the earth, the material beneath, the air above and all things fixed to the soil. In UN publication (1975:98) land is defined as surface of the earth with every thing on it, under it and over it. From a legal perspective, land extends from the center of the earth to the infinite of the sky (GTZ, 2005).

URBAN LAND: Comprises only a small part of the earth surface, but it is an important part because it is where almost half of the world's human population lives and where more half of the world economic activities occur (Abraham, 1995). This is true because, the proportion of world living in urban areas in 1998 averaged 46percent, while the share of urban population accounted for 31percent, 66percent and 76percent of total population in low, middle and high income economies respectively (WB, 2000 in EEA, 2003). As mentioned above by the year 2030, almost 60percent of developing and 83.7 percent is developed world populations will live in cities. These dynamics call for effective and efficient urban land management especially in less developed countries.

URBAN LAND MANAGEMENT: Land management in urban areas involves numerous activities including development and allocation of uses to individuals and institutions, formulation of land policy and development standards, coordination of development activities and approved of settlement plans among others. It also involves maintenance date-to-date scientific data maps and plans, geographic data based and information systems, registration of titles and protection interests in land determination of values where government has interest (Obala, and Mukindia, 2002). As cited in Chorale and Mukindia, 2002, Kombe (1994) and Carbi (1995) both indicate that land development and land allocation can be under taken by either market led or state-led instruments. The mode of management is influences by existing tenure rights and socio economic or political goals.

According to Olega Keyanova, 2000, Notion of land management (Land development and land administration) in international practice, public or governmental land management includes two wide subject areas:

A. Management of land owned by government: This is a process of making and implementing decisions on acquisition, holding, and disposition of land. Thus incorporates wide variety of activities, including: -

- ◆ Consolidating land for development;
- ◆ Supplying land for private use (which in today's Ethiopia implies allocation of land "rent" and "lease" system);
- ◆ Supplying land for public use, and;
- ◆ Establishing strategic reserve.

B. Performing land related governmental functions applicable to both private and public real property such as

- ◆ Provision of property rights (i.e. inventorying, documenting, recording or registering public and private real property);
- ◆ Fiscal functions (Administration of public revenues from real property, such as property taxation or other forms, such as lease payment); and
- ◆ Regulatory function (land-use control, land development control, urban planning).

2.2 Land Market

The urban economy comprises three basic markets: the urban land market, the urban capital market, and the urban labor market. These markets are inexorably linked and dependent on each other. Of these markets the land market most directly affects the urban environment and the quality of life in cities. Efficient and equitable land markets are a prerequisite for well functioning cities. However, most cities in developing countries of

the region suffer from land market distortions caused by poor land development and management policies including poor planning, slow provision of infrastructure and services, poor land information systems, cumbersome and slow land transaction procedures, as well as under regulation of private land development, leading to unplanned or ribbon/corridor development of land in the urban periphery (UNESCAP, 2007). The key to efficient market is the easy and efficient and rapid availability of developed land.

The urban poor suffer most from a dysfunctional city. Distortions in the land markets allow land speculation, which often prices the poor out of the formal land markets, into the informal land markets, which are exemplified by slums, squatter settlements and illegal sub-divisions, mainly in the periphery of cities. This leads to longer commuting time and costs, very poor living conditions, caused by a lack adequate infrastructure and services, causing poor health and greater expenditure, thereby entrenching the cycle of poverty (UN-Habitat, 1990).

2.2.1 Land Tenure

Once individuals or corporate entities acquire either land or land-use rights they acquire tenure. This tenure can either be sold or leased by the owner. Therefore tenure is divided into two categories: leasehold and freehold. Leases can vary from 30 years to 99 years depending on the land use in different countries. The longer the term of lease the more it resembles freehold. Most leases place restrictions on the leaseholder. For example a leaseholder may be allowed to construct a building over the land but may have no rights to the minerals in the land (Solomon, 1994).

Freehold has very few restrictions on it and is considered by economists to be more secure. Leasehold is considered more equitable as it reserves the right of ownership of land to the society as a whole rather than to an individual. However, most countries put restrictions on the use of both freehold and leasehold in the better interest of society. Most countries have a mixture of freehold and lease hold tenure (Ibid).

2.2.2 Characteristics of Efficient Land Markets

Once land is traded as a commodity a land market is considered to exist. According to (UNESCAP, 2007), A well-functioning land market could be defined as one, which is:

- **Efficient:** - The system governing the land market encourages quick development and transaction of land.
- **Equitable:** -The system governing the land market provides reasonable access to all income groups.
- **Environmentally sound:** - The system governing the land market protects its sustainable use for the good of both current and future users.
- **Compatible:** -The system governing the land markets is integrated with other laws and regulations governing land, such as, planning, taxation and provision of public infrastructure and services.

A poorly functioning land market leads to several ills including, land speculation, creation of slums and squatter settlements, environmental deterioration, and an inefficient urban development pattern which increases the cost of doing business in the city and adversely affects the urban economy. Land speculation occurs when the demand for land, at the present time or in the near future, outstrips the supply of land. This can be caused by several factors both on the demand side and on the supply side (UMMP, 2007).

On the demand side land speculation can be triggered by excess liquidity in the financial markets caused either by rapid economic growth or by a lack of opportunities for investors in other sectors of the economy, in slow growing economies. On the supply side land speculation is caused by bottlenecks in the availability of serviced land (land with access to basic infrastructure such as roads, water, electricity etc.). These bottlenecks can be caused by several factors either in the land development phase or in the transaction phase (Ibid).

Slow provision of infrastructure and services can cause the bottlenecks in supply of serviced land. This is often the cause where government agencies are in charge of

providing infrastructure, as is the case in many less developing countries. Some studies have shown that the average time lag between the announcement of land development scheme and actual delivery of severed plots can take as long as five years. Bottlenecks in the supply of serviced land are caused by slow provision of infrastructure and services poor land records, and cumbersome procedures to buy and sell land (Liana and Florian, 1991).

Another cause of slow land development is poor city planning. The government often provides arterial infrastructure, leaving the provision of secondary and tertiary infrastructure to individuals or private sector developers. Because of the inability of the private sector or individuals to assemble raw land, only land closest to the arterial infrastructure is developed, causing ribbon or corridor development. Bottlenecks can also occur in the transaction phase of land development. Due to poor cadastral land records, slow bureaucratic procedures, it can take a long time to buy and sell land in the market and to register such transactions with government institutions (Ibid).

In addition to high economic costs land speculation has high environmental and social costs. The environment costs of land speculation can be high. Rather than develop existing vacant land within a city land developers find it more profitable to develop new land along transport arteries in the periphery, often by converting agricultural land or land earmarked as green areas. This type of ribbon development puts greater pressure on natural resources (UNESCAP, 2007).

Social costs of land speculation can also be very high. As stated earlier it can drive the urban poor out of the formal urban land market, pushing them into squatter settlements, illegal subdivisions and slums. Poor housing and infrastructure conditions not only increase the cost of living but also cause poor health and entrench the cycle of poverty. In some countries, speculation in the land markets has made housing unaffordable even for the middle classes. Surveys have shown that some lower middle class families are forced to find shelter in illegal land subdivisions (Ibid).

2.2.3 Bringing the Poor into the Formal Land Market

Experience has shown that bringing the poor into the formal land and housing markets needs a two pronged strategy: increasing the choices available on the supply side and increasing affordability on the demand side.

Increasing Supply of Land for the Poor

According to (UNESCAP, 2007) site and services; illegal land regularization; land sharing; site with out services (incremental development); community organization and increasing savings providing access to finance are different mechanisms which help in supplying land to the poor.

- **Site-and-Services**

Sites-and-services schemes provide the target group with a plot and basic infrastructure, such as water, roads and sanitation facilities. The beneficiaries either lease or buy the allocated land. Often, they are provided access to a loan with reasonable terms as well as an additional loan for the construction of a house. Although typically not included in the project, it is expected that the plot owner would eventually build a house of reasonable standard (Ibid).

- **Illegal Settlements Regularization/Upgrading**

Settlement upgrading is based on investments already made in the existing housing stock and is therefore less costly to implement. Settlement upgrading provides existing settlement dwellers land tenure, as well as, basic infrastructure. Squatter settlement regularization/upgrading is a better option as it provides land to the poor near their work place does not disrupt the integrity of the community and takes into account the investments the poor have already made in their settlements (Ibid).

- **Land-Sharing**

The concept behind land sharing is that the landowner and the land occupants (squatters or tenants) reach an agreement whereby the landowner develops the economically most attractive part of the plot and the dwellers build houses on the other part with full or limited land ownership. Land sharing offers several advantages as governments are finding it increasingly difficult to find sites-and-services and other public housing schemes in locations near income-generating activities, and eviction is increasingly becoming an unacceptable method to clear land for development projects. Through land-sharing both parties gain: the landowner can obtain the most desired land and the occupants can continue living in the area, with secured tenure.

In most land-sharing projects, the land belonged to the public sector and the slum dwellers stayed in the area after land development was completed. It is interesting to note that the type of development (rental or home ownership) depended on other factors than on the amount of land available for the slum community (ECSC, 2007).

Land sharing can only take place where slums live under a serious threat of eviction as the community otherwise feel no need for change. Although land sharing can rarely be used because of the many preconditions, which have to be met, it is one of the very few methods through which slum dwellers can gain formal access to land without considerable subsidies.

- **Sites without Services: Incremental Development**

Incremental development can be described as a sites-and-services scheme without the services. The approach includes mechanisms whereby groups of households are encouraged to organize themselves, accumulate funds and to provide infrastructure gradually. Construction begins when the group has collected a certain percentage of the required funds.

Through the incremental development scheme the government seeks to establish a planned and legal squatter settlement. Infrastructure and services are provided incrementally when the residents are able to pay for these. As with illegal settlements, no infrastructure is provided except perhaps drinking water. The method has the advantage that costs are kept as low as possible thereby allowing access to land for the low-income group. A study of the Pakistan case provided the following conclusions:

Through the incremental development scheme the government seeks to establish a planned and legal squatter settlement in which infrastructure and services can be provided on an incremental basis when the residents have accumulated capital to pay for the infrastructure and services. Thus for example, when a group of residents can accumulate enough capital to pay for piped water, the government agency provides piped water. Once they have piped water they can save for electricity, paved roads, etc.

One of the restrictions imposed on the beneficiaries was that they had to live on their plots and save money in community groups for the provision of infrastructure. Similar to conditions imposed on squatters by illegal land subdivides. Such schemes have the potential of reaching the poorest of the poor, as only those in desperate need of shelter will live on land with minimal infrastructure and services. Such schemes work best in environments where governments own large tracts of land in the urban periphery (Ibid).

- **Community Organization**

The poor as individuals are seldom able to afford land and housing. Experience has shown that the poor as a group are able to afford not only land but also housing. They are also better able to negotiate with the government or the private sector as a group rather than as individuals

- **Increasing Savings and Providing Access to Finance**

Community organization has taken place when the poor feel threatened or have to satisfy a common need. The problem is often sustaining community organizations once the threat is removed or the need is satisfied. One way of accomplishing this is through community-based savings-and-credit schemes. Instead of being reactive (in response to a threat or a need) these schemes are proactive and therefore more sustainable. They not only organize communities but also increase the effective demand of the poor by increasing their savings and providing access to credit (Baken, R.J. and Van Der Linden, 1992).

Formal lending institutions, such as banks, often require collateral, which the poor cannot provide. The poor feel intimidated or unable to deal with banking procedures, which require high levels of literacy. Moreover, the amounts that they want to borrow are often so small that banks do not find it profitable to lend them the money. Experience has shown that community-based savings-and-credit schemes assist the poor in increasing their incomes and capital. Governments can assist this process by creating finance facilities, which act as reserve banks for these "mini banks of the poor"(Ibid).

2.3 Urban Land Development

In a market economy a government's role should not be to provide goods and services. It should be to enable their provision by other actors and to regulate the market to ensure that it is competitive, sustainable and equitable. As stated earlier one of the most powerful tools that a government has to intervene in land markets is land development. A government has two options for its intervention: it can either develop land itself or it can promote land development through the private sector. Experience has shown that direct government development of land has not been very effective. Long delays due to bureaucratic procedures, poor quality of construction, and lack of coordination between different agencies have been some of the reasons for the inefficiency of governments in

land development. Delays in providing serviced land increase rather than decrease market distortions. (Dewberry, 2002)

2.3.1 Approaches to Land Development

- **Land Pooling/Readjustment**

This technique is used for promoting efficient, sustainable and equitable land development in the urban fringes. The concept of land readjustment is to assemble small rural land parcels into a large land parcel, provide it with infrastructure in a planned manner and return the reconstituted land to the owners, after deducting the cost of the provision of infrastructure and public spaces by the sale of some of serviced land (UNESCAP, 2007).

A land readjustment scheme is typically initiated by the municipal or the national government designating an area which is about to be converted from agricultural to urban land use. A subdivision plan is developed for a unified planning of the area. Provision of infrastructure and services is financed by the sale of some of the plots within the area, often for commercial activities. The original landowners are provided plots within the reshaped area, which, although smaller in size, now have access to infrastructure and services (Ibid).

There are several inherent and complex equity problems in the allocation of plots and the provision of financial compensation. Some landowners such as farmers may lose their income opportunities earlier if they are located where the project starts. After the project, there may be differences owing to the allowed land use and the allocation of plots. Residential or commercial plots with high-density land use as well as plots located close to infrastructure hubs, commercial activities and along main roads will have high land values (Feleke, 1999).

- **Guided Land Development**

Guided land development uses the provision of infrastructure as a mechanism to guide urban development. It is done in partnership with landowners who pay for the cost of servicing their land through donation of land for public infrastructure and payment of betterment levy. One of the traditional government functions has been to provide urban infrastructure, particularly bulk infrastructure and services such as primary or arterial roads, trunk water and sewerage etc. Governments can use infrastructure investment policies to guide the direction of land development, as well as, to ensure that land development is efficient, environmentally sound and equitable (Liliana and Florina 1991).

Guided land development (GLD) is a land management technique for guiding the conversion of privately owned land in the urban periphery from rural to urban uses. It uses a combination of traditional government role of providing infrastructure and the enforcement of land subdivision regulations. The key advantage of the approach is that it is less costly than outright land acquisition and more equitable than land banking (Ibid).

The principle behind guided land subdivision is that the government agency entrusted with urban planning or land development proactively selects the direction where it feels urban development should take place and provides infrastructure in those areas. This encourages private land developers to develop land in that area. By lack of infrastructure in other areas acts as a disincentive for private development in those areas (Ibid).

According to city development plan 2001-2010 Executive summary, (2001-2010), land developing includes functions of: preparing local development plan, acquisition of land, preparing a detail plan based on prepared local plan and approve of a detail plan, infrastructure development and availing sufficient, cleared, serviced plots of land at affordable prices and facilitate relocation procedures, conversion of functions, supply

infrastructure in the out skirts and for redevelopment inner city areas. And also ensuring wide supply of land with basic infrastructure for low income housing and avoiding creation of slums.

Urban Land Development presupposes that there will be demand for land to develop activities. According to the city government of Addis Ababa 2003-2006 fiscal year plan, the urban land development process could be categorized in to four levels.

1. Land acquisition.
2. Sub division planning and approval.
3. Infrastructure development.
4. Development of building.

Direct land acquisition is often used by government to provide infrastructure and services needed for the well being of a city. Most countries have laws, which permit governments to purchase or expropriate private land in the overall interest of society either at the market prices or below market prices. This concept is called the “power of eminent domain”. This power, in some instances, has been abused by the government agencies, which have expropriated agricultural land around urban peripheries, at prices lower than the market, developed and rezoned it to urban land use and sold it to urban investors at much higher prices (Liliana and Florina 1991).

The urban land acquisition process (land acquisition for urban development involves:

- Choices of location
- Determination of who has rights over the chosen land
- The status of the land in the urban plan
- Cost of acquiring.

The potential of urban land has been a source of debate for long however all agree that planning contributes the major part of the value urban land. It is this power of planning that provides the government to levy revenue from property. For a proper development of

urban several sets of spatial policies, implementation measures, rules for involvement of actors and financing mechanisms should be in place.

After land development is identified, the possibility to use it for the intended development is assured, the developer has to arrange for the transfer of the land to who should enter into agreement of some kind to use the land. After the sub division is approved, infrastructure development proceeds. Once again the developer has to arrange for the provision infrastructure. However, land development and administration authority and service delivery institutions usually construct major arterial roads, truck water supply lines and major electric and communication lines. Once the development area is ready with all the necessary services construction could commence by developer or individual plot could be sold or leased to prospective developer for private use or selling.

2.4 The Theory of Allocation System

The allocation model pre-supposes that land is owned by a single institution (usually the government) and access to it is determined by criteria set by the owner. According to Worrall (1987) three main approaches could be identified in assessing allocation system: Institutional, structural and individual preference.

2.4.1 Institutional Approach

The institutional approach suggests that urban managers treat applicants for services on an objective area. The policy adopted for the purpose is seen as the measure for all decisions. But research into allocations systems, especially that of public housing, has shown that criteria of efficiency out weigh equity criteria. Implicit in the institutional approach is the assumption that regards institution as homogenous, urban mangers as autonomous, and the applicant as passive recipient of services. However, to attribute motives to different levels of state agencies implying homogeneity, with them is erroneous (Payne, 1989). The urban manger cannot operate outside the power relations in government nor do the applicants become passive recipients of decisions. Applicants

normally try to influence the decision in proportion to their social, economic, and political states (Calpham and Kintream, 1984).

The institutional approach has all the impediments related to policy implementation. (Morah, 1996). The problems are related to control and accountability to bureaucracy. For main obstacles could be identified in relation to land allocation. These are: Institution relations, disposition of actors, complexity of joint action; and institutional capacity.

Institutional Relations

The theory of institutional relations as a problem of implementation institutions states that relations between institutes may distort the way policies are implemented. This theory presupposes that each tier of government has its Owen priorities. In the execution of policies local institutions adopt general directive so as to fit then local situation; hence policies are not passively received. These views originated from studies of federalist structure of government related with federally initiated programs (Ingram, 1977). More over the priorities of institutions may be self-perpetuation; they may institutionalize problems so as to serve their Owen purpose first and for most.

Disposition of Actors

The disposition of actors in the implementing agency could complicate the implementation processes: if policies are not introduced in a supportive environment they are likely to be offset by administration agents (Van Meter and Van Horn 1975). The role of those who implement policies is seldom appreciated appropriately. The staff at the implementation stage may take measures contrary to policy aims due to lack of knowledge policy contents or the contradictions between the values healed by officials and that of the policy makers as expressed in the policy document. The choice of appropriate personnel is usually the method used to increase the implementation ability of policies (Morah, 1996).

Complexity of Joint Action

Institutions where a case is handled by several bodies the outcome may not be what is expected by any of the actors; i.e. complexity of joint action (Ingram, 1977) bears up on the decision of urban administrative agencies and on the outcome of applications. In such situations at each decision point the interpretation of policy may differ slightly due to the disposition of actors and this done many times along the implementation process at the final stage the aims of the initial policy may distorted.

Institutional Capacity

This refers to resources available for the implementation of policy: personnel, finance, equipment, information and time. Where institutions are highly centralized the lower levels are usually poorly staffed, poorly equipped and poorly financed. In such situation if the government is the only supplier of services there would be great disparity between demand and supply (Wubshite, 2002).

Therefore, the view that policies could be implemented according to directives in an objective way may not be supported. However, the level of decentralization that would promote implementation of policies with out undue effect from complexity of joint action is arguable. The four aspects considered above are interlinked. Therefore, the problem could be reduced to, how to arrive at an appropriate distribution of powers and of resources for each level of institutions and how to insure compliance to policies by the officials at the services delivery points. These issues require knowledge to policy making, social, political and economic aspects of given situation under analysis.

2.4.2 Structural Approach

The structural approach suggests that any allocation system and its out come are basically the expression of power struggle between classes. This line of argument presupposes that those who have the power, the connection and the capacity to pay will get un-proportion

share of goods and services in the urban systems because it is easy for them to influence the system, (Lefebvre, 1992). Castells argues that "there is not theory of space that is not an integral part of a general social theory, even an implicit one" (Castells, 1978). Individual preferences and consumption are viewed as operating in compliance with principles of collective consumption.

The shortcomings of this approach is that it gives due emphasis to class struggle and undermines the capacity of individual to pursue their preference. It also argues that the allocation system and the institutional organization of governments are based upon class lines hence there is no possibility to influence the system without an overall re-organization of power relationship in society. However, in addition to the reformist lines, the structural approach does suggest variations in the capacity of different groups to influence the urban system. In turn, knowledge of the different interest group could enhance our understanding for the allocation system and the way to improve it.

2.4.3 Individual Preferences Approach

The individual preferences approach suggests that in the process of fulfilling wishes individuals try to prioritize needs and maximize the use of available resources. The main point in the individual preference model is that each decides, what, when and where to get, and the quantity and quality of goods and services (Worrall, 1987).

This approach is similar to the "economic equilibrium" theory, which was developed to explain the residential location decision behavior household (Muth, 1969). The economic equilibrium' theory suggests that household residential location is decided on the basis of income, transport cost to work places, price of housing and preferences of locations. The urban area and households attraction is assumed to be mono-centric (the CBD).

It also assumes that transport services to all area are equally available. In the choice of location then household bind with others households. The model was criticized for not taking into consideration on the policy -centeredness of the contemporary city, the

variations in centers that households patronize; that work place may not be a determinant of housing location rather the opposite may be the case (Ibid).

The individual preference model is applied to land allocation; especially where land is held by the government, thus several shortcomings. First, land is especial resource so institutional interests may prevail over individual preferences. Second, one land is developed into a priority it is out the public administration for allocation; so there is limit to the public allocation of land to satisfy the preferences of each individual. This is also one of the paradoxes in land markets: land defies the definition of commodity because of its immovability and reproduces ability, third, in the context of government ownership of land, community interests may over ride that of individual preferences.

These approaches don't seem to constitute autonomous processes, which operate in isolation. The institutional approach has power relation element. The structural approach cannot be seen functioning with urban managers as agents of government committed to implementing policies along class line alone. Individuals cannot also be seen as passive recipients in the allocation system.

The urban managerial approach is totally inadequate to exploit allocation process. No decision is rational over along period of time; it is held that way, it must be in contradiction to social and economic realities. The structural approach has merits but it places undue weight on class differences. If conditions allow most individuals apprise to catch up with the better off; high class doesn't seem to be an exclusive class, at least theoretically.

The present class structure is only a stage in time with fluctuating membership. The individual preferences applicant is idealistic been in isolation to other approaches, it is of limited importance in world where normal situation is the prevalence of scarcity. However, those who have higher amounts of social, economic and political capital could get what they preferred at a time and location of their choice better than household of a lesser capital (the poor).

The allocation system is most often applied to the study of the distribution of housing. But it will be used to the understanding of the allocation of land for housing and different investment projects/development projects (i.e. Real Estate, Industry and Services) too. Taken individually, the approaches out lined above seem unsuited to explain the process of land allocation and the formation of social and spatial patterns in urban areas. A compound approach that takes into account socio-economic, cultural and political situations might be useful to explain the land for housing and different investments delivery system.

2.5 Land Tenure and Delivery System

The importance of devising appropriate land tenure and delivery systems, in terms of security, efficiency and equity, for planned development of urban areas as well as promotion of the development of the housing sector has been widely recognized for many years. The process of rapid urban growth and change that increases the competition for serviced land. In his discussion about land tenure policy issues in a recent publication, Payne (1997) observed that

"It is clearly difficult to strike an equitable balance between the interests of landowners, developers, residents and the state". Nevertheless, he says, "achieving an equitable balance between these often conflicting interests has to be the central objective of any land tenure policy".

From the institutional and management point of view, most governments in the developing world, either by imposing inappropriate tenure systems and bureaucratic delivery mechanisms, have highly constrained the process of land supply to house low-income groups, or by turning a blind eye to land delivery process outside the legal systems, have allowed low-income groups to house themselves through a variety of illegal and semi-legal process. As a result of this, today in many cities of the developing world a vast number of people live in some form of unauthorized settlements. Not only

does this expose them to permanent insecurity, but it also denies them access to formal credit and services (Doeble, 1987).

2.5.1. Land Holding System before 1974

Concern about the ownership of land in Addis Ababa can be traced back to 1907 when Emperor Menelik II introduced the first private urban land holding system, which laid the basis for the concentration of the city land in the hands of the nobility and clergy. It was a typical feudal landholding system whereby no limits were made concerning the size and shape of plots that could be owned by an individual. This was reflected by the fact that during this period individuals were entitled to own plots as large as 50 hectares. Whereas this concentration of large tracts of land in the hands of the elite had tremendous impact on the subsequent development of the city, the proclamation "by instituting a secure system of land tenure removed definitively the feeling of impermanence that had continued to hang on the city (Baharu, 1987).

This form of land holding system, which lasted for about 66 years without substantial change, practically excluded the middle-and-low-income groups from having access to a plot of land. This was reflected by the unfair distribution of land in the city. According to a survey carried out in 1961, 58 percent of the city's total area was owned by 1768 proprietors each with more than 10000 m², 12.6 percent by government agencies and foreign embassies, 12 percent by church, and 9 percent by the royal family, while it was only 7.4 percent that was owned by 24950 small proprietors with an average plot size of 150m². In the same manner, the majority of the urban population had no right to bank credit because land was perhaps the most important property to be mortgaged. Theoretically, during this period land was said to have an exchange value, which is determined by the free market, while at the same time it could also be allocated to individuals for the services they had rendered and the loyalty they had shown to the nobility (Birke, 1998).

Large parts of the city were built in this process bit by bit in a haphazard and fragmented way, each neighborhood being built with no coordination with others. These chaotic and haphazard processes truly represent the then prevailing socio-economic circumstances and political realities of the nation. There were political, legal and financial as well as managerial difficulties involved in effective public sector interventions aimed to control the situation and bring about planned development in the city. One such an obstacle was the fact that these settlements had some aspects of legality. Although the land use, the layout, the structures and the infrastructure and service standards contravene official laws and codes from the landowner's point of view, these settlements were not illegal since the land legally belongs to them. Ironically, also the dwellings, which contravene all these laws and codes, had been precisely the ones, which the poorer individuals or households could afford (Ashenafi, 2002).

Generally, the monopoly of urban land by few landlords and the lack of access to such resource by the majority, unregulated housing development lack of efficient institutions and community participation, were just a few among the many firmly entrenched barriers to planned development and in solving shelter and environmental problems during this period. It was, according to one study, "this status quo that the Derg sought to reverse when it nationalized basic means of production and greatly extended the role of the government in the economy while minimizing that of the private sector." (Tamirat, 1998).

2.5.2 Land Holding System 1974-1991

Pressured by popular demands and in an endeavor to build a socialist economy, along with other measures the military regime that assumed political power in 1974 drastically altered the land holding system in Ethiopia and adopted a public land ownership policy. In 1975 it issued a proclamation, which nationalized all urban land without any form of compensation. Ownership and management of land have henceforth remained in the public domain, at least in principle. Thus, since then the state bureaucracy has been responsible for overall management of land. It determines who gets or enjoys what, where and how.

The proclaimed public land ownership policy declared that urban land could no longer be marketable, nor privately owned. However, individuals or households could secure rights, which could only be transferred through inheritance, to use up to 500 square meters 10 of land for indefinite period of time and the size was later reduced to 250 square meters by a proclamation issued in 1986. Although land could be obtained free of charge, individuals, households, or cooperatives were subjected to pay an annual land rent for the land they owned and the rate of this was determined by location and grade of land. The proclamation also allowed the government to retract possessor rights whenever urban land is not utilized within a specified period. Moreover, the government retained broad authority to expropriate "for public purposes" any urban land or house. In terms of management, the then Ministry of Urban Development and Housing was given full responsibility to carryout land use studies, prepare site layouts and demarcations, while the city administration was the principal provider of title deeds for land and collect revenues (Ashenafi, 2002).

Theoretically, as it is the case in almost all other countries, the primary intention of the public land ownership in Ethiopia was to meet the ever-increasing demand for land. Moreover, motivated by socialist ideology, the change in landholding system was meant to reverse the situations that worsened the already poor living and working conditions of the poor, and, by facilitating to a significant extent the access to land by low-and moderate-income groups, to achieve greater equity. Apart from that, by imposing a ceiling on the size of urban landholdings, it was intended not only to prevent the concentration of wealth in the hands of a few and reduce speculation, but also to ensure optimal use of land, remove all the barriers for planned development and enable the public sector to develop large areas for public purposes, especially housing for low-income groups. The major question is, however, whether these good intentions were converted into reality and the desired effects were produced.

As Payne (1997) has shown, the main difficulty with public land ownership is that it places considerable strain on the institutions responsible for policy implementation. Thus,

unless it is supported by competent and efficient administrative system, "in the long term public land ownership is not able to guarantee either efficiency or equity."

The inability of the city administration to develop and allocate plots quickly or in sufficient numbers to meet demand led to a serious housing deficit, particularly for the low-income groups, which in turn led to further overcrowding and the growth of slums. Moreover, as one study shows, the non-transparent system (corruption) and the criteria required for qualifying for a plot complicated the access to land for the low-income groups. In Addis Ababa, for example, where income is supposed to be relatively high, more than 60 percent of the population was excluded from housing ventures due to low-income level.

The poor performance of the state intervention in the management of urban land was also as a consequence of the failure to appreciate and reorganize the market forces that could influence accessibility to land. Some of the government propositions such as non-marketability and the state as sole provider of urban land seem to have further complicated land market operations. This was evidently displayed by the emergence of informal land markets, in which the state role had been marginalized to more or less that of a bystander.

Poor economic performance at both the local and national level coupled with unresponsive urban land management concepts is said to have resulted in failure to control the direction and pattern of urban development during this period. Generally, the impact of public urban land holding system and management in Ethiopia had been in many ways different from what was intended.

2.5.3 Land Holding System after 1991

After the 1991 political power change in Ethiopia, a transition has been made from a command to a market oriented economy. As part of this transition a policy change concerning urban land was made and an important proclamation i.e proclamation no.

3/1993 was issued. Under this proclamation, although public ownership of urban land was maintained, a lease holding system whereby the right to use urban land can have both market value and time limit was institutionalized. With this approach, it was anticipated that local governments could generate revenue that promote their economic capacity to provide basic urban services and planned development, land providers and users will realize the value of urban land and make an efficient use of it and control undesired horizontal expansion of urban centers, investors could be encouraged to participate in the economic development of urban centers, and city governments could form a transparent and efficient institutional set up for the disposal of land and discourage corruption and land speculation (Workneh 1996, cited in Ashenafi, 2002). The duration of lease holding of urban land is to be determined by the type of land use and location, but may not exceed the limit of 50-99 years. Moreover, for the first time regional governments were given power to issue regulations and directives necessary to implement the provisions of this proclamation.

Accordingly, the Addis Ababa administration adopted a land lease and rent holding systems and issued two separate regulations in 1994. The first regulation (Region 14 administration regulation, 1994) applies to all those who acquire land through the new lease system, the second regulation of region 14 administration applies to all those who acquired land for dwelling and business purposes before the coming into effect of the land lease holding policy. According to the first regulation, special provision has been made whereby low-income individuals or households who could afford to build their own dwelling houses can acquire plots up to 73 square meters without tender only by casting lots and free of charge, while those who wish to have plots from 73 to 175 square meters have the same rights but with annual lease payment of Birr 0.50/square meter during the lease period.

All plots above 175 square meters were proclaimed to be allocated by tender and the price, which could be paid at once or periodically with bank compounded interest on the unpaid portion, shall be determined by the market. Concerning compensation, the regulation states that in cases where termination of lease holding rights effected before

the end of the lease period either for public purpose or in accordance with the Master Plan, those who acquire land through tender will be compensated the market value of the land and structure built on it, while those who get subsidized plots only get compensation for the structure.

The land allocation system was that the application procedures automatically rule out many poor households. For instance, those low-income households who want to acquire subsidized plot "must pay Birr 250 nonrefundable, to enter the lottery, and then deposit 20 percent of the total cost of the housing unit in a blocked account." After 2004 the trend become worse than before because in addition to low income group it also marginalized the middle-income groups. Only 50 square meters were given as incentive free from lease and the rest of the area which were add to 50 square meters individuals required to pay lease per square meter for additional areas. As more than 60 percent of the city population lives below poverty line, this requirement is an almost insurmountable barrier for the majority. This means that part of middle class or upper income groups are the main beneficiaries from this system. The exclusion of the low-income majority and part of the middle income from entering the legal land market is, therefore, one of the fundamental causes of housing problem in terms of new development and further deterioration of the existing stock.

In addition to the above point the present land allocation to distorted and poorly functioning land market. On one hand land prices are artificially inflated because of the low supply of residential land. Because government production of serviced land is extremely low, prices are very high relative to incomes. The high land prices mean that for investments involving purchase of land at market prices, land costs can represent as much as two-thirds of the development cost of a house. In other low-income countries, land typically between 15 and 40 percent of total development cost (PADCO, 1996). In dealing with this issue the fundamental question is whether these institutions have the administrative capacity, which requires technical skills, financial resources, management competence and legal power, to intervene in the process of urban development in a way, which succeeds in producing a better outcome.

CHAPTER THREE: DEVELOPMENT OF ADDIS ABABA: MASTER PLAN, PHYSICAL AND DEMOGRAPHIC GROWTH

In this chapter attempts has been made to briefly review the overall growth of city planning of Addis Ababa the first part of the chapter discusses about the Master Plan by referring to its historical development. The second part deals with the physical, demographic and spatial growth direction of Addis Ababa.

The originally established Sefers in Addis Ababa were the generators of the original urban forms in city (Mathewos, 1998). The small cluster of residence (the Sefer), the original market place (Arada) and the road connecting the settlements became the guiding elements for the later development of the city (Ibid).

At that time, the city had three significant growth nodes. These were the Arada area, the Palace area and the construction of Railway. The growths of these three nodes brought interdependent type of growth instead of scattered type of settlement pattern. Further the city expanded on the southern part due to relatively flat topography of land. The above three growth nodes i.e. the Palace area, the Arada (the market place) and Railway line formed strong spatial relationship and became the space structuring elements of Addis Ababa (Dendena, 1995). The period between 1920 and 1934 was the time when the city experienced modernized administrative services and facilities.

The establishment of diplomatic areas on the outskirts of the city had also impact on the original expansion of Addis Ababa. Most of the Legations are located on the Northeast periphery of the city and their location had necessitated constructing bridges and streets. The development of this infrastructure promoted the development of these areas (Akalu, 1973).

3.1 Pre-1974 Master Plan and their Proposal about Urban Growth

Modern urban planning practice for urban land settlement was introduced during the Italian occupation. According to Fekadu, 1996, Italians drastically changed the composition of the city by confiscating the property of the Aristocracy and dividing the city into zones, building quarters, markets, and residential quarters and so on".

During the Italian occupation period, the known Architect, Le Corbusier, was invited to propose guidelines or planning sketches for the development of Addis Ababa. The sketch was articulated on the development of Addis Ababa on racial bases. The sketch separates the city into Colonizers city and native city (AAMPO: 1984, Solomon, 1995).

The fascist Italian Empire intended the establishment of the new capital as a reflection of its empire greatness. Guide and Valle prepared a general Master Plan for Addis Ababa in 1936. As Le Corbusier sketch, the concept of the plan is characterized by rigid segregation between the Colonizers and Native people. The Colonizers city was typically the European Town planning experience.

In the first planning sketch of Le Corbusier, the topography of the site was not considered. However, Guide and Valle considered the topography of the terrain (AAMPO, 1996). This is why the plan shows a general shifting of the city around the foot of the south i.e, the lower and more flat part of the city. Mountains limit the northern part of the city and the expansion in this direction was limited to Sidist kilo and Saint George areas. The two architects had an intention of shifting the city to the southern part mainly due to suitable flat land and also to keep the European city away from the Entoto Mountains that is covered with dense Eucalyptus trees for security reasons (Tekeste, 1988).

The Italian period witnessed accelerated development of the city with its population growing from 100000 in 1935 to 143000 in 1941 (Dejene, 1986). The planning concept and the development of the city after the period of Italian occupation period was more or

less the image of the previous Italian period that is, there was fast population growth as the result, it has brought sprawl development. The Italian occupation has left an important input for the latter development of the city. The spatial structure and the typology of the urban built environment were among the important basis for the development of the city (Ibid).

In the post Italian occupation (after the Italian occupation), there was the revival of mixed urban character (modernity and traditional feature) by construction of the expropriated areas and sprawl development on the peripheral areas (Dendena, 1995). The political instability and the stagnation of economy after the defeat of Italian brought spontaneous development in Addis Ababa i.e the economic stagnation in the country accelerated migration to city center. Land speculators played a major role in this development by allotting dwellers with different types of unplanned large plots of land. The allotted land was not utilized properly.

However later on in 1956, Sir Patrick Abercrombie, the British town planner prepared master plan for Addis Ababa. The master plan aimed at integrating the segregated city by the neighborhood units and at protecting the spatial growth of the city (AAMPO, 1986).

The urban sprawl development was changing the existing urban structure of the city. The town planning approach of Abercrombie was radial. The neighborhood units are enclosed by greenways to make them well defined and to provide them with immediate green areas. The three ring roads are also the main characteristics of the plan, which are intended to control sprawl growth. He also proposed satellites settlement around the city for services provisions. However the plan was full of problems to implement and it was left without implementing (Dendena, 1995).

At this period there were two contradictory paths about the development of the city. The government wanted to build a beautiful city by adopting the former planning approach. On the other hand, the city had its own city growth. Migration to city center resulted in unplanned expansion to the outskirts of the city (Ibid).

In 1956, Bolton Hennessey and Partners, in 1965 architect L.De Marien and soon after the revolution professor CK.Polony have prepared Master Plans for the city. The Polony plan has continued to look to the south, up to 100km from Addis Ababa. All the first three Master Plans were narrow in scope and they had underestimated the dynamics of population growth and the bases of resources and the social infrastructure, which accompany population growth (AAMP, 1986). Therefore the concept could not be realized, however to some extent some of the implemented street networks and satellite towns were important traces of the plans.

In general, all the previous plans were not based on sound and realistic socio-economic data. Once the Master Plan was ready, they were not implemented immediately, since there were no legal provisions approved for such purpose. The result has been a rather confused and uncoordinated development of the city, and unnecessary urban expansion and sprawl growth. In addition the city suffered from inadequate and inequitable social and physical infrastructure.

3.2 Post 1974 Master Plan and their Proposal about Urban Growth

The expansion of Addis Ababa City after the change of political system in 1974 was stagnated. Until 1974 major portion of the land in Addis Ababa was in the hands of the Nobility and clergy. The urban poor were deprived of urban land. But after the 1975 all urban lands and nearly two thirds of urban houses became public property. Since then a considerable number of urban population became beneficiary from the newly created policy. But on the other hand the proclamation prohibited private shelter development that resulted in state was lowered to 3.4percent, which was about half of the early period (AAMP, 1984). However in general the total building activities for housing, offices, manufacturing etc have expanded the city by 37.42km² (Hailu, Teklu, Axumite quoted in Dendena, 1995). Thus there was a significant consumption of rural land for urban purpose.

In 1974 through the development of the city was slow compared to its former growth, the land allocation pattern of cooperative housing schemes brought better exploitation of urban land by means of proper land utilization as compared to the spontaneous development of settlements in the previous period. In general the Derg period created a new urban structure and land use characteristic compared to the imperial periods (Birke, 1992).

The Master Plan of the 1986 started from the efficiency of spatial and socio organization of the city. According to the Master Plan, Addis Ababa is more an "over expanded village" than a real city. The Master Plan attempted to reorganize the expansion areas and the existing fabric of the city around the new structuring centers of the city.

This Master Plan had reinforced a linear southward expansion of Addis Ababa. As a result the newly added expansion areas were the Keraniyo, Kotebe, Mekanissa, Akaki and Kaliti. The plan was formulated by the communist urbanism policies. The decision concerning urban politics, plans and implementation had highly affected the city's growth. It encouraged the sprawl growth and fragmentation of the city (Dendena, 1997).

In addition the Master Plan could not be approved due to series bureaucratic chains and lack of personal interest of some authorities until the fall of the communist regime. The approval problem created contradiction between the realized fabric of the city and the concepts of the plans. Due to this, the Master Plan was abused during the eight-year period which aggravated the problem of land consumption and speculation on the periphery areas (Birkie, 1993).

Urban expansion/development after the fall of the Derge regime of 1991 is characterized by the new free market economy. The free market introduced lease system. The relationship between land and the building on it has become of an economic interest.

Proclamation No 3/1994 shows the increasing pressure of the rapid population growth, which resulted in high demand of land for urban development from hinterland (Abraham,

1996). In order to accommodate the growing demand for space for different activities by investors, the Addis Ababa City Administration introduced land lease system following the national lease system in accordance with proclamation No 107/1993.

According to the policy (the five years strategic plan of the city 1997-2001) the city administration is providing land for housing in the periphery areas of the city like Keranyo, Mekanissa, Bole Bulbulla, Kotobe, Akaki and so on. There were a need for master plan revision due to the comprehensiveness of the AAMP in scope both sectorally and spatially and its failure to indicate the means for implementation posed a big challenge to implementing agencies, and consequently the majority of its intended goals failed to be implemented. Due to the above reasons the office master plan revision was established to revise the older master plan. The new have more strategic approach and is flexible to implement than the older one.

3.3 The Physical and Demographic Growth of Addis Ababa Spatial Growth Direction of the City

Addis Ababa has been growing fast since its foundation. Toward the end of 1909, the Municipal limit of Addis Ababa was about 3300 hectare and with a population around 60000. The major factor, which has given rise for the fast growth trend of the city is, most of the financial and commercial institutions and infrastructures services in the country are concentrated in Addis Ababa, thus it has been the main attraction of migrants from all over the country. If we compare with other developing countries, the city's population growth is slow and smoother (Tekeste, 1988). However, the city has been growing in surface area with disorder, sprawling over the surrounding countryside.

Based on the 1975 rural land proclamation, the rural urban boundary was demarcated. However the fast growth of the city led the city to penetrate deeply into the boundaries of the peasant association such as Kotobe, Mekanissa, and Kaliti. In general the unplanned growth of the city is towards East, South East, West and Southwest. Consequently, taking the Addis Ababa Municipality as point of reference, the built up area to Bole Kotobe

extends up to 14.5 kms from the initial distance of 6 kilometer in 1974 as demarcated. The distance of built up area in different corners that is depicted on table 2 reveals the extent of expansion recorded.

Table 2: The Distance of Built up Areas in Different Corners from the Center Taking the Mesquel Square as a Point of Reference in Meter.

Direction	Before 1974	1975-85	1985-1995	CURRENTLY
North		3200	3600 meter	6500 meter
South	8000	21600	21600 meter	27000 meter
East	5600	8800	12000 meter	14500meter
West	5000	5800	10400 meter	11500meter

Source: Mapping Agency, 1995, Master Plan of Addis Ababa, 2003.

According to the map in the Northern part of the city, the built up area has not extended. The extension between 1975-85 and 1985-95 is only 400 meter. The reason is the impediment created by the Entoto Mountains and currently because of the feature of the land escape regarding the boundary of Addis there is no expansion to the north however there is urbanization in satellite cities that are near to Addis Ababa. Regarding west direction according to officials of LDAA there is a dispute on boundaries between Addis Ababa city administration and the Oromia regional state.

Population Growth of the City

The growth structure in Ethiopia is dominated by a "primate city" that is a city where almost all types of activities tend to be concentrated. Addis Ababa grew in population from 2,424,000 in 1999 to 3,147,000 million in 2008 and as the result the built up area expanded three fold. Table 2 shows the population growth of Addis Ababa over periods of 1999 to 2008.

Table 3: Projected Population Of Addis Ababa 1999-2008

Year G.C.	Male	Female	Total	% of Growth rate
1999	1,169,000	1,255,000	2,424,000	
2000	1,202,000	1,293,000	2,495,000	2.93
2001	1,237,000	1,333,000	2,570,000	3.0
2002	1,273,000	1,373,000	2,646,000	2.96
2003	1,310,000	1,415,000	2,725,000	2.99
2004	1,348,000	1,457,000	2,805,000	2.94
2005	1,387,000	1,500,000	2,887,000	2.92
2006	1,428,000	1,545,000	2,973,000	2.98
2007	1,469,000	1,590,000	3,059,000	2.89
2008	1,511,000	1,636,000	3,147,000	2.88
Percentage	48.1	51.9	100	2.94

SOURCE: COMPILED FROM CSA AND ANALYTICAL REPORT OF 1999.

In general Addis Ababa as a primate city and with concentrations of most of the nation's activities, the existence of the biggest organized market, the center of educational activities, the concentrations of transportation activities, the existence of health facilities (a majority of hospital) calls for a great number of people to reside in it). The movement of people from rural to the city greatly adds to rapid rate of urbanization of Addis Ababa with its subsequent problems. According to the results of the 1994 population and housing census, the population of Addis Ababa was estimated to be 2.1 million, but the present population of Addis Ababa is estimated to be more than 3.15 million.

From the above discussion we can observe that Addis Ababa is growing both physically and demographically. The fact that Rapid City expansion is accompanied by its subsequent problems in developing and allocating land on the expected demand from residents seen as a phenomenon in this city.

CHAPTER FOUR: FINDINGS

This chapter is concerned about the assessment of land development and allocation. The institutional capacity of the city administration land development and administration authority both at the city and sub-city level will be seen. More over an over view of both the Casanchis and Meri-Luke renewal and housing development project will be assessed.

4.1. Land Development and Allocation Process

4.1.1. Back Ground Information of the Study Areas

Two areas covered by this study include Casanchis Urban Renewal Development Project from inner city and Meri-Luke residential housing development project from expansion area of city of Addis Ababa. Casanchis urban renewal development project is located in Kirkos sub city at the center of Addis Ababa (see fig: 1). The planning area is about 150 ha demarcated by the main road from mesquel square to the old /Menelik palace or Menelik Avenue in the west, the East –West Axis in the south, Kebena River in the east and the Menelik palace again in the northeast. The planning Area includes kebeles 26,30,31,32 of former woreda 15 and 07 of former woreda 18. Out of the 150 ha, 41 ha is reserved for the action area where the development phases are envisaged and from this 41ha, 28.8 ha reserved for the phases 1, 2 and 3 mainly.

Figure1: Implementation Phase of Casanchis LDP



Source: Casanchis LDP, 2002

Figure2: Planning and Action Area of Casanchis LDP



Source: Adopted from SP and Casanchis LDP

The total planning area in which the development project to operate expected to cover about 150 ha of land. The influence area is about 60ha and the action area proposed by the LDP was 30 ha. In accordance with the former master plan (i.e. master plan of 1986), the project has confirmed as urban development (renewal project). The main vision set by the city administration was to create an international city center where the related commercial and business activities prevail.

It is on the basis of this vision that the LDP was prepared in Casanchis and put into implementations. Analysis of the owner ship pattern in Kebele 15/30, 15/51,18/07 reveals that about 60.5 percent of the total houses were owned by the Kebele, about 32.1 percent of the total houses are under private owner ship and about 7.4 percent are mainly owned by AARHA and IGO'S and Government offices. The 60.5 percent of the public ownership can hasten the land for development to private developer (Casanchis LDP, 2002).

The residents in the area were not given the chance to be integrated with in the urban renewal development. According to one official from the LDAA the intervention project was centered on clearing the site and relocation of residents. Because there were no participation in the process of developing LDP, different problem were seen in implementing the project.

The total land developed in the project area since 2003 is about 20.70ha.out of the total, as can be seen from the table below different size of hectares of land were reserved for different uses. For instance majority of the land developed was reserved for commercial purposes constituting about 7.6 hectares. While on the contrary 2.2 hectares was reserved for special residences.

Table 4: Land Use Proposed By LDP in Casanchis Urban Renewal Project Area

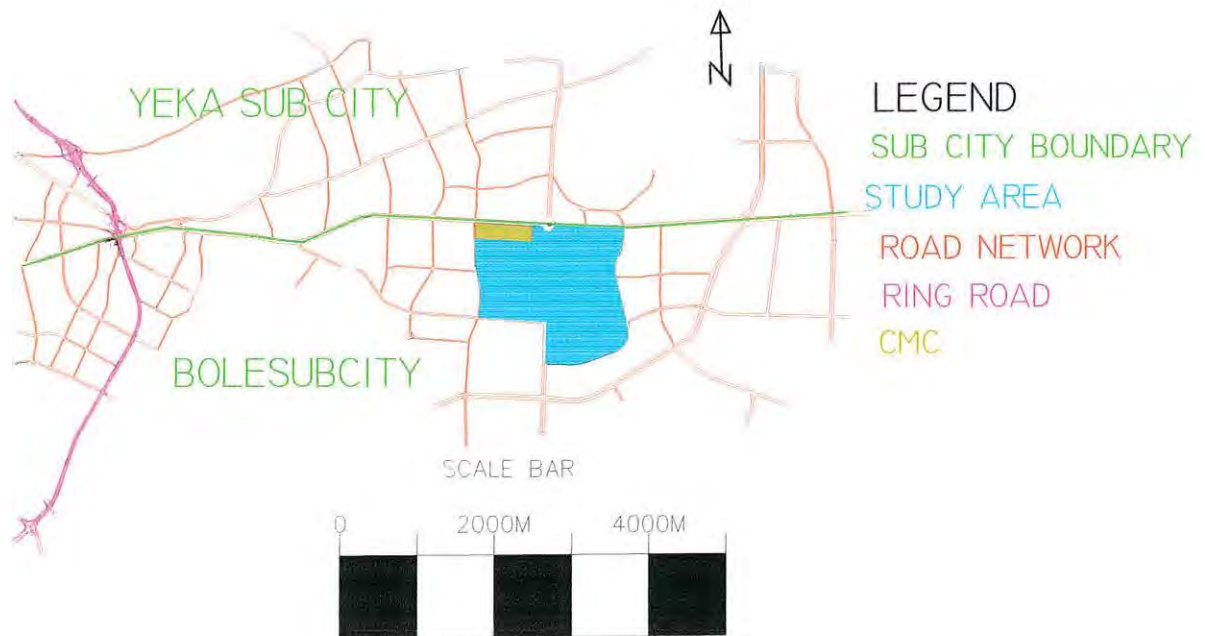
Land use	Area in HA	% Out of total
Special use	3.6	17.39
Commerce	7.6	37.1
Special residence	2.2	10.63
Government	3.3	15.94
Green and road	4	18.94
Total	20,7	100

Source: Compiled from Casanchis Local Development Plan

Meri-Luke is located on the eastern peripheral area of Addis Ababa in former woreda 28 and currently in Bole Sub City Administration Kebele14/15(see Figure: 3). The study area is found 13.6km away from the center or 5.7km from ‘Megenagna’.

The development project action area lies along ‘Megenaga-Ayat’ village road and the project is bounded by 4000 housing project on the east, Sheraton resettlement on the east, Yeka Sub City kebele 01on the north and summit expansion and summit beverages on the south. It is named Meri Luke because the projects area is with in Meri and Luke farmers Association. The total action area of the project is 310 ha including parts of: Meri, Luke and Bole Kotobe Farmers Associations (Meri Luke LDP, 2003).

Figure 3: Location Of Meri Luke Residential Housing Project



Source: SP and Meri Luke LDP

In 1994, there were a total of 4,420 people living in the above-mentioned farmers associations (CSA: 1994). However, the survey made during the preparation of the LDP indicates that about 7000 people were living within the action area. According to the study of the municipality, the structure of the community is more of traditional and rural. Prior to the implementation of the development project, the inhabitants of the project area were homogeneous. They have the same interests, philosophies, occupations and social class positions. They also had a feeling of close identity and unity (Meri Luke LDP, 2003).

There were few modern constructions and compact permanent village settlements along the main road and many traditional as well as modern settlements widely scattered over a wider area. The livelihood of the people was agriculture, but supplemented by off-farm activities (Meri Luke LDP, 2003). Currently in the project area it is impossible to see the former feature of the area due to construction boom.

4.1.2 Overview of Socio Economic Status of the Allotted Households

As it has been mentioned in the introductory part, from the selected 65 households, in Casanchis urban renewal project area, it was 61 who were allocated land. Four plots were vacant during the survey. Of the 61 households about 83 percent were male headed. As far as their martial status is concerned, 85.7 percent are married while 12.9 percent and 1.4 percent are single and widowed, respectively.

As seen in the Table 5 below the survey result show that the age of the household heads are in the age group of 31-40 (about 52.5 percent) and all redevelopers, private developers and real estate developers are in the high-income groups. The frequency distribution of the age groups of households declines as one go to the left and right sides of the aforementioned age. For instance age group of 20-30 constitutes 8.1 percent of the households; while above 60 constitute 1.64 percent.

Table 5: Age Group of Household Surveyed in Casanchis

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	20-30	5	8.1	8.1	8.1
	31-40	32	52.7	52.7	61
	41-50	18	29.5	29.5	90.5
	51-60	4	8,06	8,06	98.36
	61-70	1	1.64	1.64	100.0
	Total	61	100.0	100.0	

Source: Field survey, 2008

As the data depicts 90 percent of the household heads are self-employed followed by non-governmental employees that constitute 7.1 percent. According to the survey there are no employees in the governmental and private sector firms. From the survey result it is also possible to infer that the demand for different activities (i.e. Real Estates, Hotels, business) is higher in the case of married households head.

Table 6: Employment situation of household surveyed in Casanchis

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Self employed	54	90.0	90.0	90.0
	Non-governmental employee	5	7.1	7.1	97.1
	Other	2	2.9	2.9	100.0
	Total	61	100.0	100.0	

Source: Field Survey, 2008

The survey in the Meri Luke residential project area covers 74 cooperatives and 76 households, which were, allotted land individually. It was found out that male-headed households constitute 72.6 percent. About 86 percent of the households are married. The single-headed households accounts for about 13 percent, and only 1.2 percent are widowed.

The study shows that most of the respondents are in the age group of between 31-40 (about 46 percent), most (64 percent) earn income greater than 2000 birr/month. The low-income groups, i.e. whose monthly income ranges from 340 to 670 birr are very few and accounts about 1percent of the total households. As the data depicts about 48 percent of the household heads interviewed are self-employed while the rest work in private institutions, government and non-governmental organizations respectively constituting 31 percent, 12 percent and 7 percent.

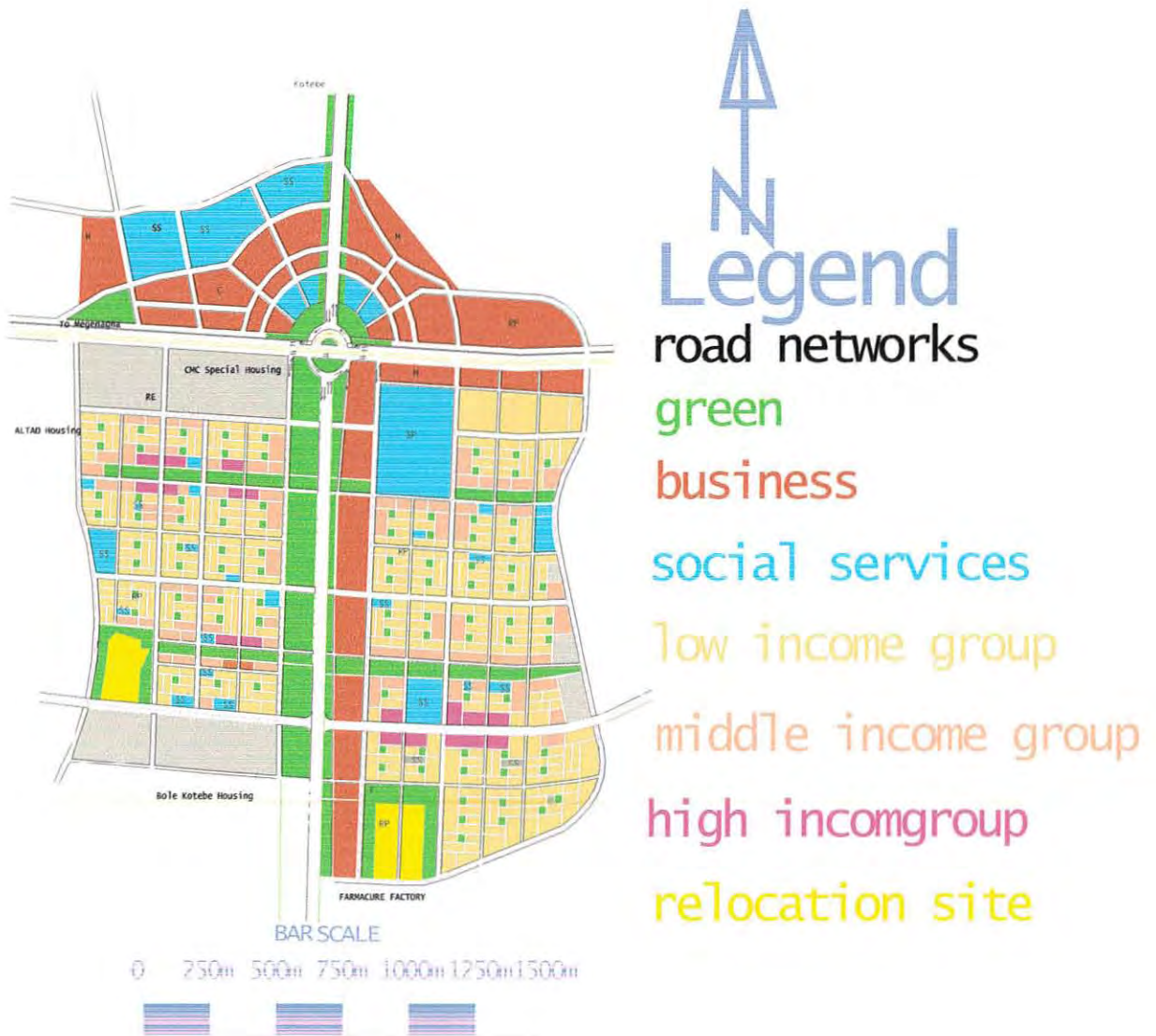
Authority. Casanchis and Meri Luke local development are part of those LDP's and these are used as tools for implementing the general principle put by the structural plan.

Figure 4: LDP Prepared for Casanchis Urban Renewal Development Project



SOURCE: CASANCHIS LDP, 2002

Figure 5: Meri Luke Local Development Plan



Source: Meri Luke LDP, 2003

Different factors are considered in the preparation of a local development plans. These are land value, availability of infrastructure, and expectation of spill over effect after implementing the LDP'S and requests, which come from different institutions i.e. from City manager office, LDAA at center and sub city and Environmental Development Authority. According to the head of urban plan preparation and implementation

department, the difference between structural plan and local development plan is that the structural plan has citywide perspective, while LDP'S are area based. Strategic plan is issue based and it sets strategies regarding housing, infrastructure, environmental, transport etc.

According to the official and professionals of urban plan preparation and implementation department, the norms and standards that have been place in master plan are the foundation considered in the preparation of local development plans. These norms and standards help areas in setting the proportion of the land use in inner city and expansion areas. For instance, in cases of expansion, residential and manufacturing industry are the dominant land use while in the inner city commerce and different services are dominate the land use.

According to the head and team leaders of DUPPI to some extent, there were participations by the stakeholders in the process of preparing of local development plans. The problem is that those who have been invited to participate were only some of the government institutions (i.e. LDAA, AAWSSA and AARA). The residents in the area were not given the chance to be integrated with renewal urban development. The intention of the project was centered on clearing of the site and relocation of the residents (Casanchis LDP, 2002). In addition, according to informants i.e. displaced households most of the time, LDPs are prepared after residents are displaced and relocated from the project areas to other areas.

Incases of Casanchis LDP preparation, according to the head of department of urban plan preparation, residents did not participate as stakeholders. The plan was prepared after the house holds were displaced and allocated to other expansion areas. The prepared plan did not consider those groups of the society. The vision of Casanchis LDP were to create an international city center where commercial and business activities prevail (Casanchis, LDP, 2003) and what was targeted /set as objective were only to prepare an LDP that can be used as an implementation guideline and facilitates especial development in the area.

Regarding Meri Luke LDP, it was found out that the farmers were not approached by any institution. They heard about the project during the implementation period from Kebele officials. According to the sub city interim, the LDP has faced resistance from the residents due to lack of participation. However, in Meri Luke LDP, there were considerations of low-income group, middle-income group based on the norms and principles of the SP regarding land access. The LDP proposed apartments and villa houses for middle incomes and for low-income groups respectively. About 74 percent of residential land is reserved for low-income groups and 21 percent were reserved for middle-income groups. However, the poor are marginalized in the LDP regarding their needs and preferences.

4.2.2 Raw Land Acquisition

As it is mentioned above the next steps in the land development process is acquisition of the land by the land developers, which is the government institution i.e. LDAA in our case. In different country the developer of the land is different and it depends on who owned the land. If the land is owned by individuals or land owners the agent of the development are the individuals or the landowners. In our case it is constitutionally declared that land is a property of the government and nation, nationality and peoples of Ethiopia. Due to this, the sole agent of land development is the government institutions and to some extent this helps for easy acquisition of land in urban development process. As mentioned in the previous section, Land acquisition for Urban Development involves: Choices of location; determination of rights over the chosen land; and cost of acquiring.

Choices of Location

The choice of location has been done based on the request of, city mayor, LDAA and different institution that demand the preparation of LDP'S. These institutions request the preparation of local development plans for residential, industry, mixed development, business, commerce and social services. In addition to the request by those institutions according to the head of DUPPI the following criteria are used in choosing the location of LDP'S for preparation.

- The land use in the master plan;
- Availability and the nature of the land;
- Pressure of interest group;
- Demand of the residents and;
- Cost of acquiring.

According to the officials and experts of urban plan preparation implementation department in most cases the choice of location is based on the criteria set by the institution. In addition, in some cases politicians without the consultation of the land development and administration authority and urban plan preparation and implementation department passed the decisions regarding the location that needs the preparation of local development plan. For instance according to the officials of the two institutions (LDAA and DUPPI) choice of location and preparation of condominium housing project has been done by the housing project office itself with the intervention of politicians. According to these informants some times a direction was given to the two institutions to prepare LDP and develop land for allocation with in short period of time with out considering their programs and their institutional capacity.

Concerning the location of this study, Casanchis has been chosen as location for urban renewal development program by the then urban development and works bureau and passed to department of urban planning preparation and implementation for preparing the plan. According to the head of DUPPI the LDP has been prepared based on the norms and standards of the master plan. The criteria for selecting this area is due to its location being at the heart of the city where most infrastructure are available in short distance from the project area. In addition to that, the location is found in CBD and in close proximity to the offices of international organization like ECA and Helton hotel; different government organization including different ministries offices and the existences of national palaces and different international hotels are the main criteria for the selection /choices of this location. It is also the belief of the municipality that if this place is developed it will have a spill over effect to the rest of the city.

Concerning, Meri Luke residential housing development project, according to the officials of DUPPI, in addition to requests coming from land development agency, the choice of the location was based on the potential of the area i.e. the presence of un serviced public land for investment, The geographical location together with the assigned urban function by SP (structural plan) were also considered. It is believed that it will include more land that satisfies the needs and demands of residents of the city of Addis Ababa.

Determination of Rights Over the Chosen Land

In the study areas (i.e. Casanchis and Meri Luke) because of the nature or the location of the project there are two types of residents. Casanchis project area used to be a slum area like any slum area. Different classes of people were living until their houses were demolished and were relocated to other areas of city (see table: 8).

Table 8: Building Ownership Before Casanchis Project Implementation

No	Ownership	Kebeles				%
		15/30	15/31	18/07	Total	
1	Private	178	176	83	476	32.1
2	Kebeles	309	251	163	823	60.5
3	RHA	41	48	-	89	6.5
4	Gov./Org.	6	5	1	12	0.9

Source: ECA Renewal Project Report, 1998 and Casanchis LDP, 2002

According to city and sub city level land development and administration authority officials except those who have stayed in the project area as being redevelopers i.e. fourteen, the rest were relocated to the expansion areas by giving them compensation and substitute plots free from lease payment. However, according to the information from the officials these people were dissatisfied with the compensation they got, the location and

the size of the plots they were allotted. The reasons were that the compensation did not consider the then market price and in addition, the size and the location of the substitute plot was not in accordance with their needs and preferences.

In terms of location, because there was no participation, their preferences were not respected. Although the relocated preference was to be relocated onsite, however, as seen in Figure: 6 they were relocated in Bole-Kotobe expansion area.

Figure 6: Relocation Sites of Casanchis Displaced Households



Source: Kirkos LDAD, 2008

Concerning Meri Luke residential development project area as mentioned above choice of location was based on the potential of the area to avail land for residents of the city. According to Meri Luke local development plan summary only 6 percent was built up area while the rest 94 percent is used as a farmland. There were 35 families in the project area. In addition, there were informal settlers who used to live in the project area.

The local development plan prepared by the DUPPI (department of urban plan preparation and implementation) proposed the relocation of farmers within the project area as it is seen in fig.6 below. It is however observed they did not still relocate on the site reserved for them. In the discussion held with them they mentioned that they got only compensation for their own farmland and are not satisfied with the compensation they got. They believed the compensation were not enough as Only 3.75 birr/m² was paid for compensation. The amusing thing is that they still did not acquire the substitute plot for constructing their own houses. Parts of the site reserved for them were allocated to other purposes. There was no participation like the Casanchis development project. What the LDAA and LDAD have done was only to keep the interests of the government rather promoting the interests of the farmers.

Figure 7: relocation site proposed for peasants in the project area for meri-luke peasant households



source :Meri Luke LDP,2003

Cost of Acquiring Land for Development

In the process of land accusation one important thing that has to be considered is estimating the cost of acquiring land for urban development and stating the source of finance for the project implementation. Costs of acquiring land in the inner city and expansion area have their own features. In case of inner city, cost of acquiring land includes cost of compensation for the households and for buildings of different government and non-governmental organization. In addition, it includes rental money given for those households who were living in the project areas so that they can rent house until they build their houses. Incase of expansion area the costs are costs of compensation for farm lands, relocation costs and rehabilitation costs in addition to the costs of their residential houses.

Table 9: Cost of acquiring Land for Meri Luke Project area

No	Cost of acquiring land for Meri Luke project area		
1	Total area of farm land/HA	Compensation cost for farm land/m2	Compensation required for farm land in birr
	261.4	3.74	9,776,360
2	Total residential houses	Average compensation cost of residential house/birr	Total compensation cost required for residential housing
	35 house unit	35,000	122,500
Total	Compensation	Required	9,898,600
3	Total reserved land/HH/M2	RELOCATION COST/HH	TOTAL RELOCATION COST
	500*35=17500	205	3,587,000
TOTAL COST OF ACQUIRING THE LAND			13,485,600 BIRR

SOURCE: Compile from Meri Luke LDP, 2003.

In the urban renewal development project area of Casanchis the estimated cost of acquiring land during the preparation of LDP by the DUPPI were 51 million and 13.4 million for compensation and relocation respectively. For Meri Luke residential housing development project according Meri Luke LDP cost of acquiring estimated were 9.8 million, 0.12 million and 3.6 million for farmland, residential houses and relocation respectively. In the rules and regulation of compensation and rehabilitation of city of Addis Ababa, rehabilitation program is one of the tasks that have to be done by the LDAA at center and sub city Land Development Department. According to the rules the city rehabilitation package includes: -

- Organizing the displaced house holds who volunteer to involve in different urban agriculture activities
- Providing various self help training program for the women's, men's and youth and children's in order to get access for different opportunities

However, according to the Acting head of land development and administration office of Bole sub city the rehabilitation program has not been done and due to lack of manpower and financial resource. The costs for rehabilitation program did not estimated on the preparation of LDP too.

In a group discussion held with the peasants they informed that they faced different problems in changing their way of life from rural to urban life with out getting different training that helps them to associate them selves with urban life. The source finance for acquiring land were city government of Addis Ababa in case of center and sub city LDDA. According to the officials, of the LDAA budget is allocated from center of Addis Ababa finance bureau and this make difficult to smoothly perform their duties regarding acquiring the land and financing the projects.

4.2.3 Sub Division Planning and Approval of Detail Plan

As it is mentioned above, one of the steps in the process of developing land for different purpose of allocation is preparing a detail plan according to the norms and standards of SP and the LDP. Among the different duties and responsibilities given to land development at center and sub city, sub division or preparing detail plan and designing detailed land development strategy in harmony with the master plan and local development plan are the issues which are expected as a major task by the institution at center and sub city.

Prior to decentralization, these tasks were performed by land development agency at center level. After decentralization of land development agency to sub city level, these tasks became the duties and responsibilities of both center and sub city land development teams depending on the types of the projects and types of request for land. According to the informants of LDAA, if the request of land are for embassies and international organization, industry zone, land development packages with in two and more than two sub city administration, foreign investment, real estate, religious and non governmental organization, the preparation of detail plan and design of detail land development strategy should be done by the center land development. Preparing detail plan for residential purpose, for commerce and for other activities is the duties and responsibilities each sub city land development team.

Regarding the approval of detail plan, there is no regulation demanding the approval of subdivision plans to be prepared by LDAA and LDAD at sub city level. However, according to the officials this has presented a challenge to the implementation of local development plans in respect to the norms and principles set by LDPs. Due to the intervention and imposition by politicians at sub city and center level is allocated for different purpose at inner city and expansion area of the city with out the detail plan preparation. According to indifferent information gathered from key informants by the author this was aggravated after Ethiopian national election of 2005 before the caretaker government of the city took over the power.

Preparing a detail plan has to be done based on norms and standards of SP and LDP. However it was observed that both Casanchis and Meri Luke detail plan preparation were not based on local development plan prepared for the projects. There were violation of principles of local development plans, changing of plot configuration, infringement of road net work (totally avoiding it or changing the width; violation of the proposed green areas and parking spaces; changing of regulations building height and setback.

One of the duties and responsibilities of DUPPI is conducting inspection and follow up of the over all land use development of the city with respect to the prepared plans (structural plan and local development plan) and conduct monitoring and evaluation to inspect and control the implementation of prepared detail plan and LDP and report to relevant and concerned bodies.

According to the officials of DUPPI, so far, regarding inspection and controlling of plan implementation there is no clear working relationships with implementation institutions. The department tries to gather information from the center and sub city regarding implementation. In most cases information are not available and some times the department got information after the implementation went wrong. In addition, there is no system or mechanism to get information from the implementing institution about any change made before implementation.

As mentioned above due lack of approval infringement of road net work, changing plot configuration, violation of the proposed green areas and parking spaces, changing of building height, set back and violation of principles have been witnessed in both case study areas (i.e. Casanchis and Meri Luke development project areas).

Change of Plot Configuration in Casanchis LDP

Figure 8: Proposed Block Arrangements by LDP



SOURCE: CASANCHIS LDP, 2002

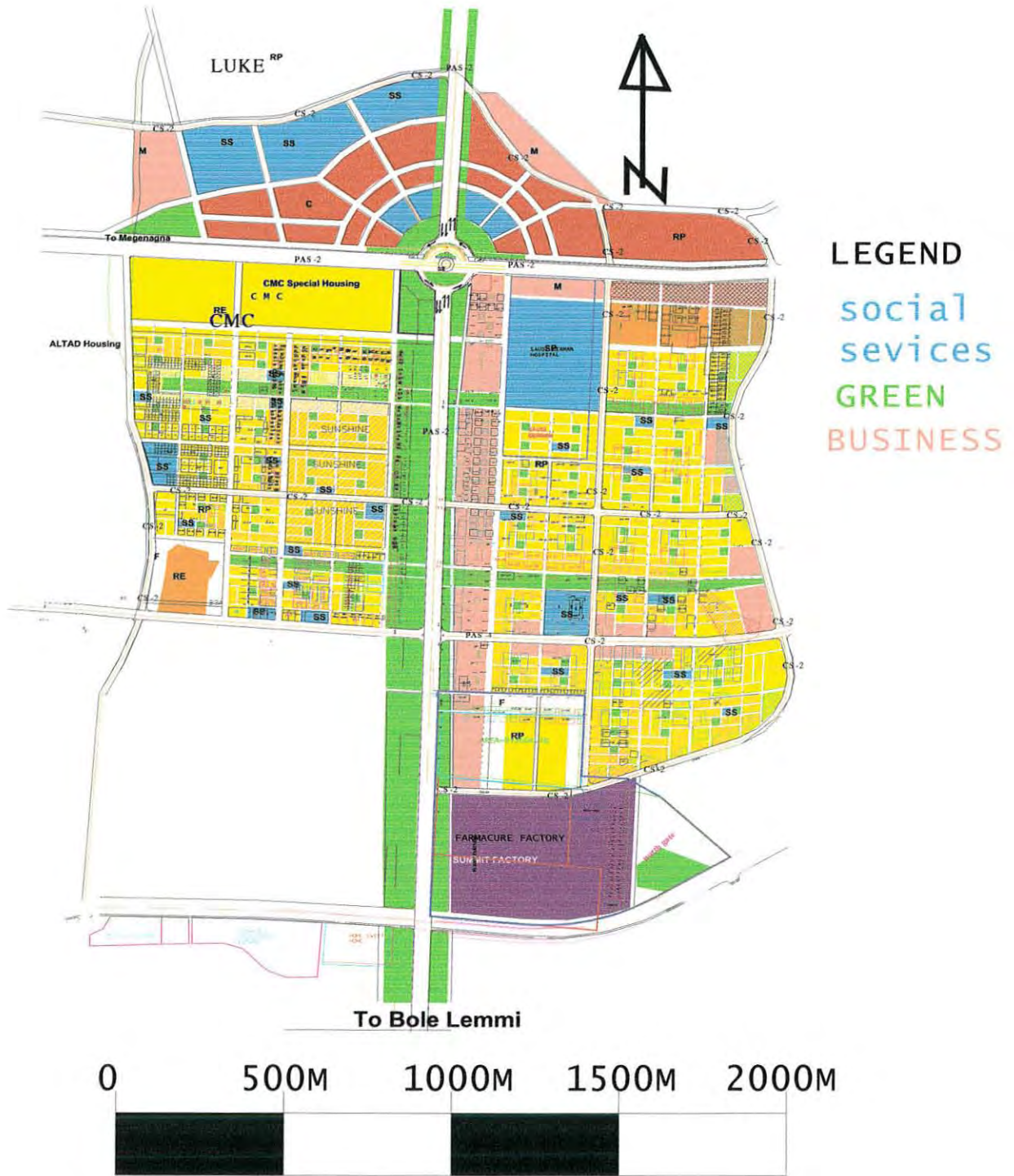
Figure 9: Detail plan prepared by ldaa for allocation



Source: Casanchis Detail plan, 2004

Change of Principles and Land Use in Meri Luke Implementation LDP

Figure 10: Proposed LDP and Implemented Detail Plan of Meri Luke Housing Development Project



Source: LDAA and Bole LDAD,2008

In Casanchis case as seen in figure 8 proposal of the local development plan, it is based on block development approach while the detail plan prepared by center and sub city for implementations were based on plot development approach. According to the informants who were allotted land in the project area this problem has created a problem in getting construction permit from Addis Ababa infrastructure development and construction permit authority.

4.2.4 INFRASTRUCTURE DEVELOPMENT AND PROVISION

After acquiring the land, preparing detail plans and approval of the detail plan is the next step in the process of land development is provision of infrastructure. Infrastructure provision has been one of the duties and responsibilities of land development and administration authority at center and sub city. Availing or providing infrastructure in both cases has been done in collaborations with other public enterprises institutions i.e. AARA, AWSSA, ELPA and ETA.

According, to Lilana and Florina, (1991), before infrastructure is provided first suitable land should be selected, and plans for roads, water supply lines and right of way should be prepared in consultation with the community and the stakeholders. Subsequently, an implementation and financing plan has to be drafted for the incremental provision of infrastructure. These plans should enable and determine the gradual development of the new settlements. However, in preparing LDP and detail plans for both cases according to Casanchis LDP document only the plans for roads were prepared by respected institutions (LDAA and DUPPI). The rest of the two plans that were mentioned above were not designed for water supply, drainage and for providing the electric line.

Providing land for all income groups within one settlement allows for a significant degree of cross subsidy. A supply of large plots along major roads to high income groups will build in the financial base needed to bring down the prices of small, low income plots served by feeder roads. In order the raw land to be serviced land the following infrastructure should be provided. These are road, water, electricity and

telephone line. One of the duties and responsibilities of land development is availing serviced land to the residential housing project, urban renewal project, real estate, industrial and commerce and service areas based on the norms and standards of the plans i.e. SP and LDP.

The officials and experts of LDAA informed that only the arterial and collector roads were provided for the development projects and they did not provide other roads other than the arterial and collector roads. These are 50m, 40m and 30m roads width. These roads, which have been provided during the allocation of the land, were sub standard and some of them as it is observed in the field were not even all weather roads. In addition to this the rest of infrastructure are not still provided fully in the project areas (i.e. Casanchis and Meri Luke project areas). According to those households who were allotted land in the project areas, the infrastructures was provided based on the request of developers individually and as group after land was allocated for them.

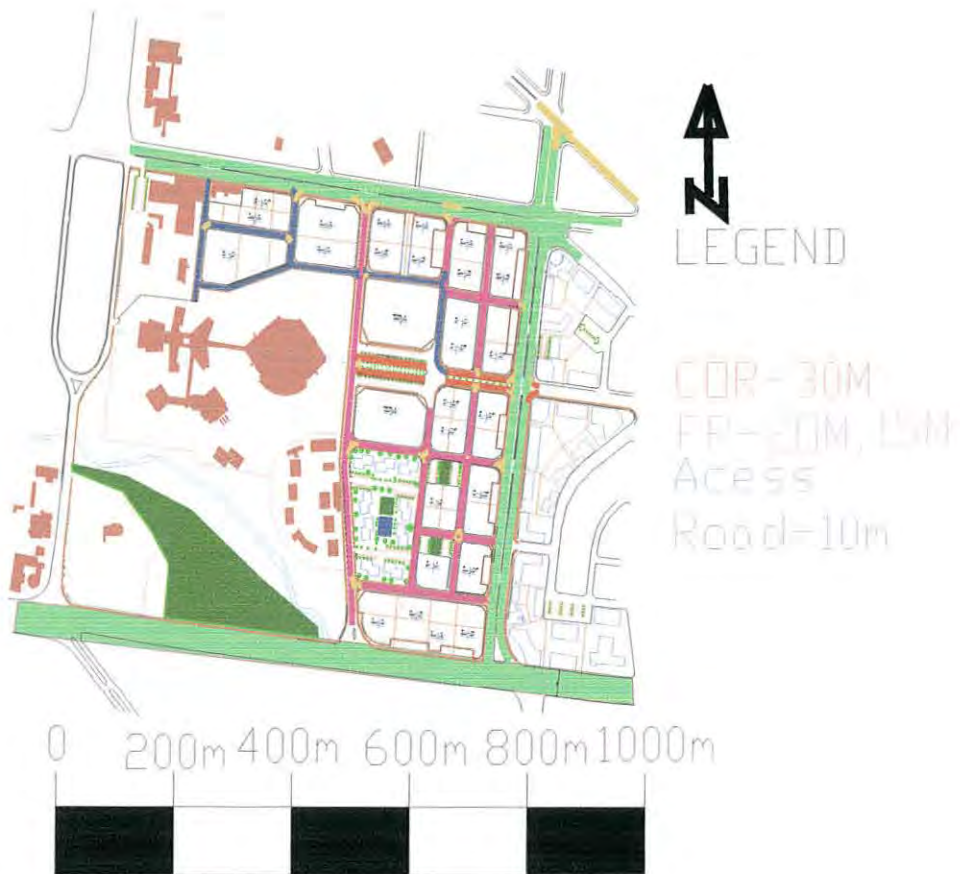
Infrastructure Provision in Casanchis Urban Renewal Development Project

It has been mentioned that in Casanchis, LDP is prepared after demolishing the area and relocating the former households to the expansion area. As seen in Figure10 below the main asphalt roads that bounded the project area already exist in the project area before the project started to be implemented. These roads were not constructed for the purpose of the project rather they are part of major roads which serve the city as part of net works. The existence of the project area in the inner city and the presence of infrastructure near the project area has helped the city administration to minimize the cost of providing roads.

There are two arterial roads adjacent to the project area in south and east direction and one collector road in the north side of the project area. The road type on the main parts of the area varies from an urban boulevard (40m width) type to the lower hierarchy of roads with a width of 12m and there were also new linking roads proposed. The function of the

roads is mainly to collect and /or distribute traffic from the east- west axis (Haile G /Sillasie road) and other parts of the city.

Figure11: Casanchis Urban Renewal Project Proposed Road by LDP



Source: Casanchis LDP, 2002

The field visit has shown that only parts of those plot that are located along those arterial and collector road can access the infrastructure (i.e. roads, water, electricity and telephone services). In this study all households/61 households who were allotted land responded that they did not receive full serviced lands that have road, water, and electricity and telephone lines.

Regarding provision of infrastructure about 64 percent responded that they have allotted raw land with out access to road, while the rest access the existing road networks. Regarding availability of water, 58.6 percent respond that they were not connected to pipelines where as 41.4 percent have access to water.

Table 10: Access to Road in Casanchis Project Area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	22	35.7	35.7	35.7
	No	39	64.3	64.3	100.0
	Total	61	100.0	100.0	

Source: Field survey, 2008

Table 11: Access to Waterline in Casanchis Project of Area

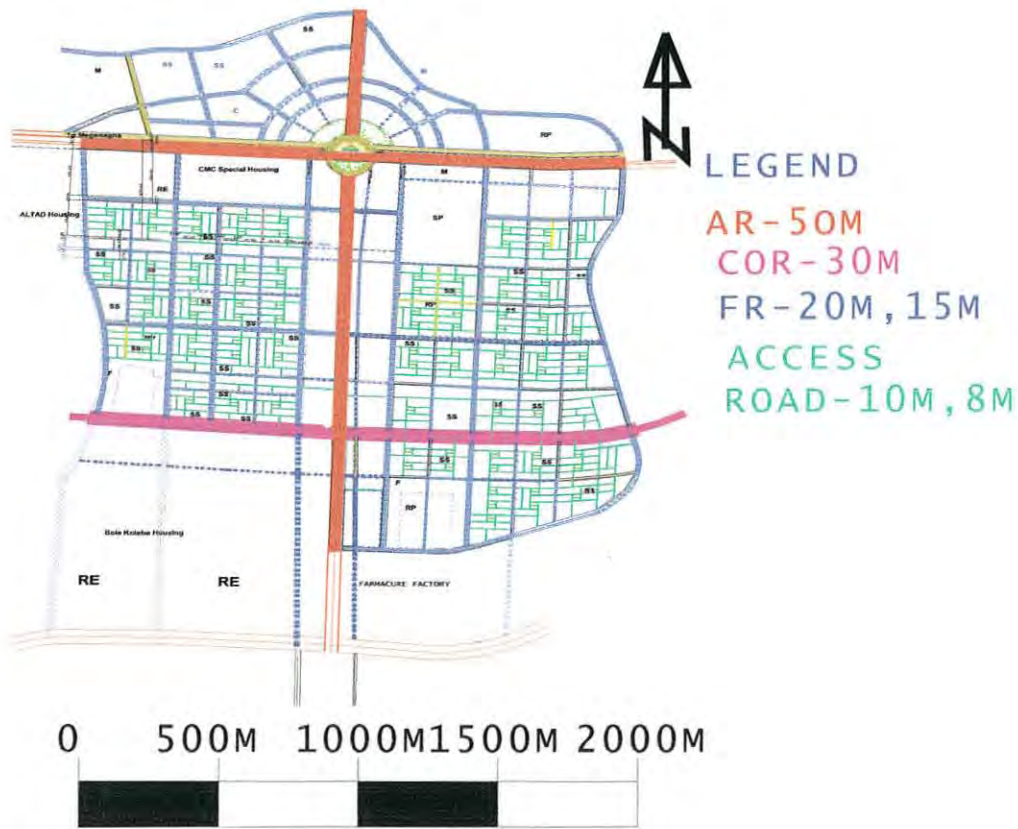
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	25	41.4	41.4	41.4
	No	36	58.6	58.6	100.0
	Total	61	100.0	100.0	

Source: Field survey, 2008

70 percent of the total respondents have said that they have no access to electricity; only 30 percent have access to electric. About 84 percent responded that they have no access to telephone lines. The discussions held with developers although indicated that in part services were provided it was not satisfactorily provided. For instance even though there is water, the pressure required for the high-rise building was not enough. Based on the information gathered and filed visit it was clearly observed that land allotted for development was not serviced.

In Meri Luke area, which is found at the expansion area, provision of infrastructure is much more expensive and demanding in terms of financial and human resources.

Figure12: Meri Luke Road proposal by LDP



Source: Meri-Luke LDP, 2003.

The network in the Meri Luke area is developed based on the major roads proposed by the structure plan. The main roads are designed to unify the northern action area to the southern parts of settlement in the expansion area. In addition, it integrates the over all planning area to the surrounding development. Different roads were proposed by the local development plan and these are 6mts, 10mts, 20mts access roads; 30mts collector road and 50mts arterial roads. Currently two arterial roads that pass adjacent and through the project area are under construction. It is observed that the collector road that passes through the project area is not an all weather road. The other feeder road which is of 20mts width, and the one in the west side of the project did not exist prior of the project while the one in the east side of the project currently is under construction.

According to the officials of LDAA at center and sub city most of the land allotted to date do not fulfill the infrastructure requirement.

Households were allotted land for different uses in terms of size; land uses etc. It was found out that 20.2 percent were allotted serviced land while 67 percent received un-serviced land for constructing their houses. Regarding road provision, 89.3 percent responded that they have no access to road, while 10.7 percent have access. However, 88.1 percent said that they have access to waterline while the rest do not have access to water. When it comes to availability of electric line only 28.6 percent responded that they have access to electricity. Regarding access to telephone line, about 81 percent responded that they have no access while the rest enjoy access to telephone. Generally, based on the household response and field observation, it has been found out that land allocation is done without the provision of infrastructure.

4.3 Land Allocation Process

The land allocation system is part of the general transaction of goods and services system for the exchange of goods and services system i.e. market exchange, reciprocity and allocation.

With regard to market exchange, in market economy exchange of goods and service are sold and purchased on free will. The purchaser is assumed to know what he wants and to have the capacity to choose from the given set of goods and services. The seller competes with other sellers to provide the best for a given price. The sellers and the purchaser may enter into agreement willingly to secure their agenda. Land market in private land ownership system operates in this way.

Reciprocity is a situation in which the social groups enter into relations that last for longer period of time. The transaction carries with it social relation that is permanent. The model of transition does not seem to fit land delivery.

In the allocation system the goods for exchange are first pooled at a central place in the hand of single individual or institution. Allocation assumes the issue of equity. In the land

delivery system, allocation is often related with public ownership of land. According to Wubshiet, 2002 the critical issues of land delivery in the allocation system include:

- Criteria for eligibility to get land
- The extent of land supply/extent of choices/
- The extent of land need and demand
- Institutional competence, transparency and general governance system.

The allocation system of land for urban development involves change of user. Most legal provisions protect the interests of primary holders; it usually prohibits reallocating by force, a legally held land by taking it from one individual to another individuals. There are varies conditions for the reallocation of land. These includes: - Formal expansion of urban areas into the hinterlands; change of use and changes of intensity of use as a result of redevelopment planning of slum areas and Repossession and reallocation of illegally held land.

There is a growing tendency that the market exchange system operates better than the other two-sub system of land delivery system. In public ownership of land system, the dominant land delivery mechanism is the allocation system. It is possible to allocate land through market exchange mechanisms by adopting a leasehold system.

The main activity of lease implementation department /team at center and sub city respectively is the supply of plots of land for construction in accordance with the lease law through:

- Lottery system for individuals or for cooperatives;
- Allocations through sell by auction;
- Allocation through negotiation and;
- Allocation of land free from lease payment by rewards and as substitute plots to displaced households due to development projects.

These different types of allocation are done after each land development step is performed by the center and sub city LDAA and LDAD respectively. A decision is

reached to whom land will be allocated. According to the officials of LDAA and LDAD prior to decentralization, allocation of land through lottery, auction, and negotiation were the tasks of the main office and decision were made by the Addis Ababa land development and administration board.

After decentralization, allocation through lottery for individuals and cooperatives, and auction for different land uses are both the duties and responsibilities of the center and sub city LDAA and LDAD respectively. However, allocating land through negotiations, free from lease payment, rewards, for Embassies and International Organizations, allocation for industries, foreign investment, Real Estate, Religions institution and non Governmental and Governmental organization are the mandate of center LDAA based on the decision passed by Addis Ababa city land development administration board. In the case of sub city, decision to whom land is to be allocated has to pass by the Sub city land development and administration board before land allocation. However this has not been practiced.

As mentioned above different types of allocations have been used for allocation of land since lease system was established in Addis Ababa city administration (i.e. free from lease payment, lease auction, lease negotiations, lease lottery and assignment).

Free from Lease Payment: this is a system where by land was allocated for government institution, international organization, rewards and substitute plots. The later is for those households who are forced to relocate in inner and expansion area of the city due to urban renewal and new development projects. Free from lease is also given for Embassies as reciprocity where bilateral agreements exist with out lease payment. According to our informants in LDAA the decision regarding the size of the plots and the way they should be allocated for IO'S also might come from federal government too.

Negotiations: this is allocation through lease payment for different purposes i.e. for business, industries, social services and Real Estates. In this approach the lease price depends on the location and size of the plot to be allotted. In addition, to the lease

price/m² permission for the project depends on the feasibility of the project submitted to the lease office and the financial capacity of the developer.

Auction: this is another type of allocation of lease system for business, hotels; special residences above 175 square meters and the price depends on the highest price offered during auction for specific plots. However, before the winner is announced the board at center and sub city board has the mandate to reject the winner of the auction. According to informants from both LDAA and LDAD at center and sub city most of the time the speculators who participate in auction processes and this has its own impacts on the land market in the city.

The leasehold permit is based with in conformity with plan guidelines, on auction or through negotiation or inaccordance with the special decision of the city. According to AACG lease proclamation, 2002 lease holding period for different land uses in Addis Ababa are: -

- Up to 99 years for residential houses;
- Up to 90 years for education, health, culture and sports;
- Up to 60 years for industry;
- Up to 50 years for commerce; and up to 50 years for other.

Lease price is decided based on the uses of land. The price for residential plot size above 175square meter is decided by auction through which lease prices is decided. For plot size below 175 square meters, 50 square meters are given free from lease payment and the additional plot size is allotted through negotiations. For manufacturing industries the price is fixed through negotiation. However, even if it is decided through negotiation, most of the negotiations price refers to the maximum auction price in the area of the plot allocated.

For business land allocation is through auction and the price depends on auction price for the specific plot i.e. the highest auction price for specific plot. For services, fixed price is used to allocate land. In general whether allocation is through negotiations, auction or

free from lease, price is decided by land development and administration board and land development and administration sub city board at center and sub city respectively.

Criteria to Own Land

Different criteria are set for allocating land by lease except for those allocated without lease payment (i.e. rewards, governmental organization and substitute plots)

For Residence: - land was allocated on the basis of requests made by, individually or cooperatives. According to regulation 2004, passed by land development and land administration authority, the criteria are:

- Registration fee for both cases are 250 birr and this can be used four times until they get land through lottery.
- Before they enter into lottery system, they should submit documents that show their capability to construct houses based on the plot size they claim.
- Deposit depends on the size of the plot they request and it is listed below in the table.

Table12: Criteria And Ways Of Allocation Land For Residences

No	Area by m2	Ways of acquisition	Building height	Deposit required/HH	Lease payment/HH
1	<50	Cooperatives	G+3	4000	Free from lease payment
2	51-250	Cooperatives/individually	G+1	8000	50m2 free and the rest 409 birr/annually for 20 years
3	>251	Individually	G+1& ABOVE	5000	50m2 free and the rest depend on negotiation price

Source: Addis Ababa City Administration and Administration authority (AACLDAA, nov.2004).

Criteria for Lease Negotiation:

According to the informants from LDAA plots provision for negotiation is based when there is prepared land for development and when there is request by the developers. For different activities negotiations can take place in the city of Addis Ababa. The activities are Real Estate development, for Industries, Hotels and Social services like school, hospitals etc. The criteria are: -

- The developers should submit the information about the plot they requested (i.e. location, address, plot size, whether there is construction on it or not and if there is construction the number of house holds in the area);
- Project proposal;
- Investment capital of the project;
- Investment /project schedule (i.e. when the project implement, the contribution of the owner regarding the displaced house holds);
- Development or project benefits;
- Experience of the developers to wards investment in terms of experience skills;
- Financial statement from known bank which show the capacity of the developers;
- CPO that shows his /her commitment for bringing investment and should submit photo area or GIS that shows the location of the requested plot.

Criteria to Own Land through Auction

As mentioned in the previous section auctioning land for allocation is both the duties and responsibilities of LDAA and LDAD at center and sub cities. This has been done after decentralization in 2003. There has been auction for different land use in main office and sub city; the lease implementation department and lease team are respectively responsible for the auction processes. According to the land development officials the land that provide for auction should be vacant land and should have title deed that prepared by the authority and department in respective hierarchy. :-

The Criteria Expected from Auctioneers Are: -

A-CPO: This varies on the total land value.

- For land worth less than or equal 500,000 birr, a CPO ranging from 3,000 up to 5000 birr should be submitted.
- For land worth between 500,000-10,000,000 birr, a CPO ranging from 10,000 up to 50,000 birr should be submitted.
- For land worth more than 50,000,000, a CPO ranging from 50,000 up to 100,000.

B. The developers should submit minimum 30 percent of construction cost or financial statement from known bank or his /her borrowing capacity from bank and holding their fixed asset as a collateral and;

C. Submitting the bid documents before the dead line.

The criteria set by the authority do not consider the poor and the low-income group in accessing land. This is mainly because although land is made available free from lease payment for the poor and low income groups the criteria set could not be easily fulfilled. For instance a fixed amount of money has to be deposited in a block account or even if they can deposit the required amount of money in a bank the type house (G+3) they are required to build is beyond their financial capability. According to the local development executive summary categorization the low-income group were those who can earn a monthly income of 340-670 Birr and for these residents very difficult to full fill the requirements demanded by the institution to get land for constructing their houses.

4. 3.1 Land Allocation

It has been stated above that land is owned by the public and is administered by Government. It is only through lease that land can be accessed for different uses. The AACG as mentioned in the previous section employs land leasing system likes lease negotiation, lease auction, lease lottery, and assignment of land for free from lease payment and awards. The city level LDAA and sub-city level LDAD use some of he above-mentioned leasing approaches depending on the authority invested up on them.

The city level LDAA, as such, has the power to allocate land through lease negotiation, lease auction, give rewards while the department instituted at the sub- city level has the authority to lease auction, give substitute plot for displaced house holds and allocate land by lease lottery for individuals and cooperatives. The trend of such approach in the CGAA is clearly demarcated with the restructuring of the administration. Before 2004 i.e. the restructuring of CG and decentralization efforts where embarked up on, all land allocation was done through a lease system by the city administration land development Agency along with the lease department which was then structurally instituted in the land development agency. As a result all kinds of land leasing option are performed by LDA.

However, after the merger of institution like *land development agency* and *land management authority* at the center and after the decentralization of the authority at a department levels in to ten sub-cities the mandate of land allocation has also changed.

Different plot sizes of land were supplied in Addis Ababa for the past five years for residential housing constructions after the revision of master plan. Currently for individuals and for cooperatives the minimum plot sizes is less than or equal to 50 m² and the maximum plot size is 175m². For substitute plots the minimum plot size is 150 m² and the maximum for residence is 500m², and it varies for business depending on the size they occupied previously.

As can be seen from Table 13 starting from 1995-2004/5 13,638 number of plots i.e. 2138.2 ha. were allotted for different uses by LDAA. Among the different uses for which land was the majority constituting 663 ha. was allotted for real estate development. While the smallest share (i.e 166.9 ha) land was delivered for private residence apartment.

According to the officials of LDAA (center and sub city, the following problems were mentioned in land allocation

- Land development and allocation process were not demand oriented.
- Inconsistency in developing land and allocation due to instability in the institution

- Absence of vacant land in the inner city.
- Inadequacy of clear rules and regulation regarding allocating the land
- Political intervention in the process of land allocation
- Resistance of the residents in terms of cooperation during implementing the projects.

As a result land supply does not meet the residents need and preferences. In addition, even the land allotted through lease auction and lease negotiations do not pass through the process of land development and most of the time land is allocated without clearing the land.

TABLE 13: Trend of land allocation for different land uses 1987-1997 source: compiled from secondary data of lease department by the author

Year	Land use and plot size in HA													
	Business		Industries		Social services		Private residence apartments		Real estate		Private residence lot/assigned/rewards		Total	
	Plot number	Plot size	Plot number	Plot size	Plot number	Plot size	Plot number	Plot size	Plot number	Plot size	Plot number	Plot size	Plot number	Plot size
1987	7	1.4	26	11.4	--	--	--	--	--	--	--	--	33	12.8
1988	15	2.6	13	5.2	--	--	--	--	--	--	450	6.8	478	14.6
1989	26	16.2	34	23.2	1	9	--	--	--	--	221	3.3	282	51.7
1990	39	10.9	49	37.4	7	77.3	5	0.3	2	195.1	184	2.8	286	323.8
1991	20	4.4	14	14.8	4	4.2	53	2.8	--	--	689	10.3	780	36.5
1992	38	5.4	41	29.3	3	3.2	27	2.1	2	35.6	1690	26.8	1801	102.4
1993	28	7.6	33	8.1	14	29.7	65	8.3	--	--	2173	32.6	2313	86.3
1994	16	4.1	32	6.6	10	131.3	61	4.0	--	--	4131	61.9	4250	207.9
1995	87	11.1	99	27.7	14	26.0	98	16.2	1	5.8	1451	21.8	1750	108.6
1996	57	10.0	103	28.2	25	22.0	186	119.9	5	67.0	359	4.7	735	251.8
1997	45	10.0	201	54.1	28	21.9	177	13.3	15	66.1	13	2.7	479	168.1
1998	115	107.3	37	34.5	175	269.6	--	--	94	293.4	30	68.9	451	773.7
Total	493	191	682	380.5	281	594.2	672	166.9	119	663	11391	242.6	13638	2138.2

4.3.2 Land Allocation in case Study Areas

4.3.2.1 Land Allocation in Casanchis Urban Renewal Development Project

According to the Table 14, among the total number of plots prepared by detailed plan for implementation i.e. 70 plots 7.1 percent of the total plots are not still allotted for any uses while 40 percent of the total plot was allotted through auction, where as 20 plots were allocated through lease negotiation.

The rest 4.3 percent of the total plots were allotted through rewarded and lease negotiation. The remaining 28.6 and 20 percent was allocated by lease negotiation and free from lease payment for redevelopers respectively. According key informants from the Kirkos sub city the rewards was given to Olympic hero's (500m²) free from lease and with lease negotiation for each additional plot of land.

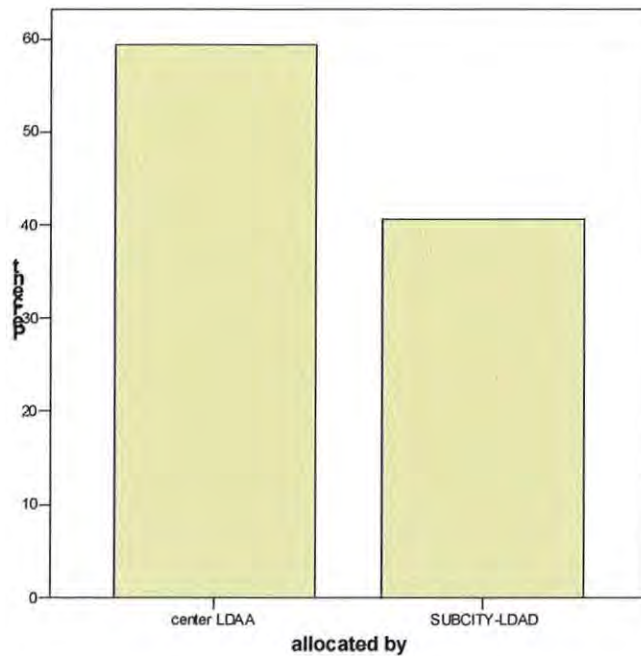
Table 14: Type Of Allocation In Casanchis Development Project

Way of allocation	Frequency	Percent	Valid Percent	Cumulative Percent
Redeveloper	14	20.0	20.0	27.1
Lease auction	28	40.0	40.0	67.1
Lease negotiation	20	28.6	28.6	95.7
Rewards & lease negotiation	3	4.3	4.3	100.0
Total	65	100.0	100.0	100.0

SOURCE: FIELD SURVEY, 2008

As it has been stated above, the allocation of land for the specific case under investigation was carried by both the city administration LDAA and Kirkos Sub- city Administration LDAD. Accordingly, 59.4 percent of the land cleared for redevelopment was allocated by the center LDAA through lease negotiation and reward while the rest 40.6 percent is allocated by the sub-city LDAD through lease auction. (See fig: 13)

Figure 13: LAND ALLOCATIONS BY INSTITUTION

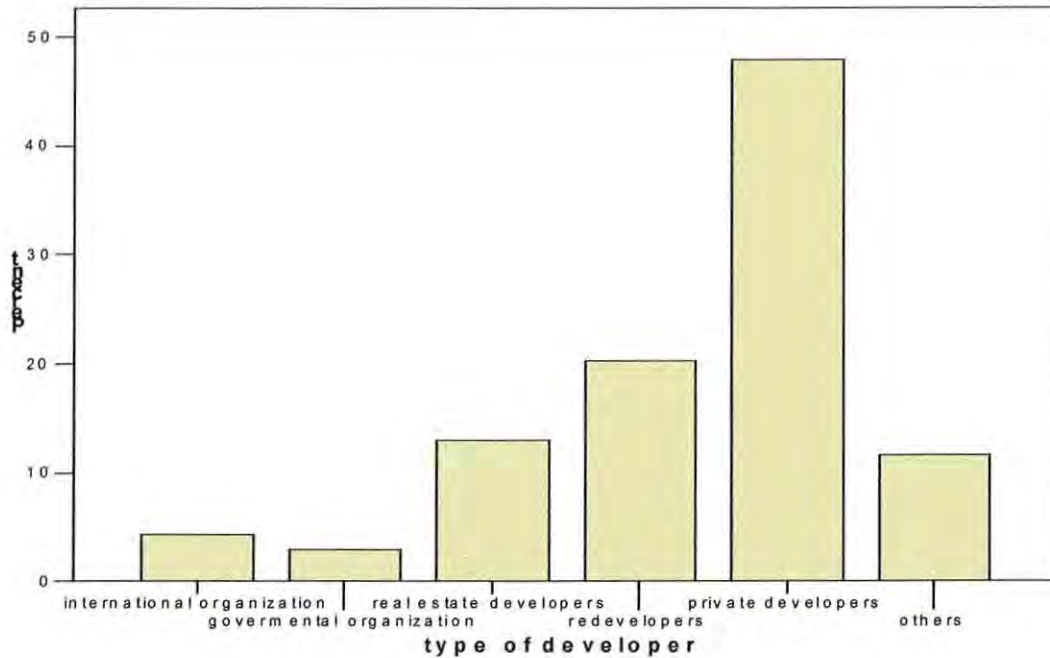


Source: Field Survey, 2008

Despite the jurisdictional consideration and the type of allocation, all land prices for sub-cities are set by sub-city land development and administration board and at the city level by Addis Ababa city land development and administration board.

Other than all CG institutions who have stake in urban renewal project like government enterprises at the federal and city level major stakeholders are IO's, GO'S, Real Estate developers, Redevelopers, and others. As can be seen from the data collected among the developers involved in the renewal project the majority are private developers constituting about 47.8 percent of the total developers involved in the project. International organization also participate constituting the smallest share in the development process (4.3percent) while governmental organizations, real estate developers, redevelopers and other developers constitute, 2.9percent, 12.9 percent, 20 percent and 11.6 percent respectively (see fig.14 below).

Figure 14: TYPES OF DEVELOPERS IN CASANCHIS DEVELOPMENT PROJECT AREA



Source: Field Survey

Depending on the kind of allocation the criteria to be fulfilled by interested developers differs. For instance all developers in the renewal project are required to deposit a fixed amount of money depending on the size of plot to be developed. As a result, all the developers despite the kind of allocation approach used have said that in one way or another were asked to deposit a fixed amount of money in a closed bank account in order to have access or participate in the purchase or acquiring of plots.

Land Allocation

Out of all the respondents asked i.e. 61 households about the supply of land in terms their demands (the size of plot and location of the plot) 81.4 percent state that the land they have accessed is as per their expectation and are satisfied with the location the site. On the contrary, all have stated, however, that infrastructure is poorly provided and left them to incur more costs than they have anticipated in terms of money and time for the completion of the construction of buildings in the project area.

According to the renewal project document, proposed land uses includes pure, general and special residence; commerce; social service; special use; government; green and parking. This implies that the land allocation should only follow the uses stated in the project area. However, mostly the uses implemented are dominantly business and mixed use showing a discrepancy in the implementation of the planed renewal project.

As it has been stated above, demand for specific plot size although determined by CGLDAA or sub-city LDAD, it would be an understatement if it is acknowledged that all the requests were satisfied. However, all the plots allotted through lease negotiation were allotted through negotiation with the city land development board implying the bargaining power of lessee to acquire different plot sizes. In terms of location the renewal project, it is according to the revised master plan 2003. More over, since most of the developers where participating through lease auction and negotiation the site for development location preference was in line with the demand of developers. While, in terms of infrastructure all the respondents as it has been affirmed above, were not provided a serviced land except for some plots located along the arterial and collector roads surrounding the renewal project area. 57 percent of the developers believe the plot size allotted was according to their demand.

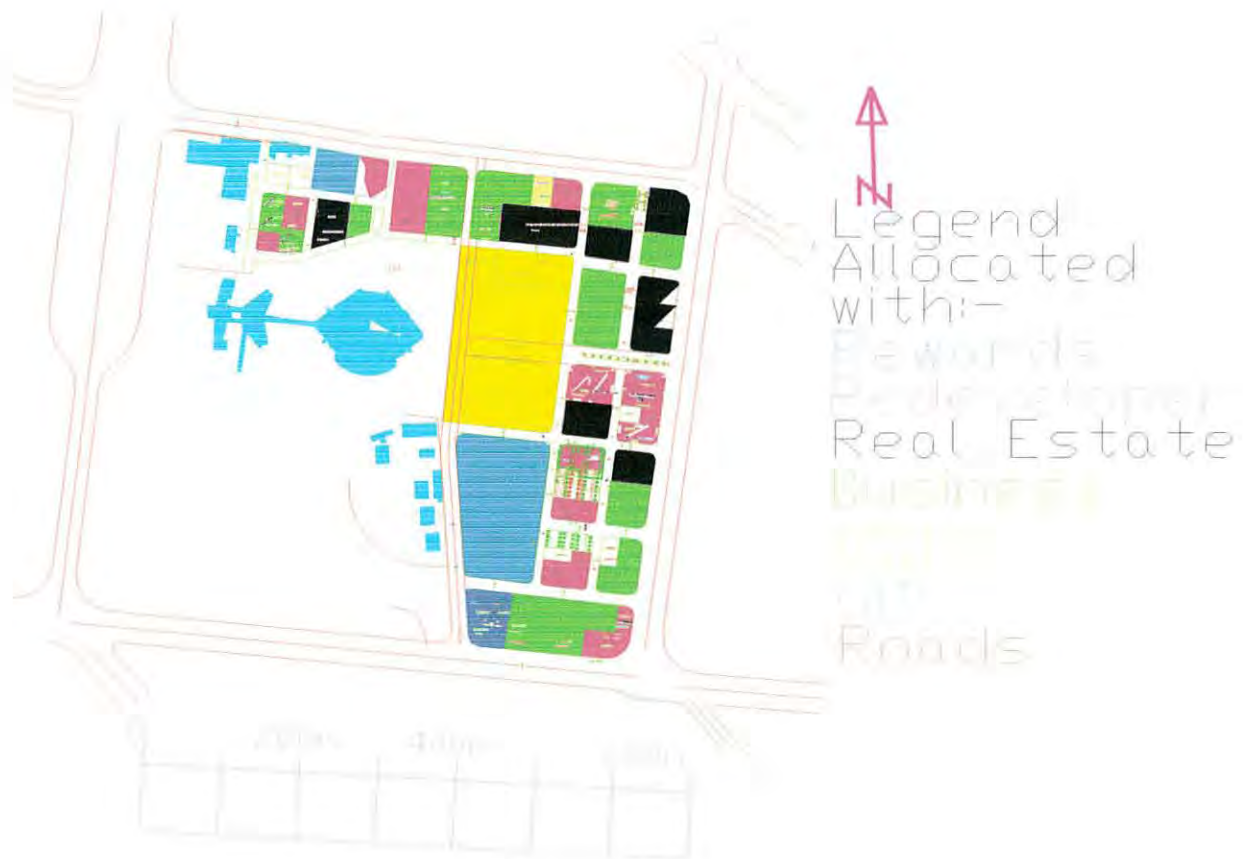
Difference between the block arrangement planed by DUPPI and detail plan prepared by LDAA and LDAD as mentioned in the previous section is observed. The LDP assumption or proposal was that as seen in Figure 14 the area will be developed based on block development approach while the prepared detail plan and allocation in the project area as seen in Figure 15 was based on plot development approach. This has led to changes in the proposed land use by LDP. According to the LDP proposed green and road net works were abused due to change in the preparation of detail plan as seen in Figure15. Mostly, according to informants/key informants the discrepancies exist between the perpetration of detail plan and the local development plan, because of intervention from higher officials of the city administration. Although, these interventions demand a closer investigation it can be caused for two reasons. One, political interventions for political ends like securing popular support and second, lack of knowledge as to what can be the practical consequence of such intervention.

Figure 15: Urban Designs proposed by LDP for Casanchis Urban Renewal Development Project.



Source: Casanchis LDP,2002

Figure 16: Allocation Of Plots For Different Developers



Source: LDAA and Kirkos LDAD, 2008

As it has been discussed in great length in the assessment made about institutional capacity, weak institutional capacity has greatly influenced the allocation of land in the project area. However, the system of land allocation in the project area was transparent. Accordingly, in terms of time taken to receive plots from the sub-city department or city level land management authority respondents accounting for about 74.3 percent were provided on time. While 25.7 percent accounting for about 18 respondents believe otherwise. This evidently shows that relatively the allocation process was transparent. Part of the explanation was that since majority of the plot was allotted for commercial activities most of the allocation system was lease auction that is done in public.

According to the renewal project document among other things the city government was to provide serviced land, however, most of the developers were thwarted by the poor

provision of infrastructures. Generally, the plots provided for development were not serviced. Nevertheless, some respondents have said that they are provided with infrastructures.

Still, most plots that are located at the center or behind sites located along main road networks have less or no access to infrastructures facilities. 64.3 percent of the respondents have limited access to existing road networks in the project area, while 58.6 percent have no links to existing pipelines. Where as 70 percent and 84.3percent are without proper electricity connection and complain about connection to telephone lines respectively. This is a clear indication of the failure of the CG and SCA to coordinate different institutions that have stake in the project area. Further it shows that the participation of different institution like AAWSA was neglected during the preparation of the project.

4.3.3 Land Allocation in Meri- Luke Residential Housing Development Project

In 25 years, the population of Addis Ababa will be around 5.1 million and the east expansion area of Addis is expected to accommodate 1/5th of Addis population, which will be around 1.1 million in habitat (Meri Luke LDP, 2003). Every year there should be 47000 housing construction in all expansion areas and 12000 houses per year are expected to be in the east expansion area (Bole- Kotobe expansion area). Meri Luke LDP has been started by considering that it serves as a center for where more than 600000 inhabitants will be served, main mass transport lines such as bus, train and trolleybus will pass through the area and which will have a green continuity from north hill to the south plain of land where the already allocated settlements were found in the expansion area.

It is also expected to serve as, in the middle of east expansion, sub center for more than 600,000 inhabitants and for more than a million in habitants as city center. According, to officials of LDAA and DUPPI, Meri Luke LDP is prepared to reduce the problem of the city by allocating the land for different income groups (i.e. low, middle and high income groups). It is also planned to allocate activities that have no polluting behavior (i.e. commercial activity, small-scale manufacturing and handcrafts, social services and utility

offices and other smaller functions. The local development plan proposed the allocation of land for commercial area on the area reserved for center and on the main roadsides.

In addition, to the major social services reserved by the SP the lower level health and education services are proposed for allocation by the LDP. The major social services proposed in the residential zone are education (kinder garden, primary and high schools), health (health post and clinics) and Commercial areas including business and administration offices, recreational activity and open markets are also proposed for allocation by the LDP. According to the LDP, Residential activities are allowed if the lower levels of the buildings are completely reserved for commercial activities. For social service the LDP proposed, specialized high school, administration center, utility, cultural center and sport complex.

Types of Allocation

As it is mentioned in the previous section different ways of land allocation are used in the project area with lease system i.e. free from lease payment and with lease payment system. Concerning land use the detail plan prepared different land uses for allocation i.e. for residence, mixed development, business and social services. Allocations have taken places since 2004 and still it is an on going process.

Table 15: Type Of Allocation In Meri Luke Project Area

NO	WAYS OF ALLOCATION	NUMBER OF HOUSE HOLDS	WAYS OF ACQUIRING	%
1	Residence lottery With lease payment	2622	Cooperatives	29.95
2	Lease negotiation	26	Individual	0.30
3	Lease auction	496	Individually	5.67
4	Residence Free from lease payment	5452	Cooperatives	62.26
5	Others	159	Individually	1.82
	Total	8755		100

SOURCE: COMPILED BY THE RESEARCHER FROM DIFFERENT DOCUMENT OF LDAA AND SLDD.

Table 16: Type Of Allocation based On The Survey Made

Type of Allocation	Sample	Percent	Valid Percent	Cumulative Percent
Residence lease lottery	74	49.33	49.33	49.33
Lease auction	55	36.67	36.67	86
Lease negotiation	3	2	2	88
Others (rewards, substitute, services and purchased)	18	12	12	100
Total	150	100	100	

SOURCE: FIELD SURVEY

Like Casanchis project, both main office LDAA and sub-city LDAD carried the allocation of land for different activities in Meri-Luke. According to the survey, about 49.33 percent of land is allocated through lease lottery for residential purpose for individuals who organize themselves under different cooperatives. While 36.67, 2 and 12 percent were allotted land through lease auction, lease negotiation and through others respectively. This indicates that land allocation for the last four years favored mainly cooperatives because it saves time in the allocation process and reduces administrative cost. Moreover, block ownership requires only one title deed, which reduces the administrative cost of preparing individual title deeds for individual owners with in a cooperative.

Unlike Casanchis detail plan, Meri Luke detail plan was prepared based on the LDP to deliver majority of the project area for residential purpose in east direction. And that is why majority of the developers are residential house developers. According to informants in the center and sub city the majority of plots reserved for business were allocated for residential purposes due to imposition from higher officials.

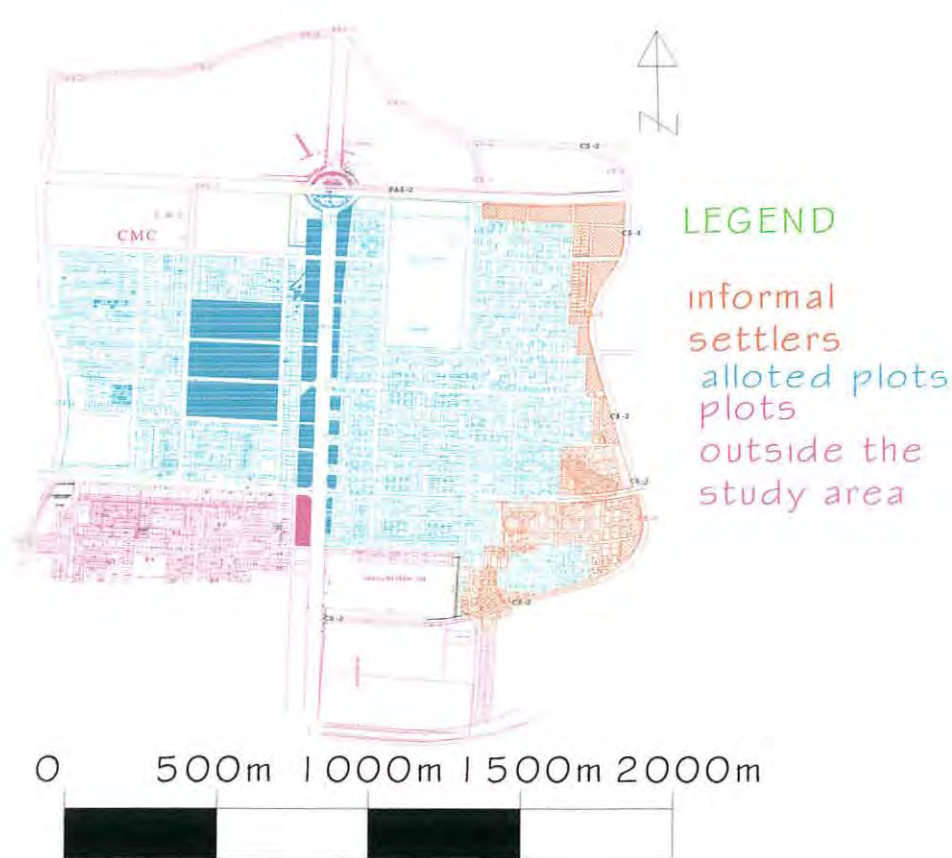
Only one real estate developer was allotted land in the project area. According to the head of marketing department of this real estate they were allocated 13.8 ha of land through lease negotiation from center LDAA in 2005. According to informants the developer constructed condominium apartments for middle income and high income groups. However, these flats were occupied dominantly by high-income groups.

According to the officials of lease implementation department in center in addition to real estate, foreigners who requested land to build international hospital were also allocated 14.5ha of land through negotiation in 2004. As observed from field visit, still the construction of this hospital has not been started yet. Other two developers were also allocated land for constructing hospital and gas station. According to discussion held with the owner of the hospital developer his title deed was canceled two times without knowing the reason why. As stated by LDAA officials such problems arise because, in part failure to consult the process of land allocation with already existing governing plans like the SP and LDPs primed.

Most of the land reserved for different activities (for social services, businesses) in LDP were allocated for residential purpose and squatted by informal settlers in the project area. This is why also part of the justification given by officials as to why land uses were violated in the allocation process. Like in the Casanchis project area those who responded that they were allocated serviced land were those located along major roads i.e. arterial roads. In stipulations of the size allotted the survey shows that about 59 percent alleged that their need and preferences were not respected. While the rest respond that their demands and preferences were met.

According to officials, among the challenges faced and still apparent in supplying land in the project area is resistance coming from informal settlers. As seen in the fig: 16 below informal settlers in the project area occupied around 28ha of land. Part of the area was squatted before the project began to be implemented. The squatters were speculators coming from inner city of Addis Ababa and surprisingly most are high income merchants, officials from different government institutions like courts and police forces while the rest covers low income groups and the poor who could not afford or could not fulfill the criteria set by the city administration.

Figure 17: Informal Settlers In Meri Luke Hosing Development Project Area

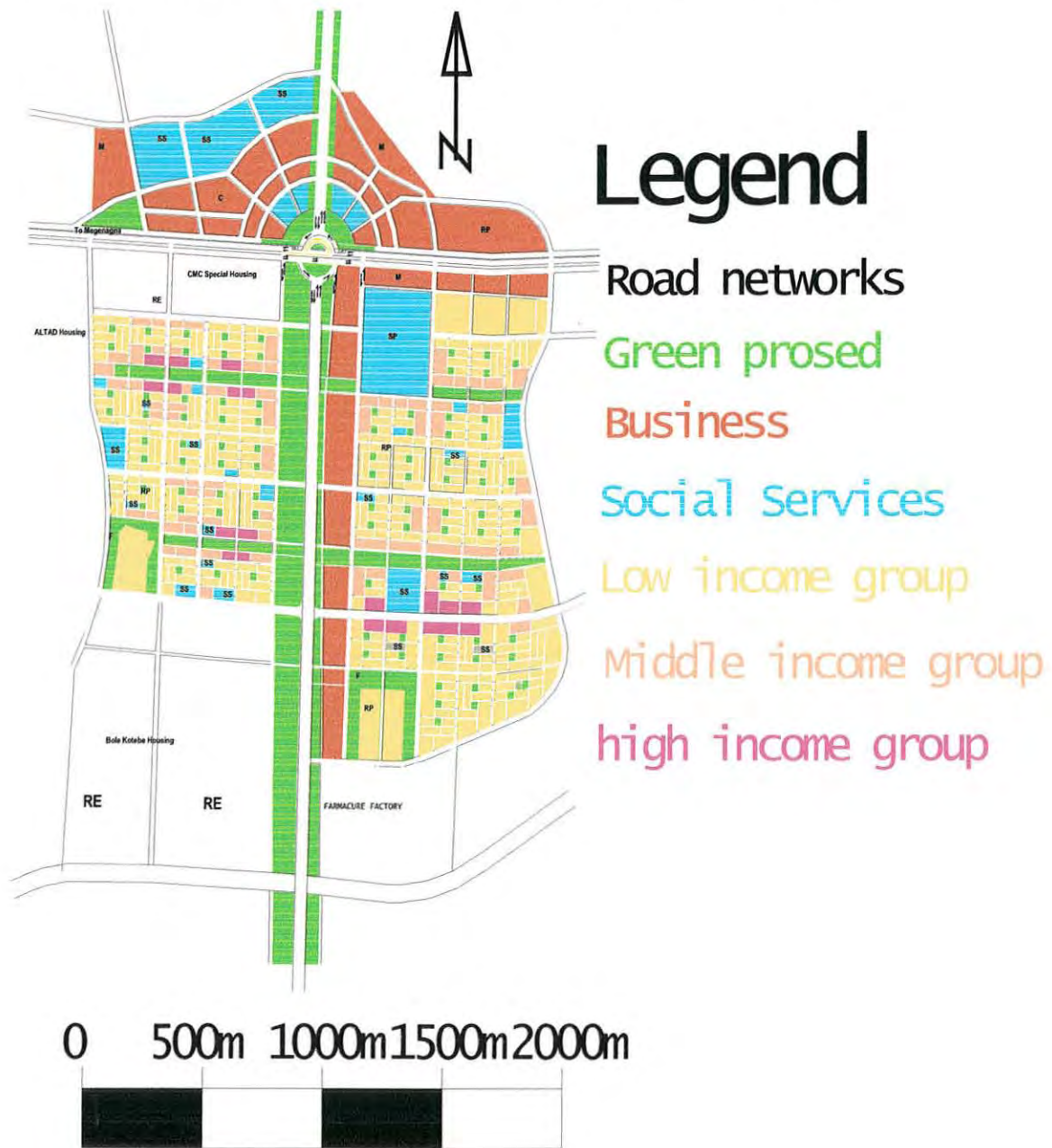


Source: LDAA and Bole LDAD,2008

According to officials, most squatters have become legal, through corruption, acquired title deeds while others brought court order not to be evicted from the illegally occupied area. Concerning resistance coming from farmers it was not as such a challenge for

official to be worried about. This is because of the lesson learned from their relatives and neighbors who were displaced and relocated by the NUPI housing development project, which is found at west and south of Meri Luke housing development project.

Figure 18: Meri Luke LDP Land Use And Settlement Patterns Proposed by LDP



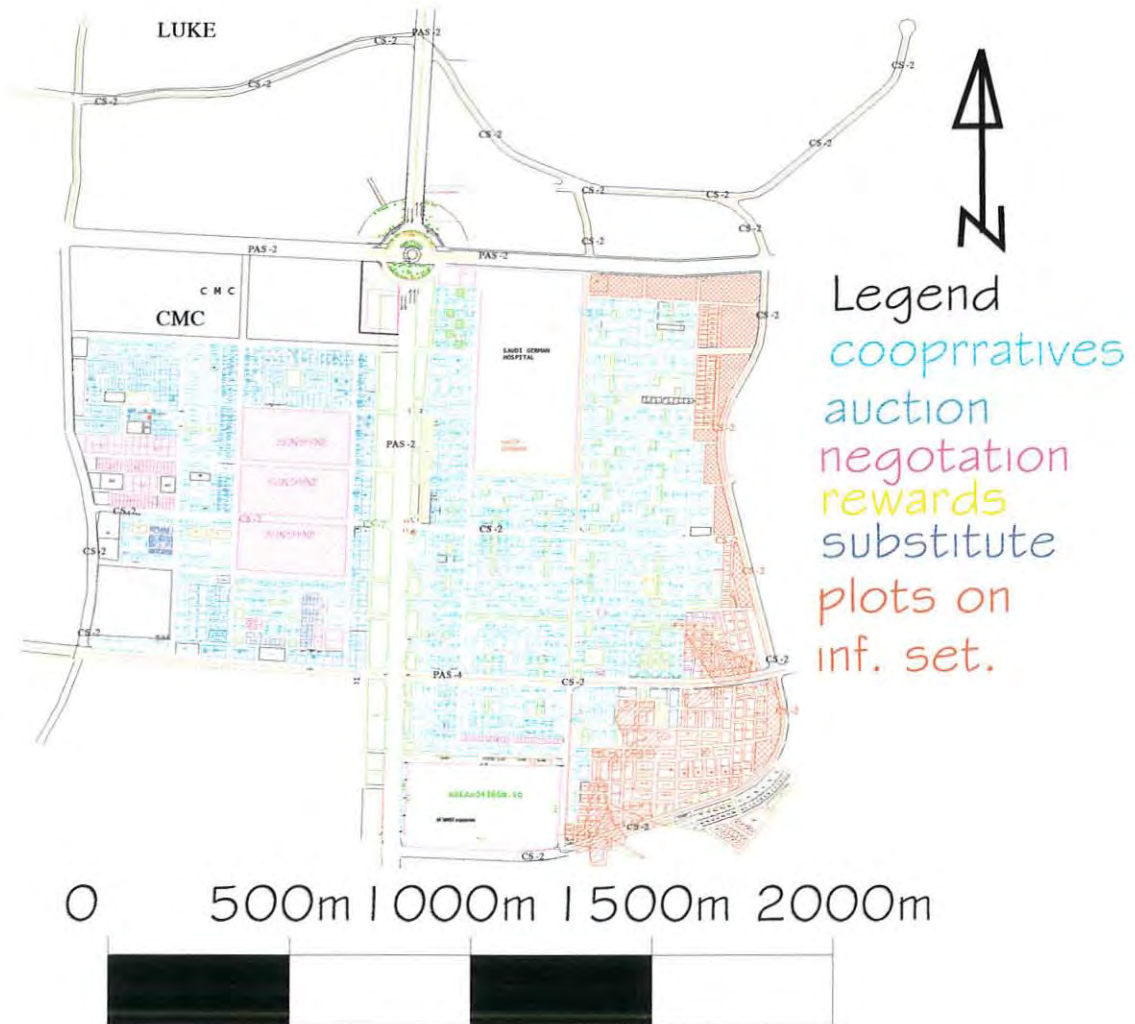
SOURCE: Meri Luke LDP, 2003.

As can be seen from figure 18 above different income groups were considered in the preparation of the proposed LDP i.e. low income, middle income and high-income groups residential housing development for residence of Addis Ababa. The low cost apartment typology is developed with the objective of providing housing with typology and location, which encourages self-financing activities inside the house. This type of apartment is for families who cannot afford constructing their own house. The LDP also proposed for lower income about 74 percent of the total reserved plot, 21 percent of the total reserved plot for middle income and 5 percent only of the total reserved plot for high income group.

After acquisition of land, preparation of detail plan and approval of the prepared detail plan and infrastructures were providing the next step is implementation and allocation of land for residents. In case of this study area detail plan was preparing by the former land development agency. However, according to the officials and experts DUPPI the detail plan prepared by land development were implementing with out approved by the concerned bodies. According to former manager of LDAA allocation has been started in 2004 with out approval due political intervention and imposition from high officials.

There were changes in the principles of allocating land, which were set by local development. The low-income groups were not considered when the detail plan the Meri-Luke project was prepared. As it is shown in the detail plan below fig: 18 most of the plots prepared for allocation was to be provided for middle and high-income groups. According to the survey made in the project area, about 35 percent and 64 percent of the total was allocated for middle income and high-income groups respectively. In the process, low-income groups and the poor were marginalized. The low-income groups and the poor who were allocated land are insignificant.

Figure 19: Detail Plan Prepared for Allocation



Source: LDAA and Bole LDAD, 2008

Mostly, the land use proposed for allocation in the LDP was abused and never implemented in accordance with the prepared land use. More over plots reserved for different activities were allocated for uses other than the proposed activities. For instance land reserved for social services, green areas, business areas were allocated for residential purpose in the study areas.

Preparation of the detail plan and implementation in the project area was not demand oriented. This is mostly because the allocation or supply of land was government induced. The size of the plots allocated in the study areas were not demand oriented except for plots which were leased through auction and negotiation. Rather the politicians in center and sub city including the officials LDAA at center and sub city decided it.

According to the survey, about 60 percent the respondents reply that their demands, needs and preferences were not prized. While the rest 40 percent were allotted land according to their will. In terms of location the majority of the respondents were satisfied with the site location. This shows how the project area was important in terms location in relation to other expansion areas.

According to informants from main office and sub city LDAA there is an increasing demand from different developers for plots in the expansion areas including the Meri-Luke project. This is mainly because of the promising future of the expansion area in terms of increasing land value, the expectation for growing modern transportations in the area and due to habitable climate and land escape.

CHAPTER FIVE: AN ANALYSIS OF LAND DEVELOPMENT AND ALLOCATION PROCESS

5.1. Analysis of Land Development Process

5.1.1. Lack of Stakeholders Participation

Local development plan preparations in the project areas have encountered challenges like: lack of participation of stakeholders in plan preparation process. Stakeholders like displaced people and CG institutions including AAWSA, DUPPI and institutions at the federal level like EPCO and ETC were ignored and left out from participating in the planning process. This has brought on the part of residents reluctance to cooperate with the CG in the implementation process. Due to this except those considered as redevelopers, the rest did not enjoy the good things the project brought to the development areas. In addition, the needs and preferences of the middle income, the low income and the poor were not incorporated in the LDP. This shows that the LDP did not go beyond the norms and standards of the master plan in satisfying the demands and needs of residents.

Like Casanchis, in the Meri-Luke residential development project, though there was no participation in the preparation of LDP by stakeholders the plan at least considered all income group based on the norms and principles of the structural plan. However, the detail plan prepared did not consider the interests of the low income and the poor. As it is seen in the previous chapter there was great resistance coming from informal settlers. This is because first, there was no participation in the preparation of LDP and second, because of land speculation from expected rising land price in the project area. This has brought resistance in the land acquisition process and as a result, huge plan implementation problems and land use abuse. The reason behind, however, is the inability of the city administration to meet the growing demand for land. Further weak follow up and registration of vacant land have aggravated the invasion of land by informal settlers.

5.1.2 Supply Driven in Choice Of Location

Concerning choice of location it is true that it should be based on the demands and preferences of inhabitants of the city in addition to the development programs priority of the government. However, choice of location was never based on their request. It is identified that in all cases city government decides as to where land development and allocation should take place. This has marginalized most of the residents in the project areas. Trends like this should change and, the choice of location and preparation of LDP for developing and allocating land should be demand driven.

5.1.3. Inappropriate Compensation and Rehabilitation

In the acquisition of land for development projects determination of who has rights over the chosen land is very important. It helps to identify who exist in the project areas and whether the land was occupied legally or illegally. This helps for the purpose of compensating and rehabilitating households who will be relocated. Constitutionally people have the right to live, work and construct their own houses and invest on land. However, Government also has the legitimate right to take back land from citizens for “*public purpose*” through legal procedures. In both project areas, however, the process favored the CG in reducing compensation and rehabilitation costs rather than meeting the rights of residents. For instance rehabilitation program has not been done because of the emphasis given to reducing costs mentioned above in addition to financial and human resource limitations. As such, the concern of the CG must not only be reducing costs rather the major concerns must be the sustainability of the out comes of development projects being implemented. This, therefore, calls for the commitment of the CG in addressing the root causes aggravating the problems.

Generally, the city government is responsible for financing the acquisition of land at center and sub city LDDA. The main source of finance is the annual budget transferred from the CG finance bureau. Nonetheless, the way budget is transferred is often

problematic. First, the budget assigned compared to developmental engagements of the LDAA is insignificant and second approved budgets are not transferred on time.

5.1.4 violation of LDP

In center LDDA, Kirkos and Bole sub-city LDAD since decentralization it was too difficult to prepare detail plan with expected standards due to lack of professionals. As a result semi professionals were responsible in preparing detail plans. In addition, the absence of will to approve detail plans aggravated the abuse of norms and principles which has been set in respected LDPs. This is more aggravated by the weak working relationships and the absence of monitoring system between LDAA and DUPPI. The detail plans in Casanchis and Meri Luke were, thus, implemented with out approval due to the absence of approval regulation demanding their consistency with proposed LDPs. The violation of prepared local development plan during preparation of detail plan and implementation is also attributable to ethical problems and, inadequate professional capacity, and absence of serious controlling mechanisms between the institution who are in charge of preparing the LDP and detail plans, and institutions which are liable to implement the LDP'S. This trend has to change in order to guide the development of the city according to the principles of the SP.

5.1.5 Inability to Provide Serviced Land

Addis Ababa city administration LDAA is the one who assumed the responsibility of providing infrastructures to the project areas through coordinating different enterprises under the CG and Federal Government jurisdiction. However, due to the monopolistic nature of services provision in the administration, in addition to the weak institutional capacity like poor coordination caused by lack of clearly stated working relation and bidding rules and regulations, lack of finance, logistics and skilled manpower the provision of these utilities was never materialized. This have greatly hampered the LDAA in providing serviced land to the project are in particular and the city in general. The city administration, therefore, has to build its institutional capacity by creating coordinating institution under LDAA, out sourcing services whose nature calls for the participation of

the private sector and mobilizing those involved in the development of land in project areas.

5.2. Analysis of Land Allocation Process

5.2.1 Marginalization of the Poor and Low-Income

Lease lottery, auction, and negotiation and free from lease payment ways of allocation are the approaches used to deliver land to residents in Addis Ababa. Such approaches, in general have marginalized the low-income group and the poor. This is because of the criteria's set by the CG, which completely ignored the economic capability of the low-income group and the poor. Concerning the allocation criteria for residence for instance in all categories i.e. individually or through cooperative, depositing a fixed amount of money in a blocked account is a must. The low income and the poor were not only marginalized by the complete neglected in the preparation of detail plans but also as mentioned above by the criteria's set for the accessing land. This as it is evidently seen in Meri Luke have caused the squatting of land illegally by those who cannot afford to meet the criteria's set.

This clearly shows that the concern for equity in the allocation process was never given due attention in a city where majority i.e. more than 60 percent of the residents are poor and low-income groups. The CG in order to change these trends must commit itself in order to embark up on an all inclusive land allocation process in the city and address the issue of equity and good governance by delivering land to all income groups. The concern must not only be availing land but also making sure that the poor and low income groups have access to different financial institution in order to get long term loans for with low interest rates (mortgage loans).

Concerning lease negotiation and lease auction although both have benefited the high-income group majority of the residents in the process have been marginalized. This is because, for instance in lease auction there are no limits as how much number and size of plots an individual can auction this as it seen in both case study areas has brought

monopoly of land ownership by few capable auctioneers. For instance in Casanchis renewal projects Ayat real estate owns 7 plots with an average plot area of 1769 m² which totals to 12,383 m². In addition to marginalizing the poor and low-income groups allocation of land through auction and negotiation has also artificially sky rocketed land prices out of speculative ends.

5.2.2 Client Preferences, Government Revenues and Spill Over Effects

The benefits assumed to come from lease negotiations for both parties include benefits like acquiring land that has the plot size and location of their preference while on the government side revenues and spill over effects to come from the developmental engagements proposed by lessees are some. However, in practice these benefits were never materialized mostly because, in the case of the lessees though land purchased is according to their demand the lessee price is set based on the maximum auction price in the area requested by the lessee. Further the spill over effects of proposed developments are never seen because in the majority of the cases land is not developed as per the proposals submitted to the lease board rather land is sold for speculative ends. Part of the blame rests up on the CG LDAA, which never see through the implementation of developments according to the agreements reached between the two parties. This is because there are no follow up or monitoring mechanisms set forth.

5.2.3 Land Speculation

In order for this to change concerning lease auction government has to set limits as to how much land can be purchased in a single auction session to avoid monopoly and to achieve equity in distributing land for all income groups. More over the concern of the CG should also be the socio-economic benefits to come rather than focusing on collecting revenues. While regarding lease negotiation serious controlling and monitoring mechanisms must be set in order to hold accountable developers in bringing the anticipated developments as per agreements reached. To this end the CG must commit itself to bring developers who are genuine to convey change in the city.

5.2.4 Change of Principles and Land Use

Major problem seen in the allocation process also includes the changes seen in principles and land uses. To this end most of the allocated lands in both project areas were abused. For instance, as it is seen earlier land reserved for services, green areas, and roads were allocated for other uses like residence and business. As a result in Meri-Luke residential development project densification is observed. Also change of principles in Meri-Luke, were evident, to this end 74 percent of the land reserved for low-income groups in the proposed LDP were completely changed and allotted to the middle and high income groups. This has not only marginalized the poor and low-income groups but also has thwarted the objectives set by the SP and LDP. In addition the impact of such wrongdoing will be felt now and in the future presenting a huge challenge to the city administration. Most of the changes in principles and land use were strongly coming from political interventions. In addition this has been aggravated by misconduct of professionals in LDAA at city level and LDAD at sub city level.

More over, plots allotted for development in the project areas were not serviced. To this end developers complaint was not only that the government did not provide the needed infrastructure services to the project areas but also its failure of not paving ways to mobilize their capacity to make the provision of infrastructures possible. Besides lack of financial resources has also constrained the CG capacity to make the availability of such infrastructures facilities possible. These have incurred developers more cost in terms of money and time. If aggregate development is to be achieved alternative ways of infrastructure provision must be seen. To this effect the involvement of the private sector in providing these services might improve the provision of serviced land. However, their involvement must be followed by building the capacity of institutions responsible for the provision of infrastructures. More to building capacity binding rules and regulations must be articulated to enable the involvement of the private sector and held them accountable in times when they fail to keep part of their bargain.

The other problem seen in land allocation process in both cases was supply of land was government induced. This clearly indicates that the process was not participatory. As it is

stated above it has brought marginalization. Moreover, it has brought resistance from residents in assembling site and caused the delay of projects implementation.

Generally in the allocation process the following problems were apparent. Land development and allocation process were not demand oriented; Inconsistency in developing land and allocation due to weak institutional capacity and instability was observed; Absence of clear rules and regulation regarding allocating the land; Political intervention in the process of land allocation; and Reluctant of the residents in terms of cooperation during implementing projects.

To conclude, this study clearly proves that there is marginalization of the poor and low-income group; and there is inadequacy of provision of serviced land in the study areas in particular and in Addis Ababa in general.

CHAPTER SIX: CONCLUSION AND RECOMMENDATIONS

6.1 Conclusion

Much of the concerns of this thesis research have been to Assess the land development and allocation process in the city of in the case study areas. More specifically the study has been searching for the answers for the following major questions.

What are the processes of land development and allocation system in Addis Ababa? What are the impacts of land development and allocation system on low-income groups in the study areas? What are the factors that affect land development and allocation efficiency in Addis Ababa city?; And what strategies are required to improve the efficiency of land development and allocation in the city?; The study also assesses the preferences and needs of the allocated people in terms of location, plot size and provision of serviced land in the selected study areas.

The most important findings drawn from this study are presented below. LDP'S were prepared based on the requests coming from different institutions. There were no experience in the city where that LDPs were prepared based on the requests made by residents of Addis Ababa. Even if some participation is there by the stakeholders the finding shows that there were no participations by the residents of Addis Ababa in the process of preparation the LDP'S. Due to the monopoly of plan preparation by government institutions the needs and preferences of the majority of the people i.e. the poor and the low-income groups were not incorporated in the plans. Due to lack of participation by the residents and the households in the project areas the implementing institution faced the resistant that comes from the households.

Choice of location for acquisition of land should be based on the requests coming from residents, city manager office, LDDA, LDAD at center and sub city respectively. The criteria set by DUPPI that is the land use in the master plan; availability and the nature of the land; pressure of interest group; demand of the residents and cost of acquiring the

land. However, the study shows that choice of location was not based on the demand and interest of the residents rather the interests of the government and different institutions in the city. In addition the study shows that there was political intervention in choice of location for acquisition. Due to this, political intervention had played a major constraining role in the choice and acquisition of land for development activities. Moreover, institution that has no legitimate authority has done the same.

In the process of land acquisition the study shows the interests of those households in the project area were not represented. In Casanchis urban renewal development project households displaced and relocated in the expansion areas were not satisfied with the compensation they received and the site on which they were relocated. While In Meri Luke residential housing development project even if the relocation is assumed on site, still the peasant households are not given substitute plots. Moreover, Meri Luke displaced people are also disappointed by the amount of compensation received for their farm. Surprisingly, in both cases i.e. Casanchis and Meri Luke rehabilitation programs were not part of the development process. As such relocates are encountering problem of adapting to a new urban life and environment.

The study shows also that there is a problem in preparing a detail plan with expected standards due to lack of professionals at center and sub city. In both institutions after decentralization sub professional's i.e. higher technicians and junior technicians prepared plan in both study areas. In addition, there was no approval of detail plan prepared for implementation in both case study areas. In some cases with out detail plan preparation land was allotted due to imposition coming from politicians of the city government at center and sub city.

There was violation of principles, land use, changing of plot configuration, infringement of road net works and changing of regulation, building height and set backs in preparing the detail plan. In addition to the lack of professionals the absence of approval of detail plan prepared aggravates the violation of LDP'S. The study also shows that violation also comes due to the intervention of politicians in the planning processes. In addition to the above reasons, professional capacity, ethical problems by professionals and absence of

controlling mechanisms were aggravating the discrepancies observed between LDP'S and detail plans.

In detail plan preparation only the parceling of plots and plans for roads were prepared in the detail plans. Plans for utility lines, i.e. for water supply, drainage and right way for electric and telecommunication line, were not incorporated in the planning of both development projects. Generally the absence of approvals of detail plan and absence of monitoring and evaluation by DUPPI aggravate the abuse of LDP'S in preparing the detail plans.

The study shows that unserviced land or raw land was allocated in both study areas for developers. Inadequate infrastructure provision was observed due to financial constraints and lack of coordination between different institutions that provide infrastructure for the development projects. The institutions only provide sub standard AR, SAR and COR for the projects. Most of these roads currently are being upgraded in order to be standard. However, some of them still are not all weather roads.

In both case the study shows that there is inadequacy in provision of infrastructures and they were allocating raw land without the provision of required infrastructures. In all cases the feeder and access roads are not provided for the allotted households. It is observed that in former development projects and in projects, which are currently, being implemented access and feeder roads, water lines and electric lines and telecommunication lines were not provided. These shows the inefficiency of availing service lands by the institutions in the city of Addis Ababa. The inadequacy in provision of infrastructure is due to lack of institutional, financial and logistics capacity in addition to problems of coordination between institutions.

It was clearly seen in the study that the poor and the low-income group are marginalized in the process of allocating land. Developing and allocation of land in Addis Ababa is not demand driven. Rather land is being developed and allocated based on the will of the city government and sub city administration. The issue of the poor and low income groups

has not been given the attention it deserves due to the fees required for land acquisition which are beyond their economic capacity.

In urban renewal development project the study shows that unlike those who have the financial capacity to develop the middle income, the low income were relocated in other areas instead of participating in the process of development. In Meri- Luke the LDP considers the low income, middle and high-income group however, during the preparation of the detail plan and allocation of land the poor and low-income group are marginalized by changing the principles that were set in the SP and LDP.

There is also violation of land use in Casanchis urban renewal project and Meri-Luke residential housing development project. In Casanchis the area reserved for parking and green were violated and allotted to individuals and a block reserved for special residence were allotted to government organization. The proposed road were too violated and allotted for different organizations. In Meri-Luke as mentioned above, there is a violation of principles because most land uses proposed for low income groups were allotted for middle and high income groups. There is also a violation of land use in the allocation processes and most of the areas preserved for green, social services and business were allotted for residential purposes.

Regarding land allocation for those who have accessed land through negotiation and auction they are satisfied in both the study areas. However, regarding provision of infrastructure except part of those who were allotted land along AR, SAR and COR they were not satisfied by the provision of infrastructures. 57 percent of those allotted in the Casanchis urban renewal development project the study show that the plot size they were allotted was according to their demand. In Meri-Luke residential housing development project the majority were allotted through way of cooperatives. The study shows that about 82 percent were not allocated land that has adequate infrastructure. In terms of size about 59 percent respond that they were not allocated land according to their needs and preferences.

Generally, development and allocation of land in terms of need and preferences was not satisfactory in the study area. More over, land development and allocation process were not demand oriented, and also there is inconsistency in developing and allocation of land due to instability in institutions. Absence of vacant land in the city, absence of clear rules and regulations regarding the allocation of land, reluctance of residents in terms being cooperative in implementing development projects, and political intervention in the land development and allocation process are additional impediments in the process of developing and allocating land for residents.

Regarding transparency in the process of land development and allocation the study shows that the issue is not a concern in the case study areas. This is due to majority of the land allocation process was done through lottery, negotiations and auction currently in the city. Even if the respondents keep silent, the federal and city government out of the concern for an increasing complains about corrupt practices with regard to land allocation in both center and sub city LDAA and LDAD have jailed many staffs.

To sum up the land development and allocation process are constrained by a number factors such as:

- Absence of clearly defined policy directives, strategies related to land development and allocation and its management systems by the government in relation to its accessibility for the poor.
- Limited institutional, technical and financial capacity of the CG.
- Lack of participation by the stakeholders.
- Absence of clearly articulated and consistent laws and regulations related to land acquisition in expansion and urban center of the city.
- The existence of many but uncoordinated institutions that are involved in the process of land development and allocation.
- Lack of coordination between implementing organization and
- The absence of detailed and organized social, demographical, tenure, valuation land use infrastructure data with respect to the affected people in urban center sub center in the process of land development activities.

6.2 Recommendation

From the above-mentioned summary of findings the following recommendations are drawn.

- In order to avoid the violation of principles, land use, change of plot configuration and infringement of roads proposed by SP and LDP'S etc. There should be a regulation which requests the approval of detail plans before implementation of the detail plans.
- Preparation of LDP's, development and allocation of land should be demand oriented and should base the needs and interests of residents of the city.
- There should be participations by the stakeholders in the planning process (i.e. in preparation of LDP and detail plan including their approvals) of development projects.
- There should be coordination and integration between LDAA, DUPPI and the utility agencies in order to provide adequate serviced land. The linkage and working relations between DUPPI, LDAA and different utility institution should be clear and formal.
- There should be a monitoring and evaluation system in the process of land development and allocation process.
- To be able to guide, monitor and control the planning endeavors at sub city level, the organizational set-up of DUPPI needs to be decentralized at sub city level.
- The land development and allocation process should be demand oriented and strategies should be designed to address the poor and the low-income groups in allocation of land for residential purpose.

- There should be mechanisms that would allow to reflect the major failures and overcome the observed mismatch of land supply and demand in the city and to bring efficient, effective and equitable land acquisition, development and delivering system in the city.
- Involuntary displacement due to development projects should be minimized whenever possible because it is disruptive and impoverishing effects. To minimize displacement all viable alternative project designs should be explored, for instance on site relocation, infill and densification can be taken as one alternative. However, this may require appropriate policy regarding urban containment.
- It is necessary to avoid engineering biases in the justification of technical development projects and the social dimension in the planning of every project should be taken in to account and participatory LDP planning and development approach should be pursued.
- Human and logistic resources should be improved in relation to job volume, duties and responsibilities the institutions do have.
- It is important that government cannot carry out all the tasks by itself, as it usually have because of the existence of inadequate and at times lack of qualified and experienced personnel, and lack of financial capacity. In addition to this it is not appropriate that public agency under taken all the tasks themselves since urban development is a result of inputs and contribution of different actors with different interest. Due to this fact the government has to encourage the participation of private sector in land development process.

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Annex-1

**Questionnaire to be filled by the land development agency/
department/team in land development and administration authority**

Center Land Development Department

Sub city Land Development Department

If sub city, please specify the sub city _____

I. Land Development

2.1 General question

1. Was land acquisition executed as planned?

i. Yes ii. No

If no, explain why?

2. what are the steps of land development process?

i. _____

ii. _____

iii. _____

iv. _____

3. Who are the land development actors in your city? (multiple answer is possible).

i. Federal government

ii. Addis Ababa city administration

iii. ALDA (in center and sub city)

iv. UPPI

v. If other, please specify? _____

4. Do you have a land development strategy?

5. Are there informal land developments in your city/sub city?

6. What are the reasons for the informal land developments? Please list them down?

7. Are there strategies that would be employed to reduce informal developments?

i. Yes ii. No

If yes, please explain the strategies?

If No, please explain why?

8. Do you think there is a problem if the government acts as a sole actor in developing the land?

i. Yes ii. No

If yes, please explain why?

If No, please explain why?

9. What are the key elements of land development?

10. What are the constraints that you face in developing a land?

11. How did you develop a land (i.e serviced land)?

12. Is there a mechanism in place that allows the involvement of stakeholders in land development? (i.e communities, CBO's, NGO's...)

13. Did all the stakeholders participate in developing the land?

i. Yes ii. No

If no, please explain why?

14. Did you have a policy/guide plan to develop the land?

- i. Yes ii. No

If no, explain why?

15. Does the policy convenient to develop the land?

- i. Yes ii. No

If No please explain why?

16. Is there a consistent land development program in your institution?

- i. Yes ii. No

If no please explain why?

2.2 Question regarding Land acquisition

1. What involves land acquisition for urban development? Please list them down?

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

2. What are the criteria to choose the location for preparing LDP's?

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

3. In acquisition of the land for development projects did you consider cost of acquiring in selecting the area?

- i. Yes ii. No

If yes, in what term did you consider the cost?

4. What are the problems in the land acquisition in Addis Ababa?
(Multiple answer is possible)

i. Absence of legal framework for compensation for previous holders

ii. Lack of capacity to compensate

iii. Problem of finance

iv. If others please specify? _____

5. Do you think land development operation is expensive?

i. Yes ii. No

If yes, please explain why?

6. For development project

6.1 Number of evicted household due to the projects _____

6.2 From former resident, who were permitted to develop in their own land? _____

6.3 Those who evicted from the development project area, where did you relocate them? _____

If it is at the expansion area, why? _____

6.4 Did they agree with the compensation you were paid for them?

i. Yes ii. No

If no, then, explain why?

6.5 Did they agree with relocation site?

i. Yes ii. No

If no, explain why? _____

6.6 Are there any households who are still living in the project area?

i. Yes ii. No

If yes, explain why

6.7 What problem you face in implementing the project?

7. Was there a problem faced during acquisition of land for development?

i. Yes ii. No

If yes, explain what kind of problem did you face?

8. If they were not agreeing with the amount of the compensation was there systems that entertain their claimants?

i. Yes ii. No

9. Those who are not agree in to the amount compensation or relocation site to what extent they well go to defend their right?

10. What opportunity they did have as indigenious residents in the project areas? (i.e for staying in the project area)

11. What is the requirement for these residents in order to participate in the re-development program? Please, thick the relevant criteria (multiple answer is possible)

i. Being a resident in the project area

ii. Having a the title dead (a legal ownership document)

iii. Having enough plot size that accommodate the height regulation

- iv. Having the financial capacity to built the expected building for different activities
- v. Others _____

2.3 Detail planning and approval

1. In the process of land development in your institution who approved the subdivision/detail plan that prepared for implementation?

LADA

SLDAA

UPPI

If other, specify _____

2. Do you think that the land demand and supply match each other?

i. Yes ii. No

If No, please explain why? _____

3. Before submitting the LDP to the LDAA who ratified the LDP for implementation?

4. When there is a need for changing of a land use in development projects area, which institutions approve the changing of the land use? (Multiple answer possible)

- i. The LDAA at main center
- ii. The LDAA at sub-city
- iii. The city manager
- iv. The sub-city manager
- v. The city LDAD board
- vi. The sub-city LDAD board
- vii. The plan commission

5. If there is an interference by other entities, other than these institutions, please elaborate (i.e if there is an entity that violate the plan)

6. Was the plan ready-to-implement up on collecting from the DUPPI?

i. Yes ii. No

If no, what processes were left to implement the plan?

7. Is there monitoring system between institutions which develop the LDP and implement the LDP?

i. Yes ii. No

If yes, when and how?

If no, why?

8. At what level the LDP submitted, when it was collected from the institutions in order to implement it?

i. At block level

ii. At parcel level

iii. At wider block level so that you would have more chance to be flexible in the formation blocks of your own proposition of some lower order services

9. Did you respect the norms and standards set in SP and LDP in preparing detail plans?

i. Yes ii. No

10. What are the strategies designed by your department/ authority to address the low income group/poor with in the process of developing and allocating the land for residential purpose (i.e who didn't afford to pass through the normal procedure)

2.4 Regarding Infrastructure Development

1. Did you provide a standard infrastructure?

i. Yes ii. No

If yes, what kind of infrastructure did you provide?

If No, please explain why?

2. Did you provide all infrastructures before allocating land?

Yes?

No?

If no, please explain why?

3. Other than your institution is there another institution that provides the infrastructure for developing a land?

i. Yes ii. No

If yes, who are those institutions?

If No, please explain why?

4. What are the main problems in providing the infrastructure? Please least them down?

5. By which institutions cost of providing infrastructure is covered during developing the land?

6. Is there a subsidy by the city administration to provide the infrastructure for the developing the land?

7. Did you provide other roads than arterial roads for the development projects?

i. Yes ii. No

If yes, what kind of roads did you provide?

If No, please explain why?

8. Did you prepare a plan for each infrastructure provision?

i. Yes ii. No

If no, explain why you did not prepare detail plans for infrastructures provision?

Annex 2

Questionnaire to be filled by the newly allocated people in the inner and expansion development project areas?

Casanchis LDP

Meri Luke LDP

1. Keble _____ House no _____

2. Sex of the house head Male Female

3. Age of the household head _____

4. Marital status

Single Married Divorced

Widowed Separated Other

5. Occupation

a. Government employed

b. Private sector employed

c. Unemployed

d. Self employed

e. NGO's employed

f. Other specify _____

6. Where do you categorize your monthly income?

< 340 340-670 671-2000

>2000

7. Are you allotted from LDAA or you are re-developer in the project area? (For non-residential plots)

Allotted

Redeveloper

If other specify _____

8. Are you allotted from LDAA, purchased or relocate in the project area?

i. Allotted

ii. Purchased

iii. Relocate

iv. If other specify _____

9. Did you allotted with depositing in the block?

- i. Yes ii. No

If no, explain in what system you accessed to the plot?

10. What is the size of the plot you are allotted? _____

11. Is the location of the plot according to your need?

- i. Yes ii. No

12.1 If it is not, where was your preference? _____

12.2 Why you preferred that particular area?

12. Did the institutions allocate you a serviced land?

- i. Yes ii. No

13. If no, which of the following are left (service not provide)?

i. Road _____

ii. Water _____

iii. Electricity _____

iv. telephone _____

14. Do you think that the LDAA at center and sub-city is transparent in the developing and allocating of urban land?

- i. Yes ii. No

15. If you found it not transparent enough please specify the reasons

i. _____

ii. _____

iii. _____

16. Do you think the LDAA entertaining the applicants on the first come first served basis?

- i. Yes ii. No

17. If your answer is no, what are the problems you have observed?

i. _____

ii. _____

iii. _____

18. From the following ways how did you access to the land?

i. Individually through lottery for residence

ii. Cooperatively through lottery for residence

iii. Through rewards for residence

iv. Buying through lease auction for business

v. Buying through lease auction for residents

vi. Through negotiation for different activities (Hotels, education etc.)

vii. If others please specify _____

19. What was the major problem you faced in constructing your house? (Multiple answer is possible)

i. Not having serviced land

ii. Financial constraint

iii. Not getting construction permit

iv. Cost of construction materials

v. If others, please list down them _____

20. Did you have an incentive in accessing land for constructing your houses?

21. As real-estate developer did you get incentive as motivating to construct houses for low income and middle-income groups?

i. Yes ii. No

If yes, what kind of incentives?

22. Did you accessed to land within a short period of time?

- i. Yes ii. No

If No please explain why? _____

23. Did you accessed to land according your needs and preferences?

23.1 In terms of size?

- i. Yes ii. No

23.2 In terms of location?

- i. Yes ii. No

23.3 In terms of serviced land?

- i. Yes ii. No

24. What challenges are you faced in the process of getting land for constructing your house?

Annex 3

Questionnaire to be filled by urban plan preparation and implementation department of Addis Ababa City Administration (AACCA)

1. What is your role on development control in the city?
2. What are the objectives of the LDP's?
3. What is the difference between local development plan (LDP) and strategic plan of the city?
4. Why you prepare different local development plans at city level?
5. What are the factors you used in selecting and preparing a LDP (Local Development) for a city or sub-city? Please list down?

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

6. What condition did you take into consideration in setting the proportion of land use in preparing LDP's? (i.e for residential, for commerce, for industry etc...)

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

7. Was there a participation in the preparation of a local development plan by the stakeholders?

- i. Yes ii. No

If yes, explain to what extent and how they participate in preparing the LDP?

8. Did the LDP's (in the inner city and expansion area) considered the low-income group?

If yes, to what extent did the LDP's consider the low-income groups?

9. To which institution is your department responsible?

10. Please describe the planned human resource in your institutions

Department/Team _____

No	Position (job title)	Number of position	Level of position	Qualification	Required experience	Salary	Position	
							Permanent	Contract
1								
2								
3								
4								

11. Please describe the actual human resource in your department/team?

Department/Team _____

No	Position (job title)	Number of position	Level of position	Qualification	Required experience	Salary	Position	
							Permanent	Contract
1								
2								
3								
4								

12. Does the department have enough facilities (human resource, logistics etc) for preparing the required LDP's at city level?

13. What do you think about decentralization, which one is more effective in preparing the LDP's?

If it is at the city level, please explain why?

If it is at the sub city-level, please explain why?

14. What were the roles of endogenous residents in preparing LDP'S ?

15. After submitting the LDP's to concerned institution to implementation did you monitor them whether they implement the plan as expected?
If yes, how and when did you monitor them?
If no, please explain why?
16. In preparing the LDP's did you consider the desire and the financial capacities inhabitants of the city?
17. Did the evicted residents play role in inner city/expansion area in preparation of the LDP's?
18. What plan have you proposed to help the displace people?
19. Did you have a feasibility study in preparing the LDP's?
20. What were the main challenge and problems in preparing, implementing the local development plans?
21. What plan have you proposed to solve the problem of the poor in the city?
22. Did you consider the financial capacity and institutional capacity of the LDAA (at center and sub city) in preparing the LDP's?

Annex 4

Questionnaire to be filled by Addis Ababa city lease department/ sub city lease team if the question addressed to one of the following institution: -

Center LDAA (Land Development and Administration Authority)

Sub city LDAA (Land Development and Administration Authority)

Name of the development project _____

III. Question regarding allocation

3.1 General

1. Have you ever-allocated land for the organization that have (who) requested residential plots with the objective to building low cost housing units for low income group in the development project area?

i. Yes ii. No

2. In what way the lease price decided?

i. For residential _____

ii. For manufacturing industries _____

iii. For other activities _____

3. Do you have a mandate to change the land use?

i. Yes ii. No

4. The number of plots in the project area _____

5. The corresponding size of the plots _____

6. The total area of the plots _____

7. Who have the authority to decide the lease price?

i. The city board

ii. The sub-city board

iii. If other, specify _____

8. What types of allocating system were there? Please list them down?

i. _____

ii. _____

9. Who are the actual developers in the planned areas?

10. Is there a consistent land allocation system at a city level?

i. Yes ii. No

If No please explain why?

11. In the allocation system what is the advantages and disadvantage each of the following allocation system?

11.1 Lease lottery

11.2 Lease auction

11.3 Lease negotiation

11.4 free from lease payment

12. In the case of allocating land for residential purpose, is there any consideration given to the low-income group?

i. Yes ii. No

If yes, for to what extent the allocation system considers and reserve land for the poor and low-income group?

3.2 Regarding criteria of illegibility to get land

1. What are the criteria cited by the institution accessed to the land?

1.1 For lease auction

1.2 For lease negotiation

1.3 For lease lottery

1.4 For free from lease payment

2. Are there different criteria to get land for different uses of land?

2.1 For residence

2.2 For commerce

2.3 For industry

2.4 For Real Estate

1.5 For others

3. Does your criteria accommodate low-income group and the poor their capacity to access to the land?

Yes No

If yes, explain how?

If No, explain why?

4. Is there a possibility free from the deposited in order to access to the land for residential?

i. Yes ii. No

If yes, which type of plots size?

5. If you have allocated please specify the organization to which was land was supplying?

i. _____

ii. _____

iii. _____

6. What are the stages that an applicant of residential plot passes in accessing to the land?

i. _____

ii. _____

iii. _____

iv. _____

v. _____

7. What are the steps that an applicant of other activities (i.e. for commerce, hotel, school, industry etc...) Passes to have access to land?

i. _____

ii. _____

iii. _____

3.2 Question regarding land supply

1. What are the most important problems in supplying the land?
 - a. _____
 - b. _____
 - c. _____
2. To what extent the choices of the residents are fulfilled in supplying the land?
 - 2.1 In terms of size?
 - 2.2 In terms of land uses?
 - 2.3 In terms of location?
3. Did you allocate land for different uses after the steps all the steps of land development processes passed?
 - i. Yes
 - ii. NoIf No, please explain? _____

4. In your opinion what are the most important problem in availing/supplying the land?
 - i. _____
 - ii. _____
5. What are the standards of plot sizes that are allocated in the project area?
6. What is the standard residential plot size in the project area?
7. Have you allocate land for low cost condominium houses in the project area?
 - i. Yes
 - ii. NoIf no, explain why?

8. Have you supplied land for real estate developers in the project area?

- i. Yes ii. No

If yes, please specify

	Type of real estate develops	Total area of land allotted in HA	Type of the houses	No. Envisaged housie units
1				
2				
3				

9. For what purpose the majority of land in the project area being allocated?

10. How did you allocate the land? (What kind of system did use to allocate the land?)

- i. Lease lottery
- ii. Lease auction
- iii. Lease negotiation
- iv. free from lease payment
- v. Others, specify _____

11. Have you ever converted the land use that you are allocating designated for different activities for residential purpose in implementing the development project?

- i. Yes ii. No

If yes, please explain why?

3.3 Question regarding land needed and demand

1. Did you satisfy the land need and demand in your city/sub city?

- i. Yes ii. No

If No, please explain why?

2. Your system of allocation does it consider the demand and the need of the land? (Was it demand oriented?).

- i. Yes ii. No

If No, what does it consider?

3. For which activities more demand of land comes?

i. For residential

ii. For commerce

iii. For industry

iv. Others uses

4. What are used to set the proportion of plots to be allocated allocation for different purpose (i.e, for residence, commerce, industry in LDP?

5. Is there a relation between the land use and system of allocation?

- i. Yes ii. No

If yes, please explain the relationship? If No, please explain why?

6. Does your office allocate the serviced land?

- i. Yes ii. No

If yes, what kind of infrastructure your organization provide along the land allocation (i.e serviced site) please explain?

- ii. The type of the road _____
iii. Water system _____
iv. Electricity _____
v. Others _____

3.4 Question regarding institutional competence, transparency and general governance system

1. Do you think your way of allocating a land is transparent?

- i. Yes ii. No

If No, please explain why?

2. Do you think that the policy/rules and regulations that you have help you in performing your objectives as planned?

- i. Yes ii. No

If No, please explain why?

3. Did you consider the poor in allocating the land in the city?

- i. Yes ii. No

If No, please explain why?

4. What mechanism did you use to access the poor to the land by your institution?

- i. _____
ii. _____
iii. _____

5. Is it possible to solve the problem of houses in the city or sub city without accessing the poor to the land?

i. Yes ii. No

If yes, please explain how?

If No, please explain why?

6. Did you think your institution capable to allocate a land for the demands/needs that are coming to the city or sub city?

i. Yes ii. No

If No, please explain why?

Annex 5

Questionnaire to be filled by Addis Ababa city Land development and administration authority, tick if the question addressed to one of the following institution:-

Center LDAA (Land Development and Administration Authority)

Sub city LDAA (Land Development and Administration Authority)

Name of the development project_____

II. Institutional/organizational capacity

What are the objectives and mandates of your organization?

1. Do you think the current manpower /skilled and experience/ and logistics facilities are enough for your department/team?

2. Do you think the organizational structure that you are currently working with is enough for the workload?

i. Yes ii. No

If No, please explain why? _____

3. Does the salary scale competitive enough with the existing market situation (incentives, awards given)?

i. Yes ii. No

3 Do you think the salary scale lead to turn out of the employees?

If yes, please explain how?

4. Do you think that your team is adequately empowered to decide on the various issues?

- i. Yes ii. No

If yes how? Describe _____

If no, explain why?

4.1. Regarding developing and allocating the land?

- i. Yes ii. No

4.2. if it is decided by other entity explain

4.3. Regarding allocation (how much plots to allocate?)

- i. Yes ii. No

4.4. If it is decided by other entity explain _____

4.5. for the selection of development areas in inner city/expansion areas of the plan?

- i. Yes ii. No

4.6. If it is decided by other entity explain _____

4.7. If it is decided by other entity explain _____

5. Existing human resource of the LDAA

Educational level	Number	Permanent	Contract	Percentage (permanent)
Illiterate				
Grade 1-6				
Grade 7-8				
Grade 9-12				
Certificate				
Diploma				
Bachelor degree				
Master degree				
PhD				

6. Is it preferable employing contract workers than permanent worker?

i. Yes ii. No

If no, please explain why?

If yes, please explain why?

7. Please describe the planned human resource in your institutions

Department/Team _____

No	Position (job title)	Number of position	Level of position (PS,SP...)	Qualification	Required experience	Salary	Position	
							Permanent	Contract
1								
2								
3								
4								

PS- Professional

SP - Semi-professional

8. Please describe the actual human resource in your department/team?

Department/Team _____

No	Position (job title)	Number of position	Level of position (PS,SP...)	Qualification	Required experience	Salary	Position	
							Permanent	Contract
1								
2								
3								
4								

9. Surveying instruments and necessary vehicles

No	Items	Number	Working condition	Remark
1	Field cars			
2	Total station			
3	Ordinary thedolite			
4	Grader/bulldozer			

10. What are the duties and responsibilities of your institution?

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

11. Do you have enough offices that are necessary for properly performing your duties?

- i. Yes
- ii. No

If no, please explain why? _____

12. What are the major problems and constraints in your institutions regarding

12.1 Resources (i.e financial, logistics)

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

12.2 Man power

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

12.3 Exercising/executing the power you have

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

13. Did you perform according your duties and responsibilities?

- i. Yes
- ii. No

If No, please explain why? _____

14. What is your opinion regarding the performance of your institution?

15. Do you think that if the planned human resource is staffed you will perform the objective set by the institution?

- i. Yes
- ii. No

If No, please explain why?

If yes, please explain Why? _____

DECLARATION

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

Name: **Mesay Tefera**

Signature: Mesay Tefera

Date: July 2008

Place: **Addis Ababa University**

This thesis has been submitted for examination with my approval as a university advisor Tegegne G/Egziabher (Ph.D.)
