ADDIS ABABA UNIVERSITY

Ethiopian Institute of Architecture, Building Construction and City Development

The Challenges of Land Management Practices in the Peri-Urban Areas of Addis Ababa: The Case Study of Nifas Silk Lafto Sub-city

By:

Misgana Gutu Sakita

ID No.: GSE/8780/13

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Advisor: Dr. Birhanu Girma

A Thesis Submitted to the Ethiopian Institute of Architecture, Building Construction and City Development, School of Graduate Studies of Addis Ababa University in Partial Fulfillment of the Requirements for the Award Degree of Master of Science in Urban Planning

May, 2024

Addis Ababa, Ethiopia

Declaration

I, Misgana Gutu, hereby declare that this thesis work is composed by myself and that it has not been submitted, in whole or part, in any previous application at any University/Institution for any degree or other purposes. All material information other than my ideas in this study from other sources has been fully acknowledged and cited in the text properly.

Name: Misgana Gutu

Signature: _____

Date: May, 2024

Approval

As a member of the Examiners board of the Master's Thesis open defense of Misgana Gutu, we have read and evaluated the Thesis submitted by Misgana Gutu entitled "**The Challenges of Land Management Practices in the Peri-Urban Areas of Addis Ababa: The Case of Nifas Silk Lafto Sub-city"** and recommended to Ethiopian Institute of Architecture, Building Construction and City Development, Addis Ababa University to accept the Thesis as it meets the accepted standards concerning originality and quality for the in Partial Fulfillment of Requirements for the award of Master of Science Degree in Urban Planning.

Board of Examiners:

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Abstract

Land mismanagement practices in peri-urban areas has been the primary issue and has been challenging for policymakers and urban land administrators. Peri-urban areas (PUAs) are the primary receivers of these challenges. This study aimed to assess the challenges of land management practices in PUAs in four dimensions: institutional and capacity challenges, socioeconomic challenges, planning and policy challenges, and environmental challenges in NSL Sub-City. Key variables driving the challenges land management practices in the PUAs were identified from literature. The research used data from primary and secondary data sources. The source of primary data were peri-urban woredas of the sub-city through household surveys, 167 randomly selected households, from the sub-city's Land Development and Administration Bureau employees, and key interviews with office heads. A descriptive method of analysis using Statistical Package for Social Sciences (SPSS) software version 29.0.2.0.(20) was used for analyzing the quantitative data. Results of data analysis show that a high percentage of the respondents appeared to feel that technological challenges, lack of the necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in PUAs of NSL Sub-City. The analysis also showed a high percentage of the respondents appeared to feel that a high frequency of land tenure conflict exists, which is the major source of insecurity. Finally, peri-urban land management requires a different approach through means that bridge the gap in the dichotomy between land law and policy to ensure growth sustainably.

Keywords: land management, sustainable land management, peri-urban land, land tenure security, cadaster, dynamic land market, sprawl, slum

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Acronyms/Abbreviations

CGIAR: Consultative Group on International Agricultural Research

FAO: Food and Agriculture Organization

FDIs: Foreign Direct Investments

FDRE: Federal Democratic Republic of Ethiopia

FIG: International Federation of Surveyors

GEF: Global Environmental Facility

GLTN: Global Land Tool Network

IFAD: International Fund for Agricultural Development

INSEE: French National Institute of Statistics and Economic Studies

OECD: Organization for Economic Cooperation and Development

SDGs: Sustainable Development Goals

SLM: Sustainable Land Management

UNCCD: United Nations Convention to Combat Desertification

UNCHS: United Nations Center for Human Settlements

UNDP: United Nations Development Programme

UNEP: United Nations Environment Programme

UN-HABITAT: United Nations Human Settlements Programme

UN-GGIM: United Nations Committee of Experts on Global Geospatial Information Management

WB: World Bank

WGEA: Working Group on Environmental Auditing

NSL: Nifas Silk Lafto

PUAs: Peri-Urban Areas

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the Study

'Land' can be defined as the surface of the earth including all that is given to human beings for free. It is also often considered, by economists, as the primary factor of production for all living and non-living things on Earth. Land provides raw materials in industries, space, or surfaces for setting up of the sites for industrial infrastructures, as a main input of agricultural products, all sources of power are sourced from the land. Goods are categorized as movable and immovable (fixed) under the Ethiopian legal context (Civil Code, Art. 1129), and land and buildings constitute the categories of immovable goods (Civil Code, Art. 1130). Moreover, according to the Supreme Law of the Country, the FDRE Constitution, the ownership of land is solely given to the States and Peoples of Ethiopia. Nevertheless, private ownership of buildings is possible and plants and vegetations are included until separated (Civil Code, Art. 1133). The cradle of all wealth, prosperity, and richness of a country is strongly related to its natural resources and hence land (Chen, 2022). Alternatively, the United Nations claims that land renders useful functions and plays paramount roles in keeping the balance of the ecosystem through its natural resources on it (UNCCD, 2016).

Despite this immense use of land for human beings, human activities, mainly driven by population growth and urbanization, are negatively affecting land. According to the report by the Global Environment Facility (2005), the scientific community and multilateral organizations agree that the greatest threat to food production comes from land degradation. Also, the primary driving policy and socioeconomic factors causing land degradation are high pressure from population growth, lack of sectoral and macroeconomic policies, poverty, unclear land rights, and land tenure insecurity, and lack of access to markets, credit, and other services. A higher percentage of the earth's surface has already been seriously affected or degraded even some irreversibly, which includes large areas of cropland, grassland, woodland, and forest areas land degradation driven by human activities negatively results in several consequences from the reduction of productivity and threatening the normal functioning of the ecosystem according to studies by Food and Agriculture

Organization of the United Nations (FAO, 2011). This is a direct result of the combined effects of the increasing demands of a growing population and inappropriate land management (Ibid.). FAO (2011) furthermore urges that a new system of management and governance of land resources to respond to this key development challenge in a systematic and integrated manner is necessary.

Synder (2005) states land management, whether it is urban or rural, is an overall action which land resources meant for various useful purposes are managed. From other perspective, it is meant to manage the purposeful distribution of land thereby the present generations have access to equitable land resources endowed to us by nature, and the fate of the future ones is not compromised (iLead, 2021). The challenge is to find an integrated and universal approach that could balance the management of land and its natural resources to meet the ever-changing human needs while ensuring the long-term sustainability of our ecosystem (World Bank, 2006). "Sustainable Land Management" (SLM) is important in many aspects from reducing the negative consequences of human activities on land, restoring and renewing those areas, and ascertaining an equitable use of its resources for present generations without affecting the benefit of the future generations. The perspective of land governance according to FAO (2022) covers a wide range of issues that are necessary to make appropriate decisions about access to land, mechanisms of implementing those decisions and finally managing multiple interests.

Organization for Economic Cooperation and Development (OECD, 2020) forecasts that in the next 30 years, Africa will be home to 2.5 billion people of which half of this population is expected to live in PUAs where the spatial expansion of urban centers is prevalent. According to the OECD (2020), the urban population of Ethiopia has grown from 4.5% in 1950 to 17.1% in 2015 just only in half a century. Furthermore, the level of urbanization taking place is alarming and has risen from 3% to 27% in the same years. The city of Addis Ababa is categorized as a rapidly growing city in the world. The scholarly studies by Kasa et al. (2011), Abdissa (2005), Melesse (2005), Gete (2007), and Seifu et al. (2021), very few to mention, have shown the significant spatial growth of the city of Addis Ababa. Accordingly, the city has spatially expanded by twelve times while the population of the city has

grown to about three times since the 1970s showing the rate of spatial expansion is even much greater than the population growth rate.

Land matters have now become a priority issue at the global level and among the key themes of SDGs and it has now become the focus area for world leaders and scientists as well (UN-HABITAT, 2016). Without land, it is impossible to realize sustainable and inclusive urban and surrounding development according to UN-HABITAT (2016), and thus governments that ensure affordable and equitable access and security of tenure to land for all, those who have placed an effective framework for land use sustainably and thereby generate revenue, are able to gear the development of urban areas sustainably and create inclusive and resilient cities. According to Schlimmer (2021), well-managed and planned cities and PUAs are considered as the drivers of prosperity and development. However, unregulated urban sprawling will further exacerbate and transform into poverty traps. The rapid sprawl of the city into the nearby PUAs has caused numerous challenges to the livelihoods of indigenous farmers and put the environment at risk.

Agriculture, which is backbone of life for the surrounding peri-urban communities of Addis Ababa, is seriously affected by the rapid horizontal expansion and such transformation has caused widespread transformation in land use services affecting the entire ecosystem. He further added lack of proper development control and management has led to severe urban sprawl causing serious deforestation and reduction in rural farmland especially in the western fringe areas of Addis Ababa during recent years. Another study by Kasa et al. (2011) also revealed that built-up areas have increased by over 120 square kilometers only within 24 years contributed by the conversion of croplands, forestlands, and grasslands. Numerous research found in the literature focused on the dynamics of land-use and the subsequent challenges in the peri-urban regions of African cities. For example, research by Wolff et al. (2021) in Dares Salaam, Tanzania to assess the processes and spatial land use characteristics in the peri-urban regions revealed that lack of service structures and access to public transport are among the primary to the population of PUAs.

The issue of ensuring sustainable growth of urban areas in several countries, particularly developing ones, is questionable nowadays due to continuing urbanization. Numerous studies have indicated that the city of Addis Ababa has

grown haphazardly from its establishment without control or proper guiding urban planning into the urban hinterlands of the surrounding area. Quite a lot of manifestations indicate poor management of urban land in contemporary urban settings. In the absence of understanding of urban land management programs and strategies in solving the problems caused by informality, lack of housing facilities, and infrastructures that hinders development of urban areas sustainably. Lack of strategic approaches, in most cities worldwide, to curb the negative consequences has been futile. Urban sprawl is a classic example of mismanagement of land and also an indicator of unsustainable practice (Beltrao, 2013).

The spatial growth of the city of Addis Ababa has expanded over 12 times, according to the Google Earth satellite photos (1973) and numerous studies, and almost over four times that of the population growth. Additionally, despite rapidly increasing population and urbanization, Addis Ababa's population density has declined since the 1970s. These studies revealed that considerable horizontal expansion and thus urban agglomerations have taken place into the urban fringes of the city in the last three decades (Ezana, 2021). Furthermore, widespread displacement of peri-urban communities and indigenous farmer societies and severe environmental degradation have occurred consequentially.

Other scholars as Kiros (2020) in his studies in the southwestern urban edges of the city have revealed that the expansion of the city into the surrounding peri-urban area taking place in a fragmented and scattered fashion has severely threatened the ecology and agricultural activities. Peri-urban areas are the primary recipients of the growing urban areas and thus should be an important part of urban land governance (Schlimmer, 2021) yet are least studied.

Despite the huge impacts on the livelihoods of the surrounding rural communities and environmental degradation as a result of the massive urban expansion of the city of Addis Ababa, little or no effort has been made so far to implement proper urban land management approaches to curb the obstacles. The goal of this study is therefore to critically assess and evaluate the challenges and opportunities of land management in the peri-urban areas of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the sub-

cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research.

1.2. Statement of the Problem

Land matters are now becoming global top agendas and embedded in the Sustainable Development Goals (SDGs) and the new development agenda of the United Nation's member states. With increasing urbanization, urban centers are aggressively pushing into the territories of PUAs affecting the natural states of those areas. Addis Ababa is sprawling into the nearby rural hinterlands at an alarming rate and over the last three to four decades the city has expanded more than twelve times, adding vast amounts of farmland into the urban territories and the population density has declined since then according to some studies. Research conducted by Seifu and Getinet (2021) confirmed that the city witnessed extensive urban expansion and posed significant threats to the peri-urban land rights, dominated by edge expansion, which significantly occurred in the last few decades, especially along the Southwest corridor which is the study area selected by this research. Low-density, edge-expansion development has also been identified as the main form.

Given that this is where the majority of the transformations and rapid changes that shape the future of the agglomerations are taking place and also this trend is going on without any intervention, it is important to ensure that this is the result of urban development policies and practices. Sadly, despite the severity of the phenomena that are taking place, less attention has been paid to land management in these areas. Moreover, it is essential to have appropriate planning and effective and efficient land development and management strategies and tools in these areas.

Several studies, found in contemporary literature, focused only on the impact of urbanization significantly ingoring the challenges of management of land in the urban peripheries. Nevertheless, none of those studies specifically assessed the challenges and opportunities of land management in the peripheries of Addis Ababa particularly, areas where edge development is aggressively going on such as NSL Sub-City. Moreover, these areas are located in administrative regions of the city and the region of Oromia. As to Benti et al (2022) that urban areas in disputed regions suffer from various challenges as unclear boundary, absence of proper and integrated planning

has led to overlapping boundary setting, rapid conversion of ecosystems, frequent land disputes and landownership insecurity.

Even though the current rapid expansion rate of cities and PUAs are truly the cities of tomorrow, past studies show that the question of land governance is absent or less studied, and less attention has been given to the rapid transformations taking place in these areas. Besides, the previous approaches to guide the expansion of cities properly in an inclusive manner didn't bring much result (Geoffrey, 2016). Particularly, the problem is highest at the urban edges (Ibid.). This study, is therefore, meant to bridge the loophole or gap found in contemporary scholarly studies and to draw the attention of policymakers, academicians, and governments, especially in developing countries, to give more emphasis to land management matters in the peri-urban areas. Otherwise, the lives of more than half of the populations around the world, mostly, in developing countries, shall be truly at risk.

This research is aimed, therefore, to critically assess and evaluate the problems and benefits of management of land in the peripheries of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the peripheral sub-cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research.

1.3. Objectives of the Study

1.3.1. General Objective

The general objective of this study is to investigate the challenges and opportunities of land management practices in the PUAs of Addis Ababa; the case of NSL sub-city.

1.3.2. Specific Objectives

The specific objectives of this study are to:

- assess the challenges of management of land in the PUAs as of Addis Ababa in NSL Sub-City;
- examine the current land management practices and its response to achieve sustainable development objectives;

- analyze the extent to which the current land management system in NSL Sub-City meets the needs of peri-urban communities of Addis Ababa; and
- recommend a sound land management approach that contributes to the inclusive urban development of Addis Ababa.

1.4. Research Questions

This research is aimed to investigate these key questions:

1. How are peri-urban communities of NSL Sub-City being affected by the current land administration system?
2. What land administration system particularly suits the peri-urban communities of Addis Ababa and how is it different from others?
3. What major challenges affect the normal functioning of land management in PUAs of NSL Sub-City?
4. What are the gaps in peri-urban land management and possible policy implications?

1.5. Scope of the Study

This research is designed to critically assess the challenges and opportunities of land management in the peri-urban communities of Addis Ababa. The scope of this study is limited to peri-urban areas or hinterland kebeles bordering the Shaggar City of the Oromia National Regional Government NSL sub-city, one of the ten sub-cities of Addis Ababa located along the southwestern peripheral region of the capital. The researcher purposefully selected this corridor since various studies confirmed extensive urban expansion over the past three decades was evidenced along southern Addis. Furthermore, this area is spatially located around the border where two autonomous regions have stake. The focus of this research is to examine the overall existing land management paradigms for peri-urban communities of Addis Ababa in general and NSL Sub-City in particular, and compare their efficiency and effectiveness towards achieving a sustainable development for the city and its hinterlands. Kebeles found along the overlapping and bordering regions with the new Shaggar city, formerly known as Finfinnee Surrounding Oromia Special Zone were the hotspots of the study. The study depends on the data obtained from different target groups in Woreda 14 and 15 rural-urban kebeles of NSL Sub-City, in the city of Addis Ababa.

1.6. Significance of the Study

This study is important since the several studies that have been conducted so far regarding land management is limited in scope and mostly focused on urban land management. Moreover, this study significantly contributes a lot to the scientific community and policy makers by clearing ambiguities resulting from improper land management approaches to urban peripheral areas, particularly those which are located along urban regions sharing borders and administered by distinct regions. Contemporary studies failed to understand the uniqueness of such areas despite the tremendous contribution of the urban peripheries of NSL Sub-City of Addis Ababa to the overall development of the country. Thus managing land is among the key issues for promoting sustainable, resilient cities. Proper land management in PUAs is about shaping the growth of future cities and urban agglomerations. The current status of our surrounding urban areas shows a severely distorted and degraded ecosystem thus indicating the land management approaches in these areas need urgent intervention. Cities strive to become centers of global production, trade and development. And thus increasingly concerned with improving their attractiveness for FDIs and employment generation. It is required for cities to have effective and efficient spatial planning, sufficient urban infrastructure and amenities, housing for its citizens, and a safe and livable environment. Understanding the fundamental dynamics and transformations going on in PUAs is of paramount significance for policymakers and governors to craft a sustainable and integrated development plan and also to curb the ongoing land mismanagement issues at the global level.

Urban land use, one of the key elements of land management, is of fundamental importance (Giovana, 2013). Giovana further notes that it is at the heart of extremely large allocation decisions made by firms and households. Households devote a significant portion of their consumption expenditure to housing. The value of the residential housing stock also represents a significant portion of the gross national product. Where development occurs and at what intensity is, therefore, a first-order determinant of the efficiency of these large allocations. Households also engage in a variety of activities (work, sleep, play, school, shop, visit, to medical centers, etc.) that take place in different locations. People must travel between them to conduct these activities at different locations. As a result, land use and transport are intimately connected. Households nowadays spend a significant portion of their time traveling

and budget on transport (mostly road transport). Urban land use is the fundamental determinant of the physical world that surrounds urban dwellers and determines how the various locations are organized and connected. It also potentially affects the labor market and the markets for the products we purchase and affects the ability of firms to produce. Most importantly, it has serious implications for prosperity and equity.

Finally, the study contributes to the literature by giving direction to policymakers and land administrators of the city and surrounding region.

1.7. Limitations of the Study

Any research study may suffer from limitations given the scope and objectives of the study and this research is no different. While this study is only limited to assessing the challenges and opportunities of management of land in the peripheries of NSL Sub-City of Addis Ababa, further studies are needed to establish a comprehensive model or understanding of land matters given peri-urban land areas are hotspots of complex and dynamic processes and studying land management in these areas requires substantial data to arrive at sound conclusions. Besides, peripheral sub-cities of Addis Ababa cover a huge spatial coverage, and having sufficient data systematically collected from different woredas of these peripheral sub-cities generates dependable information. However, given the time and financial constraints of this research, it is difficult to collect such data. Also, land matters involve very sensitive issues and speculations, and it was challenging to convince the various stakeholders and target groups to get the necessary data.

1.8. Organization of the Document

This study is organized into five chapters. The first chapter deals with the introduction which consists of the background of the study, statement of the problem, objectives of the study, research questions, scope of the study, significance of the study, description of the study area, and organization of the document. The second chapter deals with the literature review which encompasses key themes falling under the theoretical, empirical and conceptual perspectives. The third chapter is about research methodology which consists of location of the study area, research design, data types, sources of data, sampling design, sampling techniques, sample population, sample size, method of data collection, analysis, presentation, validation, and reliability.

Chapter four deals with the results and discussions. Finally, fifth chapter covers the concluding remrks and valuable recommendations of the study.

CHAPTER TWO

2. LITERATURE REVIEW

2.1. Introduction

This chapter consisted of three main sections namely, the theoretical, empirical review of literature, and conceptual framework that underpins the foundations of this research. Under the theoretical review of the literature, an attempt has been made to define important terms and concepts regarding the research question to gain a better understanding surrounding the phenomena and then bridge voids in the existing knowledge. The empirical review, is however, aimed at summarizing and synthesizing the previous research about problems or challenges and opportunities of land management in PUAs. Finally, the conceptual framework, which the underlying model of this research, outlined the paths of the whole investigation.

2.2. Theoretical Perspectives

2.2.1. Land Governance

The land is a place where all material wealth and prosperity. In almost all countries around the world, land has been considered an important social and economic asset where social status and dignity are defined (Ambaye, 2022). He further asserts that because of the primary importance of land, it is strictly protected by the Constitution. Because land is the key source of investment, livelihood, and wealth generation, unlike the other factors of production, access to land primarily depends on the national land policy and tenure arrangement set up by the government (Bezabih & Goshu, 2022). The land, being considered the most essential natural resources both for the survival of mankind and for its prosperity, is the platform on which human activities take place and the source of materials needed for these activities (FAO/UNEP, 1997; FAO, 1995 & WGEA, 2012).

According to FAO and UN-HABITAT (2009), land governance encompasses the principles through which appropriate decisions about access to land, land use, and its implementations are made. Land is a commodity that often plays vital role in assuring human rights (UN 2015). There is no universal human rights to land to date globally, however, land governance is based on and closely linked to several human rights (UN-HABITAT, 2019). Land takes the greatest part of sustainable land management (UN-HABITAT, 2016). Today's high population growth puts increasing pressure on

land, which is becoming difficult to access (UN-HABITAT, 2016). The UN report further proved that if governments can ensure affordable and equitable access to land, provide security of tenure for all, and establish mechanisms that ensure sustainable land use and generate revenue, it is possible to control and finance urban development sustainably. It is advised for governments to regulate and control the way land is used and accessed. Sustainable and guided urban development has multiple benefits and reduces the negative effects of unplanned development as conflicts, instability, unrest climate change, and disasters on the environment. Land is now becoming a key focus area and among the top global agendas, including the United Nations and its Member States.

The land management feature in less developed countries is featured by increasing population and an unmatching land supply in return (Nabutola, 2003). According to Nabutola (2003), land management in Kenya has faced many challenges as historical misapplication of land policy, which results has been uncoordinated and uncontrolled development and has been both inefficient and ineffective. Land mismanagement has brought about multiple negative consequences; mismatching of planning and impacts on the environment are the minimum. A combined effect of increasingly demanding land for multiple purposes and lack of sufficient plot of land called for the necessity of integrated planning at the regional level (Vejre, 2016). Management of land in urban peripheries has become a vital issue nowadays due to significantly growing demand resulting from transformations taking place in these areas. The implication of rising food prices, rapid urban growth, and land use for various services at the global level, which causes high demand for land, is that it shows the necessity to establish appropriate national land policies for ascertaining tenure security, access to land and other factors (World Bank, 2012). Land administration is a way of implementing land-related policies and land management strategies to ensure economic, social equity, and environmental protection issues (Belay, 2017). Land management can be considered as a means of putting land resources into useful results (UN-ECE, 1996). All the activities through which land and natural resource management is conducted to achieve sustainable land development can be considered as land management. Belay (2017) argues that the major causes of inequality and poverty are often attributed to the failure to adopt suitable approaches and methods to management of rural and urban land. Bealy (2017) further warns that such failures have brought about many negative consequences as increasing living costs, occupation of unsafe land

areas, environmental impacts, and threats to the areas of urban peripheries of which disadvantaged and vulnerable groups such as poverty-stricken and low-income communities are the most affected ones. According to the study by UN-GGIM (2019), land administration plays vital interconnecting roles among people and land regarding the key functions of the four variables: tenure, use, value and development. The recording of the wide varities of issues in people-policies-land relations is accomplished through effective land administration systems. The recording of a series of issues of complex interrelationships of people, places, and policies are ensured through effective land administration systems. The UN-GGIM (2019) also recommends that effective land administration should encompass certain fundamental qualities such as fit-for-purpose, sufficiency and appropriateness, sustainability, flexibility, and all-inclusiveness and must be geared towards appropriate documentation. Multiple challenges associated with insecurity of land, property rights, and conflicts on land can be mitigated through effective and efficient land management helping all peoples with better accessibility to land and ultimately supporting achieving the overarching goals of the 2030 Agenda. A study by Banker (2019) revealed that megacities are going to face serious challenges looming from increasing population pressures shortly and as a result should devise appropriate mechanisms of urban development policies in a sustainable way. One of the challenges is the supply of land that serves multiple functions. Other research has also proved that inappropriate land management practices have resulted in consequential socioeconomic effects and multiple chained challenges (WGEA,2012). The study further asserted that contemporary methods and approaches to land management and planning have little concern about the ecosystem and have caused severe impacts on the land resources. Therefore, understanding the comprehensive dimensions and consequences of land management approaches and models is important to address the overarching land matters. Thus, sound policies and planning based on the proper understanding of land resources and the understanding of land use interactions and allocations are required for sustainable land management (Enemark, 2007). Urban land management plays a crucial role in multiple global matters such as tackling the effect of climate change, keeping the balance of our ecosystem, and sustainably ensuring economic and urban development (Sheng et al, 2022).

According to IGI Global (2019), the management of land is the science through concept development, design preparation, and implementation and evaluation

processes aimed at socio-spatial interventions for enhancing peoples' life and their environments and livelihood resilience. It could also be defined as the actions and practices conducted in the process of studying, planning, and organizing equitable use of land. The livelihood and security of the indigenous communities should also be given due attention and maximum protection and development activities should not negatively affect disadvantaged social classes. Also, it is about the benefit derived from the use of natural land resources necessary for the production of goods and services without affecting the needs of future generations and ecosystem balance (IGI Global, 2016).

Primary urban life activities such as housing, transportation, trade and businesses, infrastructure, and other services are all founded on land governance (Schlimmer, 2021). Schlimmer further adds that land issues, including tenure systems, land use, and land markets form the backbone of urban governance and interlink its different sectors such as housing, transport, infrastructure, basic services provision, etc. The rapid growth of African cities, including the city of Addis Ababa, as a result of population growth and urban expansion, has resulted in multifaceted challenges and thus become a major concern of the international development agenda. The prime effect of this is the increasing demand for land. Therefore, lack of proper land management practices causes several multidimensional problems ranging from uneconomical land use, informality, and severe sprawl as well as illegal land invasion and poor urban services and infrastructure management (Dereje & Belew, 2020).

Giovana (2013) tried to approach land management into two broad components and the corresponding drivers thereof, as shown in Figure 2.1 below. These dimensions or components, according to him are known as physical and institutional components of land management.

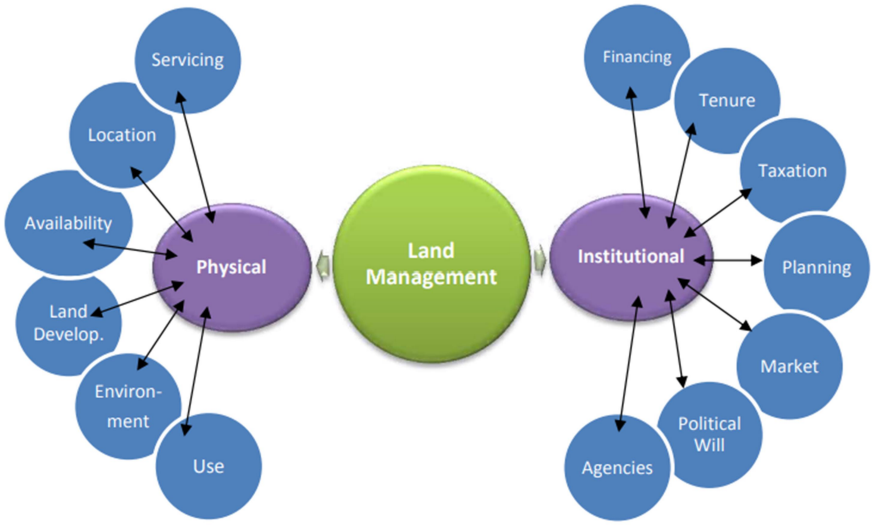

Figure 2.1. Key Components of Land Management

Source: Giovana Beltrao (2013).

Land management is a complex matter and an interdisciplinary science combining multiple aspects and thus requires coordination and bringing up all elements to work together in a coordinated fashion. It thus requires sufficient information about the availability of the land and its vulnerability, watershed, vegetation, topography, mechanisms of land development, available socioeconomic opportunities, available services, and other issues. From the other side, the institutional elements, according to Giovana (2013) are those that consist of agencies, political will, market, planning, taxation, tenure, and financing. These elements are those that allow forms of ownership and security, surveying and registration, planning and defining instruments, and engaging different actors considering the dynamics of the supply-demand interrelationships.

According to Hull and Annie (2020), land administration is understood as the land governance operational elements under the umbrella of national land policy and as a process that runs from determining to dispatching information about people-land relationships.

Most land administration functions are mostly the duty of the government at the national level through the executive branch, however, it can be centralized, decentralized or both (Ibid.). Democratic governance usually has three tiers,

commonly called the executive, legislative and judiciary branches, according to most federal governments to ensure separation of powers.

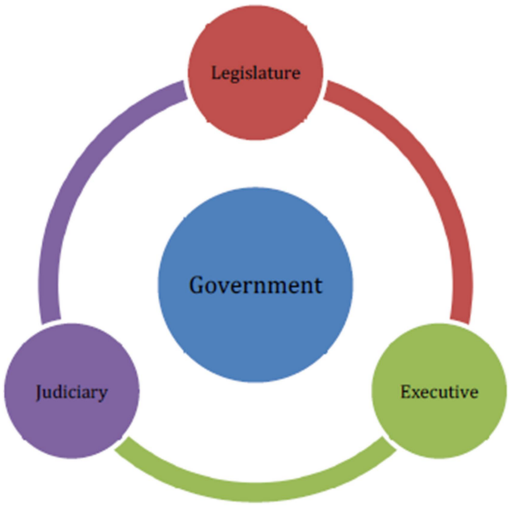

Figure 2.2. The Three Branches of Democratic Government

Source: Hull & Annie, 2020.

Palmer et al (2009) states land governance as the procedures, practices, and organizations by which decisions about access and use of land are made and managed. Other scholars such as Boraas and Franco (2010) proposed a democratic land governance model as shown in the Figure 2.3. According to Borrans and Franco (2010), democratic land governance can be considered as the process taking place among three components namely, the bottom-up approach, the top-down approach which is usually initiated by states, and the third one is a combination of the two.

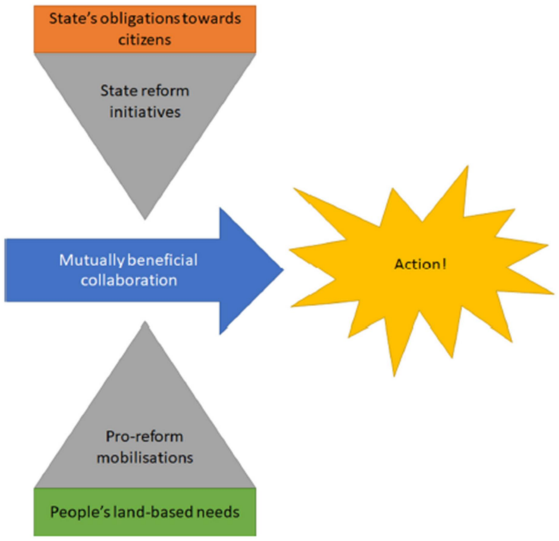

Figure 2.3. Democratic Forms of Governance

Source: Adapted from Borras & Franco (2010).

Hull and Annie (2020) state that land administration similarly, just like motor vehicles, consists of multiple components that work in an integrated fashion towards attaining the land governance policy objectives. Also, Enemark et al (2014) state land administration as a tool often used in the application of policies and high-level plans in a sustainable manner.

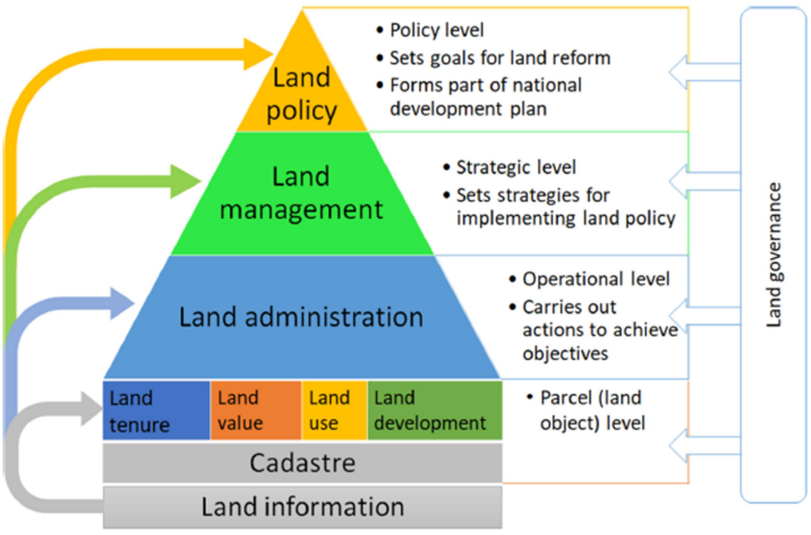

Figure 2.4. Land Management System

Source: Hull & Annie, 2020.

Hull and Annie (2020) also provided an alternative visualization of the land administration system as a house. Land policy can be exemplified by the roof of the house while the supporting pillars underneath indicate land administration components. Land tenure, value, use, development, and conflict resultion form the pillars while the crucial element laid as the foundation supporting the entire system is the cadaster and land information.

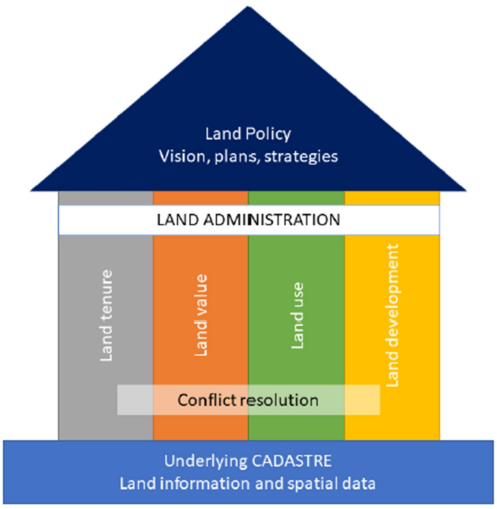

Figure 2.4. Land Management System-Alternative Visualization

Source: Hull & Annie (2020).

2.2.2. Defining Peri-urban Areas

The definition of peri-urban area is often vague and lacks a precise definition and a comprehensive approach (Saskia et al, 2021). The expression is claimed to be originated, according to the French National Institute of Statistics and Economic Studies (2020), from the French word meaning "around urban" and is found in most literature referred by different terms such as *rural-urban fringe, outskirts, urban hinterland, urban space, interfaces, buffer zones, transition zones*, etc. Traditionally, the definition of peri-urban is tied to proximity to urban areas. It could represent urban-rural interface, fringe, continuum, periphery, outskirts, hinterlands, and edge lands. According to Countryside (2016), a peri-urban area is defined as a divide or interface that lies within the urban and rural areas. Others as Dekolo (2015) describe it as the rapidly transforming rural hinterland in the the urban territories. Thus, the definition of a peri-urban area requires understanding the context and perspective under which the term is used. The European view of the definition of PUAs is

understood as a heterogeneous area under urban influence but resembling rural landscapes (Ravetz et al, 2013). However, from the perspective of the Global South, the definition of the peri-urban area tends to be a process rather than a geographical or spatial entity, and the interfaces are associated with the newly formed urban agglomerations (Brook & Davila, 2000).

The approaches to defining and describing the urban-rural meet regions encompass issues from land use and spatial characteristics to socioeconomics and cultural transitions, as shown in most literature. The nature of urban peripheral areas has often been complex and thus studies have addressed multiple dimensions (Goncalves et al, 2017). Studies available on the peri-urban areas often tended to focus on areas of the Global North and only a few on the Global South, thus making it difficult to draw a defined common understanding (Nagendra, 2018). Given the current level pace of urban development taking place in the Global South, it is essential to understand the dynamics and transformations taking place.

According to Schlimmer (2021), since peri-urban areas are the immediate and continuous recipients of expanding urban areas, they tend to be essential land governance areas. They are characterized by composite land tenure regimes and dynamic land markets. Schlimmer in his studies in urban peripheries of African Cities noted that, in Kenya and Tanzania, land transactions in peri-urban areas reflect socioeconomic inequalities between urban dwellers and investors (buyers) and indigenous landowners (sellers). The role of decentralized authorities in land regulations cannot be underestimated.

Developing countries are facing irreversible urbanization trends nowadays and contemporary land management systems strict land use distinction and classification are becoming more and more irrelevant. It means that the way land is managed, or put to good effect needs alternative and plausible approaches. It is concluded by most scholars and researchers, fundamentally, as the weakness of both policy and planning systems.

2.2.3. Dynamics of Urbanization

There is no remarkable variations in context in the definition of urbanization in contemporary literature. According to some scholars urbanization is defined as the increment in the percentage of dwellers in urban areas whereas urban expansion is

understood as physical growth or growth in the spatial extent of the existing urban areas (Alig & Healy, 1987; Cheng & Masser, 2007; Wakode et al., 2007; Samson, 2009; Alaci, 2010). According to Uttara et al (2012) growing cities are the result of urbanization which in turn is driven by the expansion of industries and development in the economy further causing urban-specific changes in specialization, labor division, and human behaviors. Oluwasola (2007), however, defines urbanization as a process that results from the phenomena of multiplying effects of the number and size of population concentration points. According to Tegenu (2010), the spatial transformations of urban areas can be defined in two dimensions as demographically and functionally. From a demographic perspective, urbanization is concerned with the size and density of the population while the latter definition refers to the concentration of industries and services. Tegenu (2010) further discussed that urbanization is essentially driven by two factors as migration-led urbanization and growth-driven urbanization. The primary features of migration-led urbanization are known by the growing number of urban centers, the components of the agricultural economy that are slowly mixed into the market, and the development of the rural market functions and unbalanced growth in size and spatial distribution of towns. Growth-driven urbanization is the result of the productivity of manufacturing firms and growth in tradable services.

According to the UN-HABITAT World Cities Report (2016), since the 1990s, the proportion of the global population living in urban areas has already surpassed 54% and this trend is forecasted to continue and is projected to double its current size in the coming few decades. According to this report, Asia has the highest number of urban residents while Africa has the highest rate of urban growth in the world given the rate of Africa is almost 11 times more rapid than the growth rate in Europe mainly driven by natural increase, rural-urban migration, spatial expansion of urban settlements through the annexation, the reclassification of rural areas, and, in some countries, negative events such as conflicts and disasters. By 2030 alone, it is projected that more than fifty percent of the African population will be living in urban centers (Schlimmer, 2021). Furthermore, the land area occupied by cities has even increased at a higher rate than population growth (UN-HABITAT, 2016). An alarming level of urbanization is taking place in Africa despite low performance in economic growth (Obudho & Juma, 2002; Smith, 1996; Stren, 1989). Compared to patterns of

urbanization taking place in Asia and Latin America, urbanization in Africa varies in multiple ways (Oyugi and Owiti, 2007). Olima and Kreibich (2002) proved that this is because the growth pattern of African cities occurs mainly by peripheral expansion. The primary causes of densification in urban centers in Africa is attributed to high population growth and horizontal expansion (Juliana et al., 2012). Although the degree of urbanization in Ethiopia is low, even by African standards, it has the highest rate of urbanization (Kasa et al., 2011; Tegenu, 2010). Although Ethiopia has over 900 towns, its capital city, Addis Ababa's population accounts for twenty-three percent of the urban dwellers (Tegenu, 2010).

Several studies have shown the numerous impacts and effects of urbanization both on the cities and surrounding peri-urban areas. These impacts have been often viewed from negative or postive perspectives . Properly managed urbanization accommodates substantial number of urban dwellers in small areas of land thereby saving extra land resources, respecting plan provisions, and facilitating services and infrastructure delivery (UN-HABITAT, 2012). The current urban growth models and approaches, according to several studies and reports are far from sustainable in many ways. It is claimed that these approaches have led to increasing exposure to risks, causing several cost incurs, environmental impacts, and inequitable (UN-HABITAT, 2016). A study by Milano et al. (2014), has also revealed that both urban and peri-urban areas have suffered from detrimental effects of urbanization. According to Cohen (2006), poorly managed urbanization characterizes most developing countries, including Ethiopia. Due to the rapidly sprawling effects of urban centers and malpractice of land management in Ethiopia, several consequential and negative effects in terms of farmland and environmental degradation, as cultural, and socioeconomic damages have occurred (Benti et al., 2021). Deribew (2020) in his studies of the western fringes of Addis Ababa that rapid sprawl of the city into the nearby urban peripheries has caused in numerous challenges to the livelihoods of indigenous farmers and put the environment at risk. Gezmu (2020) found that rapid expansion of the city into the surrounding areas caused numerous negative impacts such as the loss of habitat, biodiversity and dispersion of indigenious dwellers from their original habitat and other impacts ranging from socio-cultural, economic and political aspects and this urbanization contradicts with the legal, socio-economic, geographic, and political rights set in the FDRE Constitution. Busho et al. (2020), in

their studies of quantifying sprawling effects of Addis Ababa in the years between 1990 and 2020, also found that the major form of urban growth pattern is edge expansion.

2.2.4. Land Tenure

Contemporary literature shows that land tenure is one of the key issues in land management and many definitions of land tenure exist, given the fundamental nature of the issue in human relations (Geoffrey and Alain, 2015). Land tenure, which is derived from the French term “tenir” which means “to hold”, according to Land Links (2023) the legal relationship of land ownership is based on the consent of individuals. According to a document by the FAO (2002), definition of land tenure can be stated as an institution or rules to control behavior, tenure rules, and the allocation of property rights among people. In simple terms, land tenure is a legal arrangement between the land owner and holder and usually determines the type of resource, duration or terms of holding, and the conditions under which the rights are exercised (Ambaye, 2015; FOA, 2002).

In a general sense, the term “land tenure” refers to the complex interrelationships that span between individuals and groups regarding land and the natural resources on it (Ambaye, 2015). He further states that these relationships can be analyzed in terms of sets of rights and obligations held by these categories of people about the acquisition, exploitation, preservation, and transfer of land and related resources. The UNCCD (2017) states that land tenure is concerned with the people-to-land relationships and the way the the relationships are defined. The issue of ensuring tenure security for all groups of people whether men, women, or indigenous peoples, is not only about human rights but also it is a matter that seriously impacts food security, environmental sustainability, and settlement patterns. The GLTN at the UN-Habitat states the definition of land tenure as the relationship among peoples concerning land (UN-Habitat-GLTN, 2011f). The relationship may be defined legally or customarily. The UN-Habitat Report (2008:5) suggests other definition of land tenure as the method of owning or holding land by individuals or groups or it is the legally or customarily defined relationships among societies concerning land. On the other hand, Geoffrey and Alain (2015) claimed that tenure of land is a complex social relationship with a set of rules for guiding land use and ownership among people. Nevertheless, Fisher

(1995) stated that the way the right to access the different packages of the rights may be different from one another.

Land tenure consists of matrix of intersecting interests, according FAO (2002). The first is the *overriding interest* in which a sovereign power whether a nation or a community has the authority to annex or expropriate and redistribute. The second one is called *overlapping interests*. Under this scenario, the same plot of land may be distributed to different holders by differing holding rights such as when one is granted a lease while the other is granted the right of way. The third intersecting interest is called complementary interest which occurs when a single plot of land is given to two parties with the same holding rights a classic example of this is when different members of the same group share the same use rights to land for grazing. The last intersecting interest is called *competing interest* which occurs when different members of a group compete for common interest in a single plot of land. Under this scenario, land disputes are common.

According to the Committee on Economic, Social, and Cultural Rights of the United Nations (UN, 2004, para 3), tenure security is the right of all to effective protection by the government against forced eviction from their lands. From the other side, the UN-Habitat (2004:31) says tenure security is described as an agreement among individuals or groups concerning land and residential properties protected and controlled by the legal frameworks, whether the legal framework is customary or statutory systems. In conclusion, a person is said to have tenure security if and only if their right to involuntary eviction from their land or occupation by the government or state is protected by law, unless otherwise it is exceptionally conducted by international applicable approaches are practices are followed. The UN habitat further expands the definition of tenure security integrating the level of confidence of the land owners or users and the economic benefits that can be derived from the land (Bazoglu & UN-Habitat 2011:5).

According to Geoffrey and Alain (2015), though it is difficult to precisely know the number of people exposed to insecurity, numerous studies have revealed that in most urban areas of the developing world, a significant number of people are living in informal settlements or squatter areas without any form of tenure security. The most common scenario is that higher percentage of people living without tenure security are those whose occupation is illegal, semi-legal, tolerated, or legalized by laws. The UN-Habitat describes slums as a term that distinguishes among informal, illegal, or

unplanned settlements and these areas are the hidden zones of tenure insecurity (UN-Habitat, 2006: 92-93). This situation has already led millions to live in poverty.

Tenure insecurity is manifested in many detrimental ways. It causes eviction of the urban poor, impacts on access to services, access to credit, vulnerability to risks, and other hazards (Geoffrey and Alain, 2015). Factors such as the political, and social stigma of low-income societies, failure to comply with the construction and planning standards and codes, and market pressures greatly affect the demand and delivery of land usually increasing the risk of displacement or eviction, and hence tenure insecurity is high (Ibid.).

According to FAO (2002), land tenure is often categorized as "private which may be an individual, a married couple, a group of people, or a corporate body such as a commercial entity or non-profit organization, whereas communal rights are those rights that are exercised by individual members of their holdings, and open access where no-one is excluded from the holding rights and as such no-one is granted any right to exercise on its own". Examples are marine, forestlands, rangelands, etc. and finally "state where property rights are assigned to some authority in the public sector" (Ibid.). Practically, however, one can find most of the holding forms in a society.

2.2.5. The Land Management Tools

Land management tools are policies, laws, and practices that include several issues as the type of rights you may have concerning land (land tenure), the purpose for which the land is used in the future (land use planning), the services you should access, information management and administration of land, and public duties or taxes (UN-HABITAT, 2004).

The UN-HABITAT (2018) and the GLTN (2018), which is a union of over seventy-five multi-sector partners from all over the world established in the year 2006 to tackle the pressing issues of administration of land and governance approaches, tools, and systems that hinder the attainment of security in land at the global scale, a land tool is a practical way to solve a problem in land administration and management.

Fundamentally, land management is a tool through which land-related policies, principles, and legislation are translated for the benefit of people. It encompasses

several matters that ultimately guides and shapes the approaches to managing land in a sustainable way (Ibid.).

The land management tools developed by the GLTN benefit all but with special emphasis on the women, poor, and disadvantaged people. The land management tools must be pro-poor and gender-sensitive having the qualities of all-inclusive and sustainability of the environment without leaving no one behind (UN-HABITAT, 2018). Other tools such as the LGAF, a World Bank collaboration, FIG-World Bank Declaration on Fit-for-Purpose Land Administration, the UN-HABITAT Pro-Poor Land Management (UN-HABITAT, 2004), and the UN-EGLAM-GGIM are among the FIG and the World Bank have been working together to find a solution to the land matter beginning from the year 2009 and these methods are practical approaches designed for solving the problems of contemporary methods that work no more (World Bank & FIG, 2014).

The Fit-For-Purpose is a non-rigid and realistic approach developed by the World Bank and International Federation of Surveyors (WB & FIG, 2014) by the principle that land administrations must be modeled to address the pressing issues of land and also should include all groups of people and ensure security of tenure for all so that land use and natural resources management are maintained in a sustainable manner which then ultimately leads to incremental improvement of systmems of land adminstrations through affordable modern technologies, e.g., orthophotographs, participatory approach and flexible legal frameworks which can be developed incrementally.

2.2.6. The Cadaster

The cadaster is an essential element of the land information system, and of course, is the basis building block, and gives vital land information needed for effective and efficient land administration (Williamson, 190; Hull & Annie, 2020). An effective cadaster therefore delivers vital land information, used for several purposes, and the one who ones it. Hull and Annie (2020) further stated that the cadaster system was applied only to formally registered land rights and informal land hodings which were not parceled were excluded even if they had known holders as stipulated in the definition of the FIG (1995). A cadaster is thus perceived as a land ownership and rights record, according to Hull and Annie (2020) determines an identity of the land

rights holder, duration of hold, place of hold, and the conditions and terms under which the rights are held. It can be stated as the most important tool for administration of land in the theoretical land administration framework available for land administration designers and land policymakers (Williamson et al, 2008).

Scholars such as Fisher and Whittal (2020), a cadaster is founded on three elements, referring to it as the main function of a cadaster. These are dispute resolution, land demarcation and boundaries, and professional administration. A cadastral system combines the spatial cadaster with the land record that registers rights or interests (Hull & Annie, 2020). Accordingly, cadastral systems are connections between land and people. From other points of view, the cadaster is the linkage or bond between the spatial component of land administration and rights held by people to land (Ibid.).

Cadastral systems in modern land administration systems serve various significant services as supporting the valuation and taxation of land and the administration of present and potential future uses of land. Multipurpose cadasters are systems that support all the modern functions of land administration due to the essential benefits rendered by these systems in the socioeconomic life of modern society (Williamson et al, 2008; Hull & Annie, 2020).

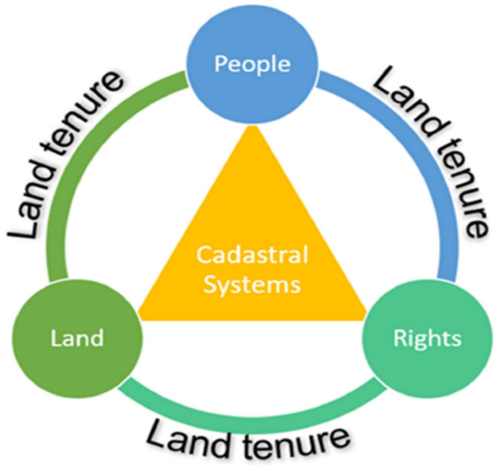

Figure 2.5. Cadastral Systems

Source: Hull et al, 2019: Cadastral systems and land tenure: linking people, land and rights

The practice of cadaster in the City of Addis Ababa was initially introduced in the year 2007 as a pilot project with other four cities in the country following the

introduction of the 1994 urban land lease holding regulation (Yihun et al, 2017). Since then it has been used to register land properties for taxation purposes (Ibid.) According toYihun et al (2017), the project brought many improvements to the city administration yet faced major problems from the start through implementation due to the absence of legal frameworks, focal organizations, and the appropriate utilization of technology. Moreover, even though the first practice of cadaster in Ethiopia was not successful in many towns, it can be concluded that municipalities can learn and draw good lessons for subsequent practices as a hallmark.

2.2.7. Sustainable Land Management

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their needs and thus it is the ability to exist and develop without depleting natural resources for the future (UN, 2015).

Land, a major vital resource, plays important critical roles in the livelihoods of millions. Given its critical role, human activities are posing significant threats to the natural ecosystem and land resources and increasing poverty rate, lack of food security and energy, and malnutrition and famine, principally in developing countries are a few manifestations of such malpractices (Musinguzi et al, 2021). As described earlier, the human population is the major threat to the sustainability of the land, and accordingly, about 43% of our earth's vegetative surface is currently degraded, and sadly going unabated at a raging rate; in Africa alone, about 75% of all the total land grazable is degraded where Sub Saharan Africa is the most severely degraded area (Orchard et al, 2017; Thomas et al, 2018; UN-DESA, 2019; Musinguzi et al, 2021).

According to Williamson et al (2010), the literature related to land summarizes three components under the umbrella of sustainability. The promotion of economic development should be efficient, ensure equality and justice among the society, and protect the natural environment and sustainable land use patterns must be attained (GTZ 1998; Deininger 2003). Williamson (2009), in his theory, asserts that modern land management systems should encompass all the processes and activities associated the management of land and all natural resources on it geared towards the achievement of sustainable development (Ibid.).

Understanding the current situation that our world is facing, in 2015, the United Nations adopted SDGs, commonly known as the Global Goals, to take practical universal actions against poverty, maintaining a safe environment and planet, and envisioned that by the year 2030, all the people worldwide enjoy peace and prosperity-and land matters is among the top agenda (UN, 2015).

Future sustainable development, therefore, is about the sustainability of urbanization through the planned development of urban centers, establishment of competent institutional frameworks, and putting in place government systems that look into the future hence since peri-urban areas are the future cities and dwelling areas of the majority of world population, land development must be well-managed.

2.3. Empirical Perspectives

2.3.1. Land Tenure Regimes in Ethiopia

The following sub-sections critically assess the tenure systems in Ethiopia under the three regimes in modern Ethiopian history from different perspectives.

For generations before the formation of modern Ethiopia as a state, people's rights to land in Ethiopia were governed and enforced by a customary system (Ambaye, 2015). After the second half of the twentieth century, the old system of land began to change with the introduction of new legal measures (Ambaye, 2015; Crewett et al., 2008).

Tenure systems and land policy in Ethiopia, have undergone three distinct dramatic shifts (Abuye, 2006; Ambaye, 2015; Crewett et al., 2008; Tessema & Dagnew, 2020). In pre-1975 Ethiopia, land was under the control of a few elites and relatives of the king and the tenure arrangement was enormous. The nature of the form of tenure in this regime can be considered customary, highly numerous, and fragmented. Before 1975, multiple tenure arrangement systems existed in Ethiopia differed from province to province. The tenure arrangement during the imperial regimes recognized private ownership of land (urban land) by adopting legal instruments as shown in the 1955 Revised Constitution and 1960 Civil Code and can be generally concluded that it ensured tenure security for landholders, however, in terms of access to land, the extensive granting of land was made to the nobility, chiefs, and other followers of the then rulers-a situation which led to the concentration of urban land under the custody of few landlords (Pankhurst, 1966; WoldeMariam, 1970; Gebremichael, 2017).

In 1974, the reign of the monarch faced a challenge from the forces of political change calling for "land to the tiller," and was suddenly overthrown by a coup d'état of the Soviet-backed communist military junta known as the Provisional Military Administrative Council (PMAC), also often called as the Derg (Bodurtha, 2011; Teklu, 2005). The Derg Regime, following its ascent to power, completely took a different course and subsequently decreed laws that changed the country's social, political, and economic landscapes (Cohen & Koehn, 1978). The Derg government passed a decree and implemented not only completely changed the urban land tenure system but also the rights of the individuals or holders concerning land often referred to as highly influenced and guided by the communist doctrines. Thus, it is possible to argue that the arrangement set in the Derg regime's urban land tenure system was for the state to replace all former landlords (Gebremichael, 2017).

Land tenure in modern Ethiopia has undergone dramatic shifts following regime changes that took place in the country (Tessema & Dagnew, 2020). The current system came into existence when the EPRDF took control of power in 1991. When the current Constitution, the ultimate law of the land, was adopted and came into force on the 21st of August 1995, it came with provisions regarding the core matters of land ownership in Ethiopia (Proclamation No.1, 1995). Article 40(3) of the Ethiopian Constitution states as follows regarding land ownership: Private ownership of land, including the natural resources on it, is prohibited by law, and the ownership was solely given to the Peoples and States. The different autonomous states or the peoples of the country shall owe land commonly and transferring through other means of exchange is impossible.

Following the dawn fall of the former regime, the Derg, many hoped that the new Constitution would allow private ownership of land (Ambaye, 2012). However, the incumbent regime finally came out in 1995 with its new Constitutions deciding to keep all rural and urban land under public ownership (Ibid.). Accordingly, the sale, exchange, and mortgage of land are prohibited for once and putting land matters in the Constitution might have added to the rigidity of the policies thereof according to some studies (Ambaye, 2012; Samuel-Gebresillasie, 2006). Ambaye (2012) argued that the idea of landholding rights as public or state property is mainly grounded on two policy objectives: social equity and security of tenure. When it comes to rural or agricultural land, the FDRE Constitution and federal and Regional Proclamations on land matters ensure free access, which is believed to have ensured equality of citizens

in using the land. In another view, however, there is no such provision for urban land in the FDRE Constitution, which is considered a major weakness and loophole of the policy objective (Ibid.).

Among the other policy objectives and concerns of governments in land matters is tenure security. As pointed out earlier, the FDRE Constitution doesn't allow private ownership of land and hence sale or exchange of land is forbidden. This approach has been debatable by scholars. The supporters of ownership of land by the government claim that ownership by the goverment is considered the best mechanism to protect the peasants against market forces (Ambaye, 2012). The primary government reason behind the private ownership of rural land was that it would lead to forced displacement of rural communities or farmers from their farmlands and also force them to sell their only reliable source of wealth land to urba speculators or brokers when they encounter difficult situations in their life (MOIPAD, 2001). In addition, the government often claims that this policy approach provides better tenure security as the land is governed by regional governments. However, such government policy has often been criticized by many researchers and multilateral agencies who are pro-free market economic thinkers. According to the researchers, lack of tenure security affects productivity improvement and declining appetite for long-term investors (Ambaye, 2012). Moreover, such policy provision causes an increase in the cost of transactions leading to frequent land disputes and hindering the emergence of land property markets such as mortgages. Despite the government's claim of providing better tenure security to land, through efficient and effective registration and certification processes, however, still some researchers argue that this doesn't bring tenure security due to the possibility of future land distribution by the government through expropriation or forced annexation at any time (Deininger et al. 2007; Dessalegn-Rahmato 2009a); Ambaye, 2012).

After the Derg Regime was eradicated, in 1991, the EPRDF came up with a new urban land law. A lease system came into existence in 1993 for the first time as the only urban landholding system in Ethiopia (Proclamation No. 80/1993). Due to the absence of being mentioned in the Constitution and its adoption before the Constitution was enacted, the land lease holding system, as argued by many, is often considered to be lacking the constitutional base. The proclamation was amended twice since then (2002 (Proc. 272/2002) & October 2011(Proc. 721/2011). Despite the

government's intention to adoption of the land lease holding system since Proc. 272/2002, which is to generate revenue to run the urban infrastructure by transferring all urban lands into the lease holding system, corruption and inefficiencies in urban municipalities reigned in the system and created a haven for the few speculators and brokers have led to further exacerbation of the demand for land in the urban areas (Ambaye, 2012). In response, this has led to the enactment of the new proclamation (Proc. 721/2011).

2.3.2. Land Management Practices in Ethiopia

According to Zemen (2013), the land tenure systems of Ethiopia can be classified into two. The first one is the Pre-1975 where several mixture of land-holding systems co-existed, and few elites and closest friends of the king were beneficiaries of the land. While certain landlords were the main beneficiaries from this landholding arrangement, the majority of farming communities were affected. It can be generally said that the the system of land tenure or laws at the time of the Hailesellasie Regime allowed the multiple transferability of private landholdings. The second one is the Post-1974 period, commonly known as the Derg or Marxist Regime, which featured by government ownership of land. When the monarch system was abolished, all lands whether rural or urban were declared to be state property prohibiting private possession of land. Citizens were only allowed to use rights under this regime.

The FDRE Constitution states in Art. 40 (3), (7), land ownership or possession is only given to the Peoples and States of Ethiopia, and other transferability of land. According to Daniel (2015), the Constitution also grants rural residents and pastoralists the right to hold land with a variety of rights to enjoy. Similarly, urban dwellers have the right to access land under a lease agreement contract that guarantees a 99-year use right. According to Daniel (2015), there are four ways in which an individual or an entity is able to access land for different purposes.

Daniel (2015) refers to "land tenure" as the relationship among various an individual, the holder, and the owner of the land about land and its resources. These relationships are rights or obligations of the holder or owner regarding the matters of land and other related resources. The major definition of tenure is to define the rules and relationships regarding land.

The previous approaches to effective land management in many cities in Africa have almost been failed to address the fundamental issues in people-to-land relations as lack of proper documentation, an archaic land information management system and non-transparent land registration system, the absence of modern cadaster, insufficient laws and procedures in land matters, and boundary conflict and the weaknesses of the legal systems (Dereje & Belew, 2020). Numerous studies have been conducted regarding the problems often encountered because of mismanagement of urban land in Ethiopia. Dereje & Belew (2020) in their studies in a small town in the north of the country, identified the main multifaceted challenges and also their order of severity which range from socio-economic, lack of technical capacity of the individual works or bureaus, unregulated growing population and sprawling urban extents, behavioral and attitudinal problems, and sometimes fall into the categroies of political aspects and several factors due to limitations of finance and infrastructure. Other scholars as Firaol et al (2021) revealed that urban land proclamations offer some land rights guarantees and some rights for regional government, but there is no nationwide urban land guiding principles and organization that serves as a coordinating organ at the upper level or national level of government for discussions of policy on land and management of urban land. Furthermore, a weak urban land management structure has resulted in the control of the urban land sector by influential or those in power illegally transferring urban lands to their relatives and close allies and deciding urban land governance to exploit the state's power for their purpose. Urban land governance, as a result, suffers an extreme form of corruption on a grand scale through state capture and other means, and ultimately urban land management sector failed to implement the principles of good governance due to poor participation of the local community, lack of transparency, accountability, and access to information.

One of the primary effects of horizontal expansion of city centers into the PUAs is increasing the intensity of land transactions. This is an opportunity for members of the urba middle classes, speculators brokers, and investors who buy land at a relatively low cost today and sell at an increased value tomorrow. Whereas there is no proper records of land ownership, overlapping land rights, and where a huge gap in socioeconomics exists, land governance is challenging (Schlimmer, 2021).

2.3.3. Managing Peri-urban Land Development

Although the rapid growth of African cities has become a major concern of the international development agenda, according to Schlimmer (2021), matters related to governance of land, especially in PUAs, remains relatively absent from the debate. Also, although there is an increasing awareness about the role of governance of land in the exercise of urban development, land issues are still considered a complex, too technical, and often sensitive area. A study by Saskia (2021) confirmed that vibrant PUAs in the Global South encounter many challenges in a wide range of indicators as poor infrastructure and services, conflicts, degradation of natural environment and declining production of food.

There are numerous studies on the impact of the urbanization of major cities on the peri-urban environment and livelihoods. Leuseged et al (2013) revealed the impact of the urbanization of the city of Addis Ababa on the surrounding environment is scanty.

Vejre (2017), in his studies, revealed that the management of peri-urban regions should be based on the acceptance of the intimate interrelationship between the city and its surroundings. He further notes the failure to see and accept this interdependency implies a failure to plan and manage the human environment in a sound and sustainable manner. He also stated that accepting cities as both structural and functional units is important and gives the overall view of the situation.

The research by Saskia et al (2021) to examine and understand the features of land use and spatial behaviors and processes in the PUAs of Dar es Salaam, Tanzania revealed a specific pattern of land use indicators along a peri-urban gradient. Juliana et al (20120 also argued that mismanagement of land in PUAs has created huge asymmetry in living standards and further exacerbated slums and hence requires appropriate intervention and proper planning. According to Juliana et al (2012), their studies aimed to examine how Ghana's land delivery system could build on pro-poor land management and administration principles and control the indiscriminate peri-urban land development which has been impacting negatively the natives of those areas recommends a "pro-poor approach to land management and administration" as the best solution.

Achamyeleh (2013) in an attempt to identify the problems imposed on the rights of land of PUAs due to land demand of urbanization found that the horizontal expansion

of the cities into PUAs often creates varying or asymmetric inequalities among the recipients of the land, which are often the urban riches or elites, and the original landholders. He further indicated that "two aspects of land governance problems need to be revisited and need policy attention: the state of land acquisition and delivery for urban growth and the efficiency of the laws, technical and institutional capacity of land governance sectors in the transitional PUAs".

Achamyeleh, in his studies, has further revealed that urban development processes in Ethiopia are not participatory and inclusive to all stakeholders in the PUAs and also noted some critical issues as the way peri-urban land rights of the communities have been practiced were not appropriate and ignored. However, affecting the lives of a significant portion of the society and thus recommended acceptable best practices and land development tools that benefit all while undertaking the formalization processes and also called for the need to improve institutional capacities to handle such matters.

From the other side, the population of most urban centers is growing rapidly posing significant threats to sustainable management of both urban and rural land. Leulseged et al (2013) found that the city of Addis Ababa's built-up area has increased by 120.93 square kilometers within 24 years alone putting the peri-urban environment and livelihood at risk.

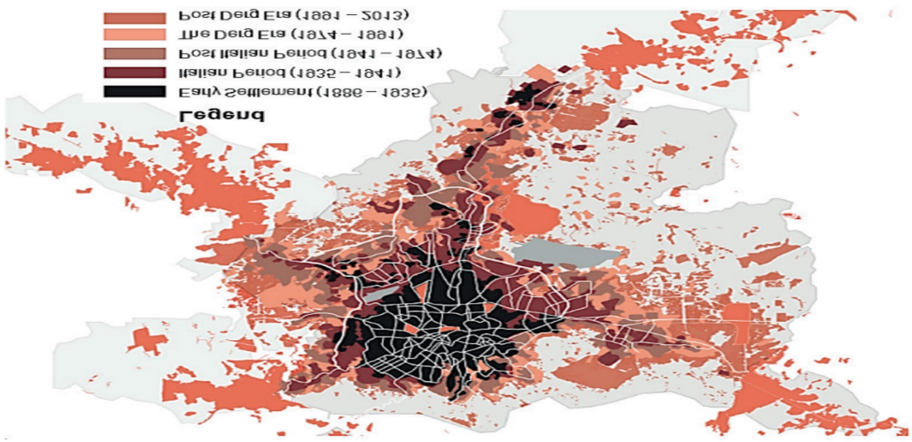

Figure 2.6: Map Showing the Growing Trend of Addis Ababa and its Immediate Surroundings from 1986 to 2013.

Source: ORAMP, 2013.

Narian and Nischal (2007) argue that peri-urban, as a concept, can be taken as the interface between rural and urban activities and institutions where urban and rural transformations often takes place continuously and hence as a result, one challenge with peri-urban land management is the difficulty to establish a clear institutional set up that solely deals with peri-urban land given the transformative nature of those areas. As a result, both urban and rural laws are interplaying and being practiced in the peri-urban areas. The sprawling extents of urban territory into the PUAs not only impacts and distorts the existing tenure relations regarding land but also brought about multifaceted challenges (Cotula and Neve, 2007). PUAs are places where new land related rights emerge and also abolishment of the existing traditional or customary land rights may happen. According to Maxwell et al (1998), as a result of such phenomena, peri-urban areas are characterized by opposing dichotomous views resulting from the impacts of fast-growing agglomerations.

Sound management of land in developing countries, particularly in Sub-Saharan Africa, is important since the region is hosting rapid urbanization and social transformation. Nkwae (2006) argues that because of rapid alteration in land tenure arrangements, PUAs often face distinct land management challenges.

A study by Adam (2014) similarly concluded that horizontal sprawling of urban areas into PUAs driven by high demand for land has exacerbated informal settlement in those areas and a sense of eviction on the original landholders. This study is conducted in Bahir Dar city and is limited to representing the situation in Addis Ababa and surrounding peri-urban areas.

A wide range of benefits in multiple perspectives such as governance and the rule of law, poverty alleviation, tenure security, formal land transactions, credit facilities and sound land and property taxation management, management of public land, and controlling land disputes to the peri-urban and or urban community are some of the benefits of sound land administration systems (UN-HABITAT, 2016).

The management level mainly refers to the oversight by both government and society. The concern of management of land is devising a strategy that ensure the implementation of land-related policies according to the priorities set forth (Hull & Annie, 2020). The term is often used ambigiously with administration of land, but the former applies to a higher level. Management of land implies the strategic level for

implementing polcies of land matters while administration, however, implies executing the tasks (Ibid.). Williamson and others, in their book titled "Land Administration for Sustainable Development" have developed a comprehensive model for management of land (Enemark & Wallace, 2005). The land management model developed by Williamson et al (2005) suggests that the components of land management as a system all supports the four common land administration functions.

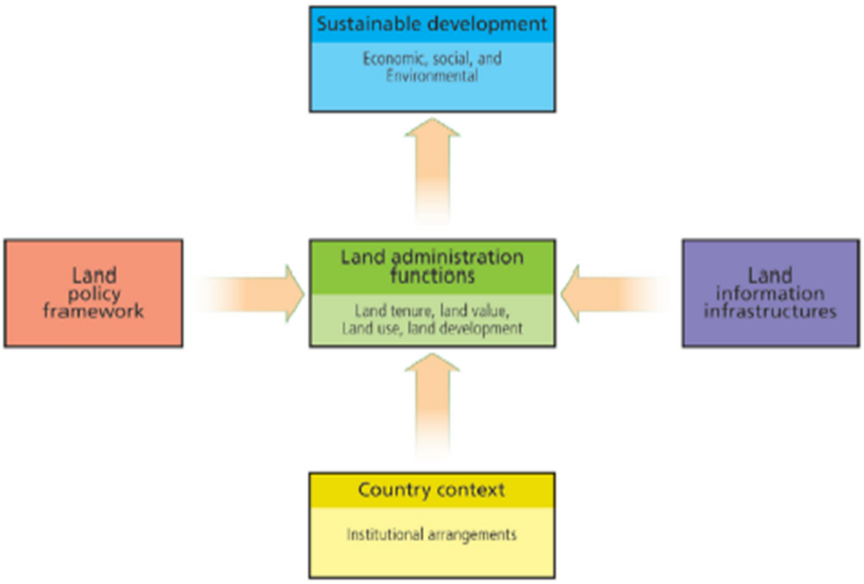

Figure 2.7. The Land Management Model by Williamson

Source: Williamson et al., 2010.

2.4. Conceptual Framework

Based on the synthesis of literature, the primary objective of land management, whether urban or PUAs, is to ensure sustainable social, economic, and environmental development.

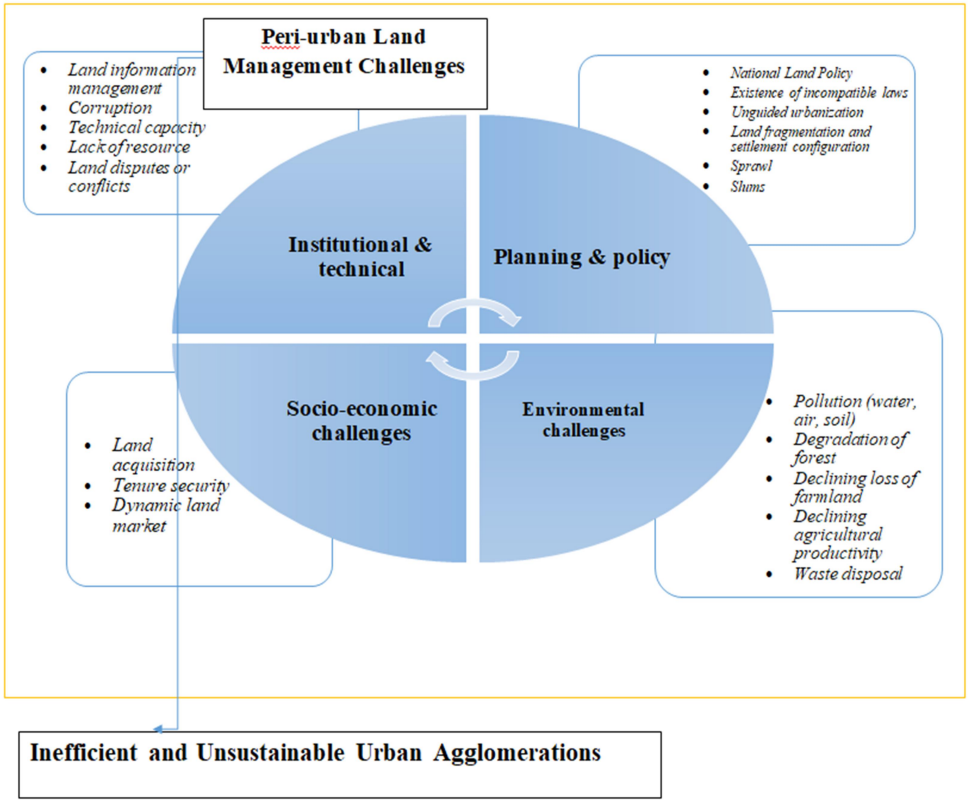

Figure 2.8. Conceptual Framework or the Research Paradigm

Source: Own construct summarized from literature review

CHAPTER THREE

3. RESEARCH METHODOLOGY

3.1. Description of the Study Area

This research is conducted by using data from the different target groups obtained in different means in the city of Addis Ababa, particularly from Nifas-Silk-Lafto (NSL) Sub-City Land Development and Administration Bureau and woreda 14 and 15, which were previously administered under woreda 01, and the surrounding urban fringes. NSL Sub-City is one of the eleven sub-cities geographically located in the southwestern direction of the city, bordered with Lideta and Kirkos sub-cities from north, Kolfe Keraniyo from northwest, and Bole and Akaki Kality sub-cities from east. The elevation above sea level of between 2,080m and 2,547m, including the newly formed Lemi Kura, or districts of Addis Ababa with a projected population of 445,683 in 2022, according to Ethiopian Statistical Services, and covers an area of about 68.3 km^2. The population density is estimated to be around 6,525/km^2. The sub-city has a climate that is catheterized by moderate temperature and medium rainfall and gets high rainfall during the summer season (June, July, and August) and a low, amount of rainfall during the spring season. The mean annual rainfall and temperature are 1,103 mm and 23C^o, respectively.

The four sub-cities of Addis Ababa, namely Addis Ketema, Arada, Lideta, and Kirkos are located in the inner urban core as these areas are located in the central areas and represent the oldest parts of the city. The other sub-cities, including the Nifas Silk Lafto Sub-City, could be categorized as outer zones or peripheral sub-cities since they share boundaries with the neighboring regions. The sub-city is divided into twelve woredas. Numerous studies such as Eyasu and Paolo (2021) in their directional analysis have confirmed that urban areas predominantly expanded in the southeastern and southwestern directions.

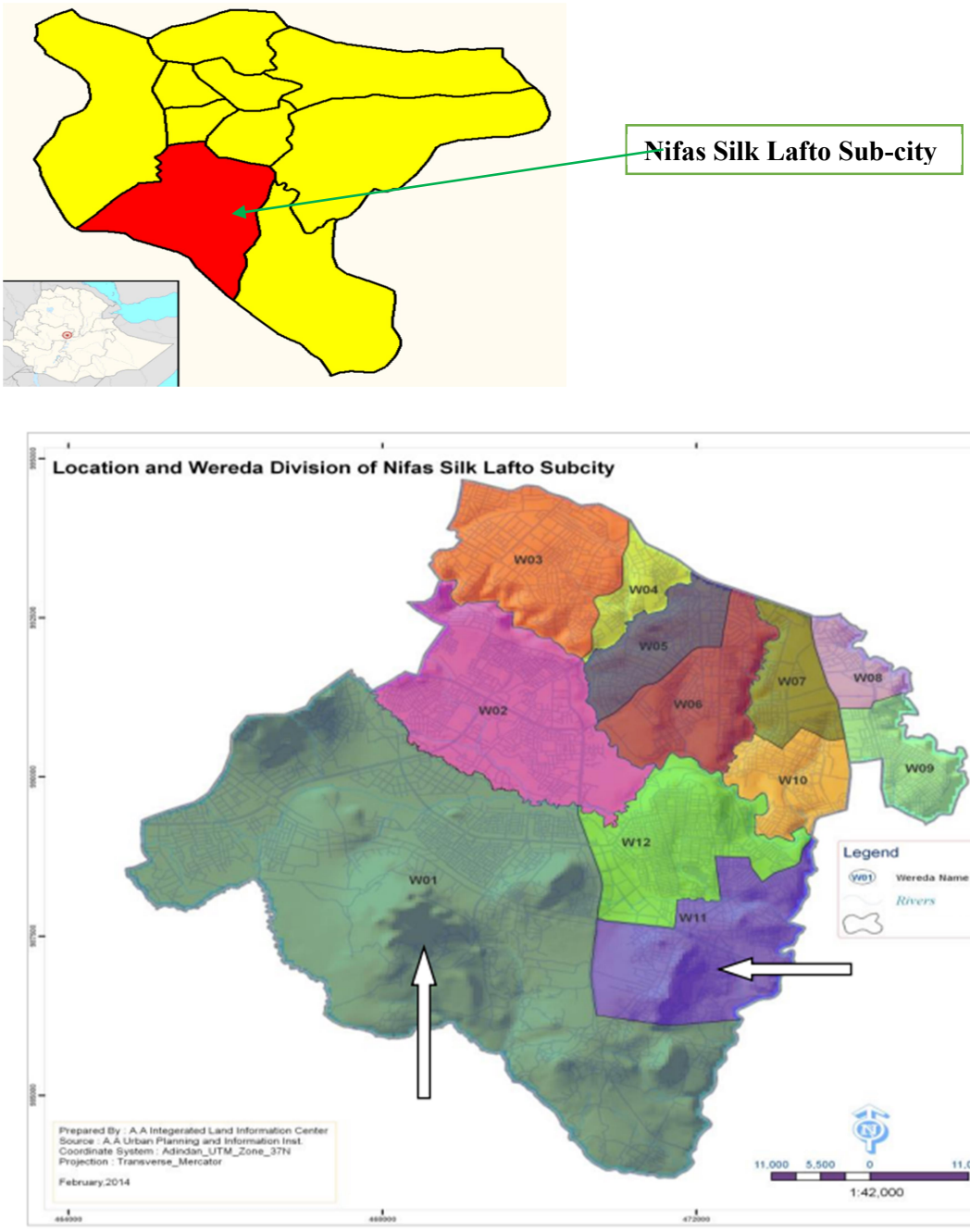

Figure 3.1. The map showing the location of the study area

Source: NSL Sub-City Land Development and Administration Bureau

3.2. Research Methods

3.2.1. Research Design

This research design aims to set a blueprint or road map of how the research is going to be conducted and the questions to be answered. This study aims to investigate these key questions, outlined in the research questions sections by systematically identifying the key variables and indicators of the challenges and opportunities of management of land in the PUAs of Addis Ababa. In doing so, all the possible scientific methods of acquiring adequate information were used. The dominant type of data collected was quantitative type and household surveys and questionnaires were employed to gather those data. Observation was also used to collect data during field trips into the actual areas of data collection.

The research design for this study shall be descriptive research design using surveys to develop an in-depth understanding and systematically describe the phenomena or situation of the land management challenges and opportunities in the PUAs of Addis Ababa. As the main aim of this research is to identify the underlying challenges and opportunities of land management systems in the PUAs of Addis Ababa, it is important to carefully choose the underpinning paradigms. The study uses surveys for obtaining land management practices and challenges across the woredas of NSL, purposefully chosen those located at the boundary, important data that can be analyzed for frequencies, averages, and patterns.

3.2.2. Data Sources and Types

Both primary and secondary data were collected from different sources. The primary data sources were household surveys from residents across the newly formed woredas namely, woreda 14 and woreda 15, experts from NSL Sub-City Land Development and Administration Bureau, through questionnaires and household surveys and photographs taken during field surveys. The secondary data sources were documents, reports, manuals, and maps from the Sub-City Land Development and Administration Bureau and woreda offices.

Table 3.1. Summaries of the data sources and types employed for this research

Data Sources	Target Groups	Instruments
Primary sources	Experts of Sub-City Land Development and Administration	Questionnaires
	Household surveys from selected peripheral residents of Woreda 14 and 15.	Surveys/Questionnaires
	Site visit to selected urban hinterlands	Observation
Secondary sources	Library, NSL Sub-City Land Development and Administration Bureau Documents, Reports, Manuals, Maps, Online sources, and others	Office documentation and Archives search

Source: Own construct, 2024

3.2.3. Sampling Techniques and Sample Size

3.2.3.1. Sampling Techniques

Both probability and non-probability sampling techniques were adopted for this study. The simple random sampling technique was used to collect data from the household surveys through questionnaires impartially from the selected hinterland households or residents of the woreda 14 and 15. The data from the Woreda and sub-city Land Development and Administration Bureau were gathered through the purposive sampling technique because there is no way to estimate the probability of an element being included in a sample to particularly address the research question regarding assessing the challenges and opportunities of land management in the PUAs of Addis Ababa.

Moreover, the study utilizes a cross-sectional time dimension in the sense that all relevant data is to be collected at a single point in time. Obtaining information from a cross-section of a population at a single point in time is a reasonable strategy for pursuing descriptive research. The contemporary master plan of the Sub-City that encompasses large peri-urban and rural agricultural land shall be studied in depth and the immediate woredas or kebeles at the peripheries of the city located at the

boundaries of Finfinnee Surrounding Oromia Special Zone, now known as *Shaggar City*, are given priorities or targeted for their distinctiveness of defining the peri-urban lands. Those peri-urban kebeles or areas are predominantly rural but they tend to be at the direct receiving end of urban expansion and development. Therefore, the selection of the specific peri-urban kebeles or villages was based on: the degree and trend of urban expansion; the frequency and practice of compulsory land acquisition or expropriation measures implemented by the city government, and; the trend of informal settlement growth.

3.2.3.2. Sample Size

Non-probability sampling techniques are used to draw sample units from government officials and experts in the town by using purposive sampling techniques to get in-depth information about study area issues in many directions. It is also important that before determining the sample size, the population and households employed in the survey were clearly defined. NSLSub-City has an estimated population of 445,683 according to a projection by the Ethiopian Statistical Services studied in 2022, and it would be impractical to take all this population into account for this research purpose. Even it is difficult to take the all population of Woreda 14 and Woreda 15 for this study. These woredas are purposively selected because of their ideal location and suitability for this particular research and it is situated along the peripheral areas of the city bordering the surrounding Oromia Shaggar City. It is, therefore, imperative to take a representative sample of households of residents living in Woreda 14 and 15. According to data from the Sub-City's administration, these two woredas are situated around the peripheries of the Sub-City and are purposefully selected for this research. Peri-urban communities around these sub-woredas have similar characteristics so purposive sampling was used for the data collection. According to ESS (2022), woredas 14 and 15 have 1,523 and 1,273 households respectively.

Based on the population size of the households for woredas 14 and 15 above, this study adopted the sample size determination formula developed by Kothari (2004). According to Kothari (2004), the following formula is used, if the population size is less than 10,000:

$$n = \frac{z^2 pq}{e^2} \quad (1)$$

Where “n” is the desired sample size, “z” standard normal variable at the required level of confidence, “p” the proportion in the target population estimated to have characteristic being measured, “q” equals 1-p, “e” the level of statistical significance or margin of error. Accordingly, for a population of N=2,796, the sample size (n) for this study, assumes a 93% confidence level and thus z=1.81, e=.07.

$$n = \frac{(1.81)^2 * 0.5 * 0.5}{(0.07)^2} = 167.15$$

The sample size for this study is, thus n= 167.15; approximately 167.

Thus, data from a total of 167 households were collected from the household heads.

The following table below shows the sample distribution of the total sample of 167 respondents in the peri-urban communities that were covered. Purposive sampling was also used to select the respondents working in urban land management of NSL Sub-City. Accordingly, 30% of the total employees of the Sub-City’s Land Development and Administration were selected for this study. Thus, the questionnaire was distributed to 50 respondents. These institutions were purposively sampled because they are the major state institutions in the land sector that could provide information concerning the research (Twumasi, 2001). One criticism against the use of purposive sampling is its high potential for bias. The study addressed this drawback by applying systematic sampling to identify houses for the household data. Once a house fell for consideration, the actual respondents for data collection became the household heads.

Table 3.3. Summaries of sample sources and sizes to be employed for the research

Peri-Urban Community (Sub-Woredas)	*Total Household*	*Household Sample*	*Total Sample Per Community*
Woreda 14	*1,523*	*1,523*167/2,796=90*	*90*
Woreda 15	*1,273*	*1,273*167/2,796=77*	*77*
Total	***2,796***	***167***	***167***

Source: Woreda Admin. (2016)

3.2.4. Methods of Data Collection

The primary and secondary data collection were conducted in the study area using open interview questions structured for experts and closed and carefully structured questionnaires for the respondents for HHs considered to be appropriate for the final result and quality of this research. Various sources for this research have been assessed: documents, reports, cadastral maps, LDP maps, GIS maps, land grade maps, and land use maps of the sub-city and woreda are the major ones. Primary data was collected through field observation, questioner, interviewing officials and experts in the concerned offices, and through questionnaires prepared for sample residents in the selected sub-woredas; whereas secondary data was collected by reviewing documents, reports, and related literature.

3.2.5. Data Analysis and Presentation

For the qualitative data, systematic organization is achieved through tallying, grouping, and tabulation. Then it is presented, analyzed, and interpreted. Extensive data analysis and regression were used in this research. Quantitative data is a raw form, which is before this data has been processed and analyzed; it conveys very little meaning to most people (Saunders, Levis, and Thornhill, 2009). Quantitative analysis techniques such as graphs, charts, and statistics often allow us to do this; helping us to explore, present, describe, and examine the relationships and trends within our data.

In analyzing the data obtained from the survey, a descriptive method of analysis using the Software Statistical Package for Social Sciences (SPSS) version 29.0.2.0. (20). was used. In examining the main constraints challenging land management in PUAs, the proportion method of analysis was used to analyze the respective data, and the major factors are ranked according to their effect on accessibility.

With regards to the data analysis, this research has employed largely a mixture of qualitative and quantitative data analysis techniques to capture the complex and multifaceted peri-urban land tenure realities. Qualitative data was analyzed by using triangulation; concepts and opinion interpretation; and compare and contrast methods and were presented using texts. From the other side, the quantitative data collected through through surveys by questionnaires was analyzed by using simple descriptive statistics using percentages and means. The quantitative technique aimed to quantify

the process of urbanization and land acquisition process both formally and informally and its impact on the peri-urban land tenure system. Finally, the results of the analysis were displayed in tables and graphs.

Data can be presented by using any of the three methods textual, tabular, and diagrammatic. This kind of representation is useful when we are looking to supplement qualitative statements with some data. For this purpose, the data should not be voluminously represented in tables or diagrams. It just has to be a statement that serves as fitting evidence to our qualitative evidence and helps the reader to get an idea of the scale of a phenomenon. A table facilitates the representation of even large amounts of data in an attractive, easy-to-read, and organized manner. The data were organized in rows and columns.

3.2.6. Methods of Ensuring Data Quality

Maximum care was taken to ensure the reliability and validity of the outcome of this research. The insights obtained from the combined use of quantitative and qualitative methods simultaneously strengthen the conclusion. Consulting knowledgeable persons (experts & researchers) on issues that required expertise and cross-checking information obtained from different respondents coincided with the objective of the study.

The instruments selected could help to show the challenges of peri-urban land development and management systems. It could be addressed how residents' pressure, land development, and management system problems & challenges in area expansion or physical growth affect the peri-urban communities in the sub-woredas of NSL Sub-City hinterlands.

Reliability and validity are concepts used to evaluate the quality of research. They indicate how well a method, technique or test measures something. Reliability is about the consistency of a measure, and validity is about the accuracy of a measure. Table 3.4, below shows that the Cronbach Alpha value for all the variables modeled to measure institutional and technical challenges is 0.667 and thus acceptable. In the same way, other variables modeled to measure tenure security have a Cronbach Alpha value of 0.827 which is highly reliable. The Cronbach Alpha value measures the correlation between the answers in a questionnaire and can take values between 0 and 1. The higher the average correlation between items, the greater the internal

consistency of a test. Accordingly, the analysis for reliability below shows there is an acceptable correlation between the questionnaire answers.

Table 3.4. Cronbach's Alpha Reliability test for the items employed for testing the institutional and capacity challenges and socioeconomic challenges.

Reliability Statistics

Cronbach's Alpha	N of Items
0.667	5

Reliability Statistics

Cronbach's Alpha	N of Items
0.827	2

Source: Survey calculations, 2024

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CHAPTER FOUR

4. RESULTS AND DISCUSSION

This chapter presents the key findings of the research in response to the research questions and interpretations of the results. The findings or results are based on the data collected from primary and secondary sources by surveys from NSL Sub-City Land Development and Administration Bureau staff and household surveys from the kebeles of the city's peripheral areas. Key informant interviews were also made with land management experts at the Sub-City and Woreda levels. Data were collected from household surveys of selected areas of Woreda 14 and 15 urban fringe areas of the Sub-City. Also, questionnaires were distributed to the Sub-City's Land Development and Administration Bureau to assess the other aspects of peri-urban land management challenges. Accordingly, out of the 167 questionnaires distributed to the households, 156 respondents were collected successfully, accounting for around 93% response rate for the household surveys. Also out of the 50 open-ended, semi-structured questionnaires that were distributed for the land management works 48 respondents successfully returned the questionnaires, thus making a response rate of 96%.

4.1. Socioeconomic Description of the Household Survey Respondents

Under this section, the relationship between the economic activity and social behavior of the respondents is assessed and discussed based on the primary data obtained from household surveys and secondary data from the Sub-City Administration and Woredas, to understand and figure out how economic activities influence social behavior as well as how social trends and patterns influence the economy.

4.1.1. Sex and Age of Respondents

Population growth, which is often the result of either natural growth or rural-urban migration, has been the primary driving factor causing horizontal expansion in most cities in developing countries. Thus, the age and sex composition of a given population has a vital demographic influence on patterns of migration and so forth. Figure 4.1 below, shows 53% of the respondents are female while the remaining 47% are males. From the other side, the broad age distribution as shown in Figure 4.2, indicates that a higher percentage of the population, about 87.41%, belongs to the age

groups below 45 years old. Surprisingly, the assessment also shows that 67.44% of the total population is below 30 years old indicating that there will be an increasing demand for land soon and as a result poses a challenge to the land development and management of the areas. From the other side, if an adequate number of jobs are created for the young age groups, it could turn out into an immense opportunity and bring about economic growth, which is the case for most developing countries, especially Africa, and also our country.

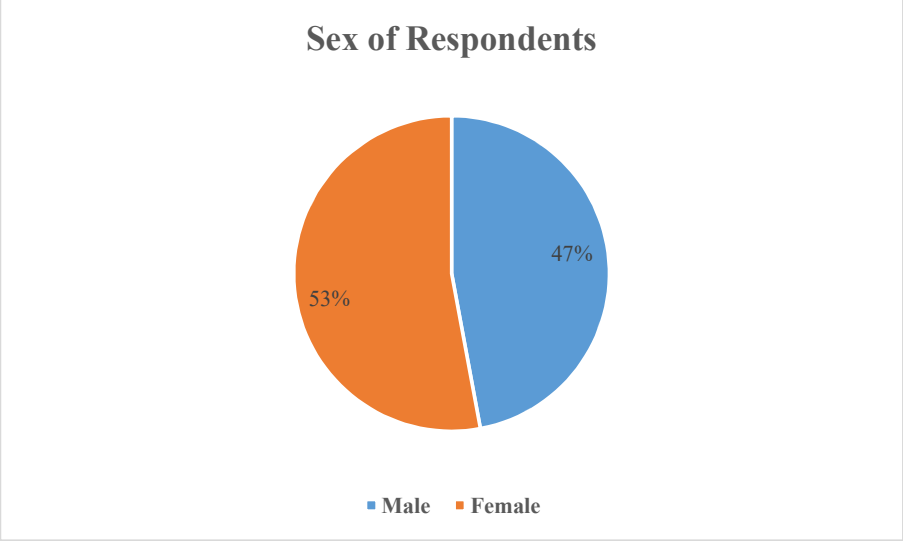

Figure 4.1. Graphical representation by sex of respondents

Source: Household survey by the researcher, 2024

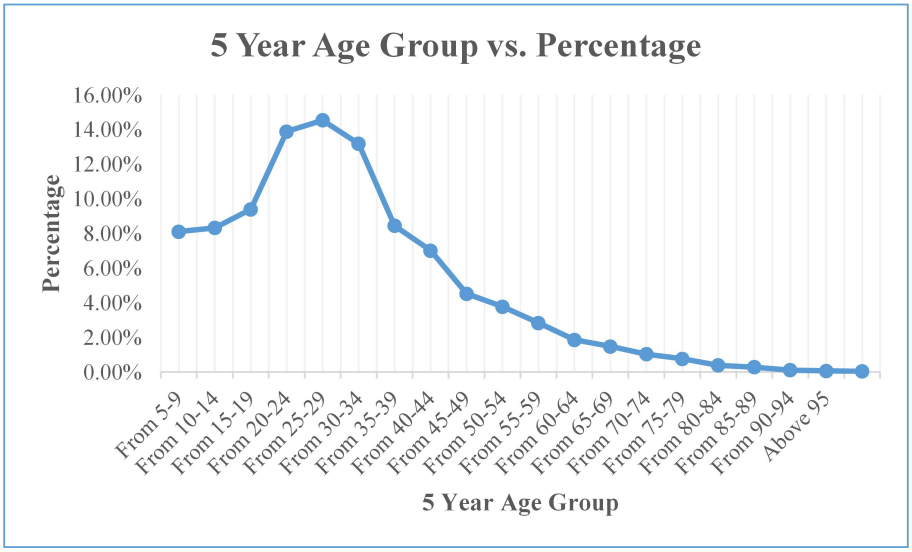

Figure 4.2. Graphical representation of 5 year age group of the respondents

Source: Household survey by the researcher, 2024

4.1.2. Household Size of the Respondents

The household size or family size has a strong relation with the amount of land, especially for farmers (Clay, 1992). According to the survey, 37.2% of the households have more than five family members as shown in Figure 4.3. From the other side, 75.6% of the households have less than five family members. And the large percentage of the households surveyed, accounting for about 16.2%, have a household size of three.

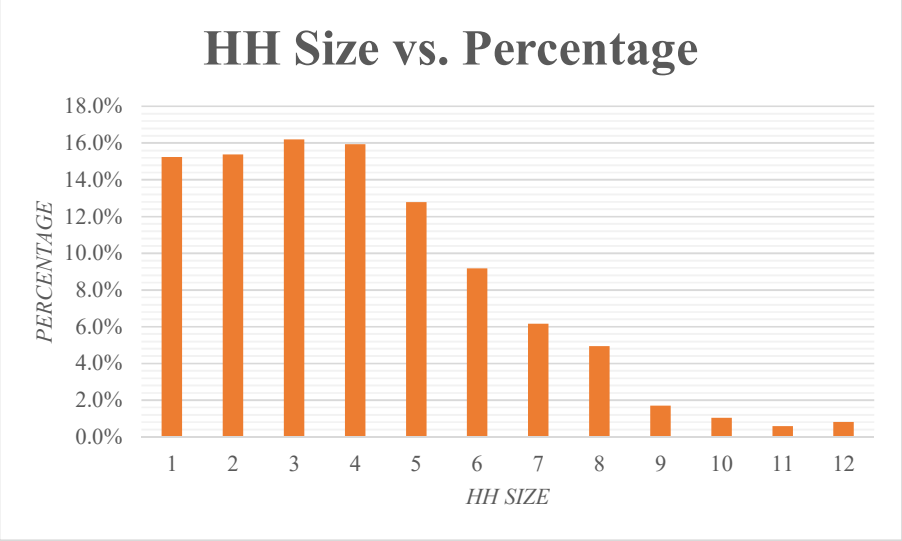

Figure 4.3. Graphical representation of household size of the respondents

Source: Household survey by the researcher, 2024

4.1.3. The Employment Status of the Respondents

According to Chen et al. (2020), as the carrier of economic activities, land resource is an indispensable production factor of economic development, and economic growth leads to increased demand for land as well as changes in land utilization form. The household survey showed that 53% of the population over 10 years of age are economically active while 42% are employed. Only 11% are unemployed. Through urbanization, cities become

centers of industry, commerce, and trade thereby providing economic opportunities for people. The dynamics that result from land markets and with increasing urban expansion and developments, cities attract people in search of better economic opportunities. Urbanization creates jobs in diverse sectors and in most cases results in the shift of economic activities.

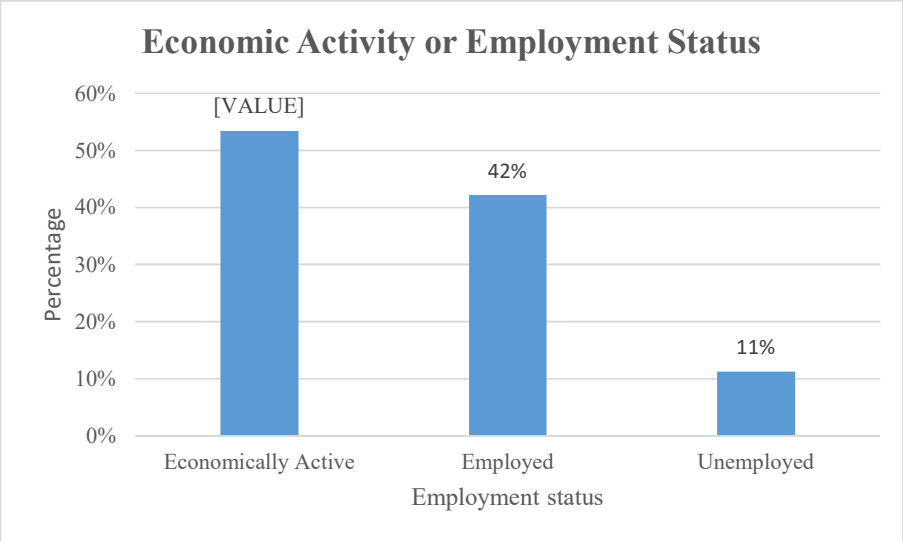

Figure 4.4. Graphical representation of the employment status of the respondents

Source: Household survey by the researcher, 2024

4.2. ocioeconomic Description of the Land Management Employees' Survey

A semi-structured survey questionnaire was distributed to the employees of the Sub-City's Land Development and Management to understand and figure out what land management challenges are affecting the PUAs and how these challenges are affecting the current practices. Out of 50 questionnaires distributed to employees in different departments, 39 questionnaires were collected, giving a 78% response rate. Accordingly, the assessment result of the survey questionnaire is summarized in Table 4.1 and Figure 4.5.

Table 4.1. Frequency tables

Age in years

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than 25 Years Old	1	2.6	2.6	2.6
	25-30 Years Old	8	20.5	20.5	23.1
	30-40 Years Old	20	51.3	51.3	74.4
	40-50 Years Old	9	23.1	23.1	97.4
	Above 50 Years Old	1	2.6	2.6	100.0
	Total	39	100.0	100.0	

Income level of workers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater than 5000 ETB	26	66.7	66.7	66.7
	Between 2000-5000 ETB	10	25.6	25.6	92.3
	Between 1000-2000 ETB	1	2.6	2.6	94.9
	Less than 1000 ETB	2	5.1	5.1	100.0
	Total	39	100.0	100.0	

Level of assignment

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Managerial Member	5	12.8	12.8	12.8
	Team Leader	7	17.9	17.9	30.8
	Professional Staff	20	51.3	51.3	82.1
	Clerical	7	17.9	17.9	100.0
	Total	39	100.0	100.0	

Years of stay in office

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than 1 month	1	2.6	2.6	2.6
	Between 1 to 3 months	2	5.1	5.1	7.7
	Between 4 to 6 months	9	23.1	23.1	30.8
	Between 6 months to 1 year	7	17.9	17.9	48.7
	More than 1 year	20	51.3	51.3	100.0
	Total	39	100.0	100.0	

Educational level

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	PhD	3	7.7	7.7	7.7
	MA/MSc	14	35.9	35.9	43.6
	BA/BSc	17	43.6	43.6	87.2
	Under BA/BSc	5	12.8	12.8	100.0
	Total	39	100.0	100.0	

Source: Survey calculations from employees, 2024

Table 4.1 and Figure 4.5 above show that higher percentage of the employees are in the age range of 30 to 40 years old (51.3%) which indicates that higher number of them are younger and the level of assignment for most posts is professional (51.3%). From the other side, the vast majority of the employees have been in the office of the Land Development and Administration Bureau of the Sub-City for more than a year which ensures that their level of understanding of the challenges of land management in the Sub-City is higher and also the result shows they have attained educational level of over BA/ASc.

4.3. Assessment of Peri-urban Land Management Challenges

Land is the foundation for the lives and cultures of every people all over the world. Due to its significant vitality, the relationship that individuals and groups hold concerning land and land-related resources draws important attention and requires a clearly defined otherwise tenure insecurity is likely to result when these rights are not properly defined and protected by legal institutions. In the following sub-sections, I have assessed the challenges of land management in the peri-urban areas of Addis Ababa, NSL Sub-City, especially woreda located along the peripheries of the Sub-City.

4.3.1. Institutional and Technical Challenges

Demographic pressures on land and increasing changes in social, economic, environmental, and political dynamics, the debates, contestations, and counter-contestations over land rights have multiplied especially in peri-urban communities in Addis Ababa, particularly in NSL Sub-City.

Based on the variables identified from the literature review and quantitative and qualitative data collected from the Sub-City's Land Development professional staff, Woreda Land Administration officers, key office heads and secondary data sources, survey questions from the households and other secondary sources, the institutional and technical capacity of the land sector is among the primary institution often challenged in enduring a sustainable land management system.

According to the data from the key informants, one of the institutional challenges that the Sub-City faces is due to the weak institutional capacity of the land sector at the level. Decisions regarding land matters are often

Democratic urban governance and management require the involvement of civil societies and public participation. The highest power resides in the hands of the city council which is responsible for making municipal laws and approving annual budgets. The ultimate head of the members of the council and course the executive member is the city mayor elected due to political affiliations. This means that the decision-making follows a top-down approach. Such a static approach often makes it harder to respond to changes, decision-making is slow and no room for alternative views. Sub-cities are required to implement policies, regulations, directives, and manuals drafted and promulgated by the City Government. This indicates that the institutional arrangement for democratic and good governance, especially land governance, risks weak institutional arrangement and approach to the fundamental problems of land matters.

The other challenge is related to the land information management system. A land information management system is an essential component of land management. The information management system of the Sub-City is at its infant stage. Although the cadaster is implemented successfully, it is often challenged due to financial and managerial, skilled manpower showing land transactions are taking place without proper registration of land rights.

The other critical challenge observed is related to the staff's professional ethics, and commitment, and this has often been manifested through poor service delivery at all levels. Also, a shortage of qualified manpower has often been the main challenge as raised by the officials and key professional experts of the Land Development and Administration Bureau.

Table 4.2. Response regarding institutional and technical capacity challenges of the Sub-City's Land Development and Administration Bureau using SPSS.

S.N.	**Institutional and technical capacity measuring indicators**	***5 (%)***	***4 (%)***	***3 (%)***	***2 (%)***	***1 (%)***	***Mean***	***S.D***	***Decision***
1	*Archaic land information system*	*6 (15.4)*	*12 (30.8)*	*12 (30.8)*	*5 (12.8)*	*4 (10. 3)*	*3.28*	*1.191*	***Low Agreement***
2	*Weak implementation of land use planning*	*2 (5.1)*	*19 (48.7)*	*8 (20.5)*	*7 (17.9)*	*3 (7.7)*	*3.26*	*1.069*	***Low Agreement***

3	*Technological challenges*	*6 (15.4)*	*19 (48.7)*	*4 (10.3)*	*10 (25.6)*	*-*	*3.54*	*1.047*	***High Agreement***
4	*Lack of the necessary financial resources*	*6 (15.4)*	*12 (30.8)*	*14 (35.9)*	*6 (15.4)*	*1 (2.6)*	*3.41*	*1.019*	***High Agreement***
5	*Political-legal challenges*	*6 (15.4)*	*13 (33.3)*	*12 (30.8)*	*6 (15.4)*	*2 (5.1)*	*3.38*	*1.091*	***Low Agreement***
6	*Lack of commitment and skilled expert*	*5 (12.8)*	*16 (41.0)*	*11 (28.2)*	*6 (15.4)*	*1 (2.6)*	*3.46*	*0.996*	***High Agreement***
7	*Corruption and rent-seeking are common*	*13 (33.3)*	*10 (25.6)*	*6 (15.4)*	*7 (17.9)*	*3 (7.7)*	*3.59*	*1.332*	***High Agreement***

Note: 5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

*Weighted Average=**23.92/7=3.417***

Source: Own calculation from the survey

Data analysis shows that higher percent of the respondents appeared to feel that technological challenges, lack of the necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in peri-urban areas of NSL Sub-City. This is consistent with the studies conducted by Dereje & Belew (2020) around the city of Bahir Dar, Northwest of Ethiopia. A higher percentage of the participants, however, felt low on the impact of the archaic (very backward) land information management system, weak implementation of land use planning, and political-legal challenges to the institutional and technical capacity of management of land in PUAs in NSL Sub-City.

4.3.2. Socioeconomic Challenges

The result of the household survey indicated, see Figure 4.5, that there is a high percentage of informal land acquisition showing the limited supply of land for housing for the urban residents. Since there is no inventory of land and the percentage of informal land acquisition is high paved the way for informal land markets. This is one of the characteristics of peri-urban land. The survey results from the HHs indicate that a higher percentage of land acquisition is purchased from farmers, which accounts for about 68.6%. It has been indicated from various sources that this has been due to low compensation by the government and higher price discrepancy

between the government compensation thus turning farmers to resort to informal selling of their land which gave them a price advantage.

Table 4.3. Response regarding tenure security challenges of the Sub-City's Land Development and Administration Bureau Using *SPSS.*

S.N.	Land Tenure	*5 (%)*	*4 (%)*	*3 (%)*	*2 (%)*	*1 (%)*	*Mean*	*A high*	*Decision*
1	*A high frequency of land conflict exists*	*9 (23.1)*	*14 (35.9)*	*13 (33.3)*	*2 (5.1)*	*1 (2.6)*	*3.72*	*.972*	***High Agreement***
2	*Eviction of Indigenous residents*	*7 (17.9)*	*13 (33.3)*	*15 (38.5)*	*3 (7.7)*	*1 (2.6)*	*3.56*	*.968*	***Low Agreement***

Note: 5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

*Weighted Average=**7.28/2=3.64***

Data analysis shows that higher percent of the respondents appeared to feel that a high frequency of land tenure conflict exists, which is the major source of insecurity. From the other side, a significant number of the respondents felt low agreement concerning the eviction of the indigenous. It should be noted that this doesn't mean that eviction of the indigenous residents doesn't exist.

Table 4.4. Means of land acquisition by respondents

Means of Land Acquisition	Frequency	Percentage
Purchase from farmers	107	68.6%
Purchase from informal dwellers	26	16.5%
Invaded open land	14	8.8%
Invaded government land	7	4.6%
Inherited from relatives	2	1.5%
Total	**156**	**100.0%**

Source: Household survey calculations

Tenure insecurity is the typical characteristic of land in PUAs. It is manifested in different ways. Table 4.4 and Figure 4.5 show that the most common means of land acquisition by the current residents by purchase from farmers, about 68.6% of the respondents (Table 4.4), and the household survey in Figure 4.5 below shows rent

accounts for about 29% of the total household tenure type of the respondents. Both of these results show tenure insecurity is the most prevailing challenge.

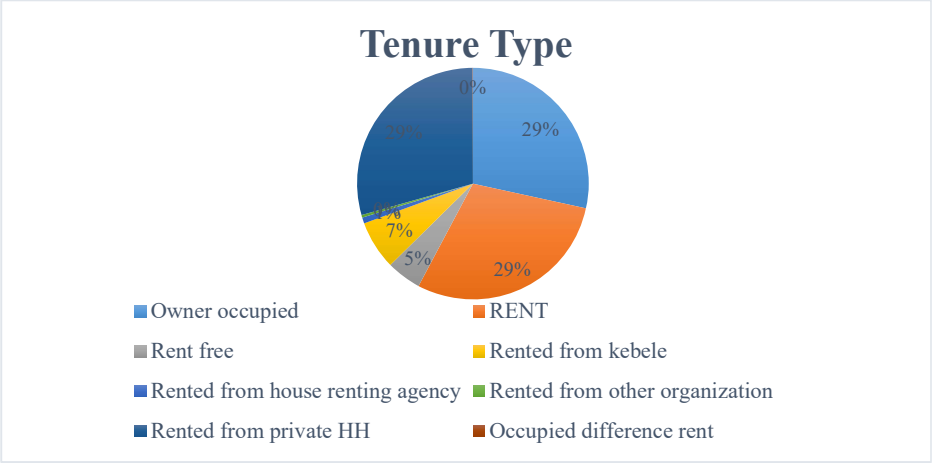

Figure 4.5. Household tenure type of the respondents

Source: Household survey, 2024

4.3.3. Planning and Policy Challenges

Without a proper land policy, it is difficult to have a guided development to protect the environment, and with that land use planning helps promote social engagement, conserve the natural resources and environment, and a means of provision for consideration for the needs of economic, industry, and transportation. Due to its role in social, economic, and political affairs, land issues are Constitutional matters and the ownership of both urban and rural land is exclusively vested in the hands of the State and peoples of Ethiopia (FDRE Constitution, Art. 40(3)). Ethiopia's land law and policy, as it can be understood from the Constitution, concerning the landholding system is fundamentally dichotomous, i.e., separated as rural land and urban land. The demand for land for housing and non-agricultural activities as a result of urban growth is fulfilled by encroachment into the territory of PUAs or rural areas. In the absence of a clear land policy that bridges the dichotomy, it will be difficult to realize sustainable development both in rural and urban settings. The landholding in the urban areas is through the lease landholding system and the lease landholding system is based on the free market policy meaning the land delivery system takes place by free competition among citizens. The critical issue here is, however, given the high income gap among citizens which the majority of the citizens are low-income and poor, the land lease policy poses a significant challenge and limitation to the urban poor by favoring those

high-income earners and speculators in acquiring and developing urban land. This, in the long term, may lead to increasing inequalities among citizens. The rich get richer while the poor get poorer. This fundamental policy gap in land leaves the majority of the citizens with no choice but to shift to other means of illegal land acquisition as shown in Table 4.4 and Figure 4.5 above. Illegal land acquisition leads to informal settlement which is the most common form of poor land management and the top challenging issues in land management, especially in peri-urban areas. The mode of land acquisition by the respondents from the household survey in the Sub-City as shown in Table 4.4 above, clearly shows informal land transaction characterizes peri-urban land.

From other perspective however, the peri-urban land or rural land, which is the receiving edge of urban expansion, faces an immediate threat from the nearby urban centers. Although the Constitution guarantees the Ethiopian peasants the right to obtain land without payment and the protection against eviction from their possession, according to FDRE Constitution, Art. 40, Sub-article 4, compulsory acquisition of peri-urban land, through expropriation, has been the single most method for trading the strictly dichotomized land tenure system. This shows the dichotomous land policy of the country lacks an equitable and fair distribution of this scarce and basic resource used for wealth creation and it is in favor of the few urban elites and the rich. The rural poor lose land previously used for agricultural purposes-thus inequality and a high sense of tenure insecurity prevail. Therefore, the land policy is not pro-poor and lacks proper mechanisms to convert rural or peri-urban land rights into urban rights in the process of urbanization.

Figure 4.6. Photo captured during filed visit showing a vast amount of vacant land in Woreda 15

Source: Field visit, 2024.

The picture above, Figure 4.5, taken during the field visit to the household study area shows the prevalence of land use inefficiency in the PUAs of Addis Ababa, particularly in NSL Aub-City. A vast amount of vacant land, surrounded by developing residential areas from the outside but containing slum high-density residential suburbs, is left open/idle. This is consistent with the study by Nesru et al., 2021 regarding land use efficiency in Addis Ababa and regional cities which revealed the prevalence of urban land use inefficiency. He further said low urban land use efficiency is what fuels urban sprawl, fragmentation, and informal settlements.

4.4. Opportunities for Peri-urban Land Development

Urban development is often viewed as the key engine of development. The rising urban population is not only challenging for sustainable urban development but also gives rise to opportunities. This undeniable process of urbanization unfolding in developing countries, especially in Africa and Asia, reveals unprecedentedly huge populations residing in urban agglomerations. These agglomerations, on one hand, stimulate multiple economic activities and allow for increased productivity and these transformations have the potential to boost economies to a renewed economic growth in peri-urban areas, which is the receiving harbor of expanding city centers. Thus, guided and controlled land development and management in peri-urban areas potentially bring about immense opportunities in the future.

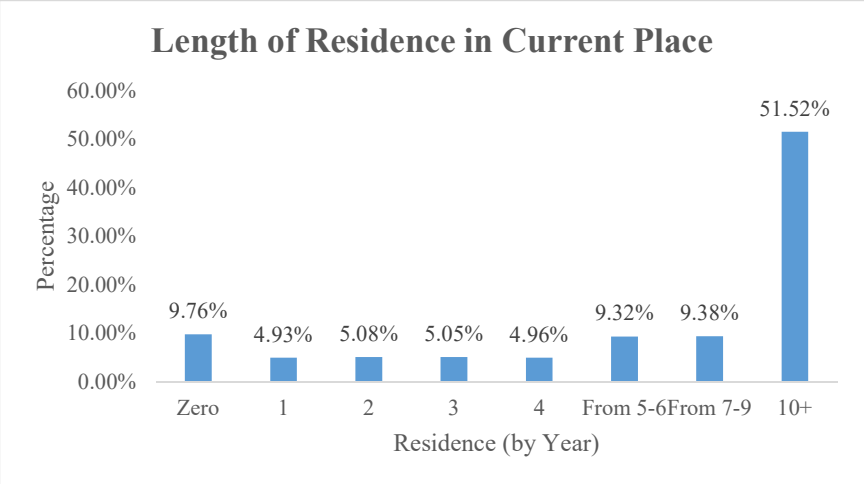

Figure 4.7. Length of duration lived (in years) residents lived in the sub-city
Source: Household survey, 2024.

Figure 4.7 above shows that about 48.48% percent of the respondents claimed that they lived in the area for less than 10 years. This also indicates that a significant percentage of the migrants attracted to the peri-urban areas of the sub-city as a result of the booming economic activities in search of new jobs and housing.

In addition to the findings through household surveys, the interview conducted with key office heads, professionals, and selected individual indigenous residents of the sub-city revealed that the growing urban expansion into their areas has brought about considerable economic opportunities the growth of new businesses and industries and hence helped them for the creation new job opportunities, improved living standards and access to services such electricity, healthcare centers, schools, transportations, etc., market linkages, changing consumption patterns, or shifting toward a plant-based diet and urban farming. Despite the existence of fear of eviction and loss of their farmland through expropriation,

CHAPTER FIVE

5. CONCLUSION AND RECOMMENDATIONS

This research was meant to assess the challenges and opportunities of land management in the peri-urban areas of Addis Ababa, in NSL Sub-City. Under this section, a concise review of the main ideas of this research has been done in the conclusion sub-section and suggestions or actions to be taken in response to the research findings have been summarized under the sub-section recommendations.

5.1. Conclusion

Given that the current expansion rate of cities is rapid and PUAs are truly the cities of tomorrow, past studies show that the question of land governance is absent or less studied, and less attention has been given to the challenges taking place in these areas. This study, is therefore, meant to bridge the loophole or gap found in contemporary scholarly studies and to draw the attention of policymakers, academicians, and governments, especially in developing countries, to give more emphasis to land management matters in the peri-urban areas. Otherwise, the lives of more than half of the populations around the world, mostly, in developing countries, shall be truly at risk. This research is aimed, therefore, to critically assess and evaluate the problems and benefits of management of land in the peripheries of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the peripheral sub-cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research.

This study, based on quantitative and qualitative data sources collected from professionals of the Land Development and Administration Bureau of the sub-city, household survey from key residents of woredas at the fringe, and interviews from key professionals, office leaders, and indigenous residents unveiled and concluded underlying issues and challenges that led to land mismanagement in the sub-city. These were seen in the dimensions of institutional and technical capacity, socioeconomic challenges, planning and policy challenges, and environmental challenges.

Seeing at institutional and technical challenges, data analysis shows that higher percent of the respondents appeared to feel that technological challenges, lack of the

necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in PUAs of NSL Sub-City. This is consistent with the studies conducted by Dereje & Belew (2020) around the city of Bahir Dar, northwest of Ethiopia. On the other side, a higher percentage of the participants felt low on the impact of the archaic (very backward) land information management system, weak implementation of land use planning, and political-legal challenges to the institutional and technical capacity of peri-urban land management in NSL Sub-City.

From the second dimension perspective, data analysis shows that a higher percentage of the respondents appeared to feel that a high frequency of land tenure conflict existed, which is the major source of insecurity. From other side, a higher percentage of the respondents felt low agreement concerning the eviction of the indigenous. It should be noted that this doesn't mean that eviction of the indigenous residents doesn't exist.

Tenure insecurity is the typical characteristic of land in PUAs. It is manifested in different ways. For example, the study shows that the most common means of land acquisition by the current residents by purchase from farmers, about 68.6% of the respondents and the household survey shows rent accounts for about 29% of the total household tenure type of the respondents. Both of these results show tenure insecurity is the most prevailing challenge.

The Ethiopian land law and policy fundamentally state it as dichotomous. As such, urban land is acquired and administered through a lease-holding system while the farmers are given the right to acquire rural for an indefinite period. Where there is no clear land policy that bridges the dichotomy, it will be difficult to realize sustainable development both in rural and urban settings. The landholding in the urban areas is through the lease landholding system and the lease landholding system is based on the free market policy meaning the land delivery system takes place by free competition among citizens. The critical issue here is, however, given the high-income gap among citizens, in which the majority of the citizens are low-income and poor, the land lease policy poses a significant challenge and limitation to the urban poor. From other side, the peri-urban land or rural land, which is the receiving edge of urban expansion, faces an immediate threat from the nearby urban centers. Although the Constitution guarantees the Ethiopian peasants the right to obtain land without payment and the

protection against eviction from their possession (FDRE Constitution, Art. 40(4)), compulsory acquisition of peri-urban land, through expropriation, has been the single most method for trading the strictly dichotomized land tenure system. This shows the dichotomous land policy of the country lacks an equitable and fair distribution of this scarce and basic resource used for wealth creation and it is in favor of the few urban elites and the rich.

A vast amount of vacant land, surrounded by developing residential areas from the outside but containing slum high-density residential suburbs, is left open or idle. This shows land use efficiency in Addis Ababa and regional cities which reveals the prevalence of urban land use inefficiency and low urban land use efficiency is what fuels urban sprawl, fragmentation, and informal settlements.

Finally, peri-urban land management is not only surrounded by challenges but also there are opportunities if peri-urban land is well managed. Sustainable land management paves the way for the growth of new businesses and industries, improved living standards and access to services, market linkages, changing consumption patterns, or shifting toward a plant-based diet and urban farming. This study is believed to significantly contribute to the improvement of land management in the PUAs and future homes of millions thus needs due attention to ensure sustainable growth.

5.2. Recommendations

To contain the ongoing problems and challenges of peri-urban land management mainly driven by urbanization which is manifested through poor land management, the study recommends the following solutions and mitigating strategies:

- Improvement to the institutional and technical capacity of land-related sectors and continuous capacitation of professionals engaged in land management through training and other means;
- Peri-urban land management requires a different approach in such a way that bridges the dichotomous land policy. Due to the characteristic nature of the dynamic processes taking place in PUAs, land management in these areas requires improvement of the land management institutions and clearly defined National Land Policy;

- Peri-urban land rights tenure security should be another priority and policy agenda. The process should avoid any unconstitutional approaches and respect the rights of peasants, low-income migrants, and indigenous residents. Internationally acceptable practices like pro-poor land management tools should also be participatory and inclusive;
- It should be ensured that efficient land use planning is in place to avoid the overarching challenges of urban sprawl, fragmentation, and informal settlements; and
- The issue of sustainability and spatial planning balance should not be underestimated and reconciled with technological innovations and changing political and economic pressures.

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Annex I: Research Questionnaire

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Ethiopian Institute of Architecture, Building Construction and City Development

Master of Science in Urban Planning

This Questionnaire is designed to investigate and understand the challenges and opportunities of land management in peri-urban areas of Addis Ababa, Ethiopia.

The objective of this research is completely for academic reasons only and the information given herewith will be treated confidentially. The researcher strongly appreciates the serious and genuine response of the participants as it is immensely important for the success and completeness of this study.

Finally, it is highly intended to complete the questionnaire and follow the general directions provided.

Thank you in advance!

Section 1: Questionnaire for Sub-City and Woreda Level Land Development and Administration Bureau Professionals

Direction: Read the following items carefully and select one of the options provided (Circle on). Note that do not write your name!

No	Items	Options Provided
1	Current Position	a) Management Member b) Team Leader c) Professional Staff d) Clerical
2	Qualification	a) PhD b) MA/MSc c) BA/BSc d) Under BA/Bsc
3	Sex	a) Male b) Female
4	Age (years)	a) Under 25 b) 25-30 c) 30-40 d) 40-50 e) Above 50
5	Income Level	a) Greater than 5000 ETB b) 2000-5000 ETB c) 1000-2000 ETB d) Less than 1,000 ETB
6	For how long have you been in this office?	a) Less than 1 month b) 1 to 3 months c) 4 to 6 months d) 6 months to one year e) More than one year

7. How do you perceive or evaluate and rate the institutional and technical capacity of your sub-city's land development and administration bureau?

S.N.	*Institutional and technical capacity measuring indicators*	*Respondent agreement*				
1	*The land information management system is archaic (very backward)*	*5*	*4*	*3*	*2*	*1*
2	*Weak implementation of land use planning*					
3	*Technological challenges*					
4	*Lack of the necessary financial resources*					
5	*Political-legal challenges*					
6	*Lack of commitment and skilled expert*					
7	*Corruption and rent-seeking are common*					

5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

7. Your evaluation of tenure security.

S.N.	*Tenure security measuring indicators*	*Respondent agreement*				
1	*A high frequency of land conflict exists*	*5*	*4*	*3*	*2*	*1*
2	*Eviction of Indigenous residents*					

5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

8. Do you think land-related disputes or conflicts do exist? If yes, which incident or event is common? You can tick all if you think all exist.

1. Boundary overlap
2. Conflicting documentation
3. Double or multiple allocation of land
4. Eviction

9. How do you perceive or evaluate the land market in the PUAs of your sub-city?

S.N.	*Land market challenge measuring indicators*	*Respondent agreement*				
1	*High risk of double/triple sales of the same lathe and*	*5*	*4*	*3*	*2*	*1*
2	*Uncontrolled informal land transactions*					

5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly

Section 2: Questionnaire for Household Surveys

The information provided herewith is proposed to systematically assess and understand the challenges and opportunities of management of land in PUAs in Addis Ababa, NSL Sub-City, Ethiopia.

General Direction: Carefully read the following pieces of information and answer the questions.

1. Your housing facility
    a) Own
    b) Rent (Private)
    c) Kebele
    d) Other, specify
2. How did you acquire your plot of land, if you have any?
    a) By lease
    b) By buying property
    c) By inheritance
    d) Other (informal)
    e) Indigenous residents (rural land)
3. What do you say about the land management system of Ethiopia? Evaluate land management satisfaction level

S.N.	*Land management service delivery measuring indicators*	*Respondent agreement*				
1	*Overall service delivery needs improvement*	*5*	*4*	*3*	*2*	*1*
2	*Corrupt office workers or officials*					
3	*Complex approval process*					
4	*Government actions are not participatory*					

5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly

4. Which of these actors are the key in land markets?
    a. Brokers
    b. Speculators
    c. Government
    d. Farmers
    e. Others
5. Do you think that your land is secure? If not, why?

Section 3: Interview Questions for Managers or Office Heads or Key Experts

The information provided herewith is proposed to systematically assess and understand the challenges and opportunities of peri-urban land management in Addis Ababa, Ethiopia.

General Direction: Carefully read the following pieces of information and answer the questions.

1. What are the challenges that you think exist in land management, especially around peripheral areas?
2. How about planning approaches regarding land matters? Are they participatory?
3. Do you think that the National Land Policy has gaps? Is there any existence of incompatible laws?
4. What do you say about settlement configuration or pattern of development in your sub-city or woreda?
5. Government response to slums and sprawl.

Section 4: Interview Questions for Key Indigenous Residents

The information provided herewith is proposed to systematically assess and understand the challenges and opportunities of peri-urban land management in Addis Ababa, Ethiopia.

General Direction: Carefully read the following pieces of information and answer the questions.

1. For how long have you lived here?
2. Your livelihood situation from past to present?
3. What do you think of the challenges and opportunities of urban expansion into the rural peripheries?
4. How about land management and/or service delivery in your sub-city?
5. Your, view of the land market in your area.
6. Do you feel secure with your land and your view on current land policy?

The Challenge of Land Management Practices in the Peri-Urban Areas of Addis Ababa: The Case Study of Nifas Silk Lafto Sub-City

By:

Misgana Gutu Sakita

Abstract

Land mismanagement practices in peri-urban areas have been the primary issue and has been challenging for policymakers and urban land administrators. Peri-urban areas (PUAs) are the primary receivers of these challenges. This study aimed to assess the challenges of land management practices in PUAs in four dimensions: institutional and capacity challenges, socioeconomic challenges, planning and policy challenges, and environmental challenges in NSL Sub-City. Key variables driving the challenges land management practices in the PUAs were identified from literature. The research used data from primary and secondary data sources. The source of primary data were peri-urban woredas of the sub-city through household surveys, 167 randomly selected households, from the sub-city's Land Development and Administration Bureau employees, and key interviews with office heads. A descriptive method of analysis using Statistical Package for Social Sciences (SPSS) software version 29.0.2.0.(20) was used for analyzing the quantitative data. Results of data analysis show that a high percentage of the respondents appeared to feel that technological challenges, lack of the necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in PUAs of NSL Sub-City. The analysis also showed a high percentage of the respondents appeared to feel that a high frequency of land tenure conflict exists, which is the major source of insecurity. Finally, peri-urban land management requires a different approach through means that bridge the gap in the dichotomy between land law and policy to ensure growth sustainably.

Keywords: land management, sustainable land management, peri-urban land, land tenure security, cadaster, dynamic land market, sprawl, slum

1. INTRODUCTION

1.1. Background of the Study

'Land' can be defined as the surface of the earth including all that is given to human beings for free. It is also often considered, by economists, as the primary factor of production for all living and non-living things on Earth. Land provides raw materials in industries, space, or surfaces for setting up of the sites for industrial infrastructures, as a main input of agricultural products, all sources of power are sourced from the land. Goods are categorized as movable and immovable (fixed) under the Ethiopian legal context (Civil Code, Art. 1129), and land and buildings constitute the categories of immovable goods (Civil Code, Art. 1130). Moreover, according to the Supreme Law of the Country, the FDRE Constitution, the ownership of land is solely given to the States and Peoples of Ethiopia. Nevertheless, private ownership of buildings is possible and plants and vegetations are included until separated (Civil Code, Art. 1133). The cradle of all wealth, prosperity, and richness of a country is strongly related to its natural resources and hence land (Chen, 2022). Alternatively, the United Nations claims that land renders useful functions and plays paramount roles in keeping the balance of the ecosystem through its natural resources on it (UNCCD, 2016).

Despite this immense use of land for human beings, human activities, mainly driven by population growth and urbanization, are negatively affecting land. According to the report by the Global Environment Facility (2005), the scientific community and multilateral organizations agree that the greatest threat to food production comes from land degradation. A higher percentage of the earth's surface has already been seriously affected or degraded even some irreversibly, which includes large areas of cropland, grassland, woodland, and forest areas land degradation driven by human activities negatively results in several consequences from the reduction of productivity and threatening the normal functioning of the ecosystem according to studies by Food and Agriculture Organization of the United Nations (FAO, 2011). This is a direct result of the combined effects of the increasing demands of a growing population and inappropriate land management practices according to FAO. FAO (2011) furthermore urges a new system of management and governance of land resources to respond to this key development challenge in a systematic and integrated

manner. Organization for Economic Cooperation and Development (OECD, 2020) forecasts that in the next 30 years, Africa will be home to 2.5 billion people of which half of this population is expected to live in PUAs where the spatial expansion of urban centers is growing. According to the OECD (2020), the urban population of Ethiopia has grown from 4.5% in 1950 to 17.1% in 2015 just only in half a century. Furthermore, the level of urbanization taking place is alarming and has risen from 3% to 27% in the same years. The city of Addis Ababa is categorized as a rapidly growing city in the world. Land matters have now become a priority issue at the global level and among the key themes of SDGs and it has now become the focus area for world leaders and scientists as well (UN-HABITAT, 2016). Without land, it is impossible to realize sustainable and inclusive urban and surrounding development according to UN-HABITAT (2016), and thus governments that ensure affordable and equitable access and security of tenure to land for all, those who have placed an effective framework for land use sustainably and thereby generate revenue, are able to gear the development of urban areas sustainably and create inclusive and resilient cities. According to Schlimmer (2021), well-managed and planned cities and PUAs are considered as the drivers of prosperity and development. However, unregulated urban sprawling will further exacerbate and transform into poverty traps. The rapid sprawl of the city into the nearby PUAs has caused numerous challenges to the livelihoods of indigenous farmers and put the environment at risk.

The spatial growth of the city of Addis Ababa has expanded over 12 times, according to the Google Earth satellite photos (1973) and numerous studies, and almost over four times that of the population growth. Additionally, despite rapidly increasing population and urbanization, Addis Ababa's population density has declined since the 1970s. These studies revealed that considerable horizontal expansion and thus urban agglomerations have taken place into the urban fringes of the city in the last three decades (Ezana, 2021). Furthermore, widespread displacement of peri-urban communities and indigenous farmer societies and severe environmental degradation have occurred consequentially.

Despite the huge impacts on the livelihoods of the surrounding rural communities and environmental degradation as a result of the massive urban expansion of the city of Addis Ababa, little or no effort has been made so far to implement proper urban land management approaches to curb the obstacles. The goal of this study is therefore to

critically assess and evaluate the challenges and opportunities of land management in the peri-urban areas of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the sub-cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research.

1.2. Statement of the Problem

Land matters are now becoming global top agendas and embedded in the Sustainable Development Goals (SDGs) and the new development agenda of the United Nation's member states. With increasing urbanization, urban centers are aggressively pushing into the territories of PUAs affecting the natural states of those areas. Addis Ababa is sprawling into the nearby rural hinterlands at an alarming rate and over the last three to four decades the city has expanded more than twelve times, adding vast amounts of farmland into the urban territories and the population density has declined since then according to some studies. Given that this is where the majority of the transformations and rapid changes that shape the future of the agglomerations are taking place and also this trend is going on without any intervention, it is important to ensure that this is the result of urban development policies and practices. Sadly, despite the severity of the phenomena that are taking place, less attention has been paid to land management in these areas. Moreover, it is essential to have appropriate planning and effective and efficient land development and management strategies and tools in these areas.

Several studies, found in contemporary literature, focused only on the impact of urbanization significantly ignoring the challenges of management of land in the urban peripheries. Nevertheless, none of those studies specifically assessed the challenges and opportunities of land management in the peripheries of Addis Ababa particularly, areas where edge development is aggressively going on such as NSL Sub-City. Moreover, these areas are located in the disputed administrative regions of the city and the region of Oromia.

Even though the current rapid expansion rate of cities and PUAs or rural fringes of urban agglomerations are truly the cities of tomorrow, past studies show that the question of land governance is absent or less studied, and less attention has been given to the rapid transformations taking place in these areas. Besides, the previous approaches to guide the expansion of cities properly in an inclusive manner didn't

bring much result (Geoffrey, 2016). Particularly, the problem is highest at the urban edges (Ibid.). This study, is therefore, meant to bridge the loophole or gap found in contemporary scholarly studies and to draw the attention of policymakers, academicians, and governments, especially in developing countries, to give more emphasis to land management matters in the peri-urban areas. Otherwise, the lives of more than half of the populations around the world, mostly, in developing countries, shall be truly at risk.

This research is aimed, therefore, to critically assess and evaluate the problems and benefits of management of land in the peripheries of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the peripheral sub-cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research.

1.3. Objectives of the Study

1.3.1. General Objective

The general objective of this study is to investigate the challenges and opportunities of land management practices in the PUAs of Addis Ababa; the case of NSL sub-city.

1.3.2. Specific Objectives

The specific objectives of this study are to:

- assess the challenges of management of land in the PUAs as of Addis Ababa in NSL Sub-City;
- examine the current land management practices and its response to achieve sustainable development objectives;
- analyze the extent to which the current land management system in NSL Sub-City meets the needs of peri-urban communities of Addis Ababa; and
- recommend a sound land management approach that contributes to the inclusive urban development of Addis Ababa.

1.4. Research Questions

This study aims to investigate these key questions:

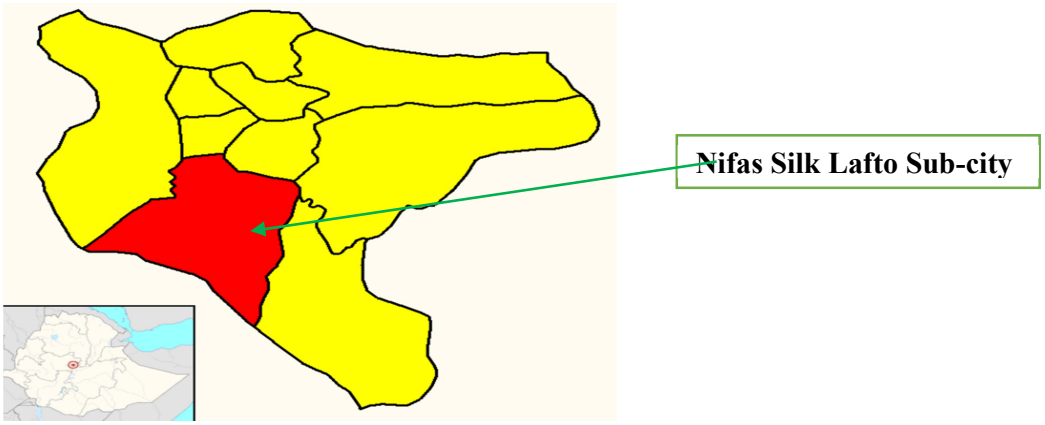
1. How are peri-urban communities of NSL Sub-City being affected by the current land administration system?
2. What land administration system particularly suits the peri-urban communities of Addis Ababa and how is it different from others?
3. What major challenges affect the normal functioning of land management in PUAs of NSL Sub-City?
4. What are the gaps in peri-urban land management and possible policy implications?

2. RESEARCH METHODOLOGY

2.1. Description of the Study Area

This research is conducted by using data from the different target groups obtained in different means in the city of Addis Ababa, particularly from Nifas-Silk-Lafto (NSL) Sub-City Land Development and Administration Bureau and woreda 14 and 15, which were previously administered under woreda 01, and the surrounding urban fringes. NSL Sub-City is one of the eleven sub-cities geographically located in the southwestern direction of the city, bordered with Lideta and Kirkos sub-cities from north, Kolfe Keraniyo from northwest, and Bole and Akaki Kality sub-cities from east. The elevation above sea level of between 2,080m and 2,547m, including the newly formed Lemi Kura, or districts of Addis Ababa with a projected population of 445,683 in 2022, according to Ethiopian Statistical Services, and covers an area of about 68.3 km^2. The population density is estimated to be around 6,525/km^2. The sub-city has a climate that is catheterized by moderate temperature and medium rainfall and gets high rainfall during the summer season (June, July, and August) and a low, amount of rainfall during the spring season. The mean annual rainfall and temperature are 1,103 mm and 23C^o, respectively.

The four sub-cities of Addis Ababa, namely Addis Ketema, Arada, Lideta, and Kirkos are located in the inner urban core as these areas are located in the central areas and represent the oldest parts of the city. The other sub-cities could be categorized as outer zones or peripheral sub-cities since they share boundaries with the neighboring regions. The rationale behind this is that it is among the sub-cities in the outer zones since they share boundaries with the neighboring regions of the formerly known as Finfinnee Surrounding Oromia Special Zone, now called *Shaggar City*.



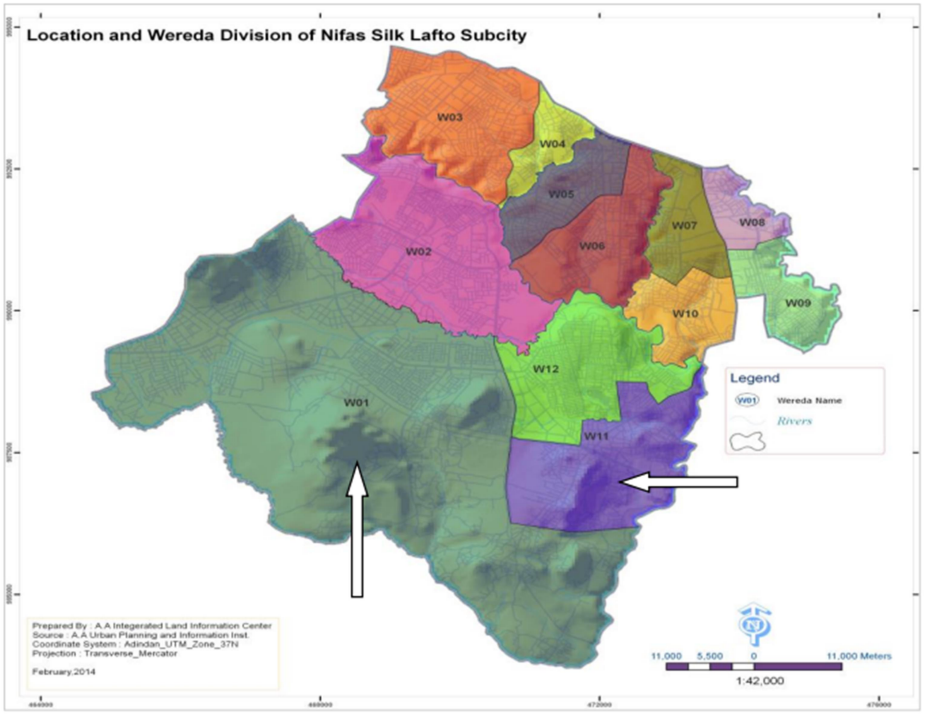


Figure 2.1. The Map Showing the Location of the Study Area

Source: Nifas Silk Lafto Sub-City Land Development and Administration Bureau

2.2. Research Design

This research design aims to set a blueprint or road map of how the research is going to be conducted and the questions to be answered. This study aims to investigate these key questions, outlined in the research questions sections by systematically identifying the key variables and indicators of the challenges and opportunities of management of land in the PUAs of Addis Ababa. In doing so, all the possible scientific methods of acquiring adequate information were used. The dominant type of

data collected was quantitative type and household surveys and questionnaires were employed to gather those data. Observation was also used to collect data during field trips into the actual areas of data collection.

The research design for this study shall be descriptive using surveys to develop an in-depth understanding and systematically describe the phenomena or situation of the land management challenges and opportunities in the PUAs of Addis Ababa. As the main aim of this research is to identify the underlying challenges and opportunities of land management systems in the PUAs of Addis Ababa, it is important to carefully choose the underpinning paradigms. The study uses surveys for obtaining land management practices and challenges across the woredas of NSL, purposefully chosen those located at the boundary, important data that can be analyzed for frequencies, averages, and patterns.

2.3. Data Sources and Types

Both primary and secondary data were collected from different sources. The primary data sources were household surveys from residents across the newly formed woredas namely, woreda 14 and woreda 15, experts from NSL Sub-City Land Development and Administration Bureau, through questionnaires and household surveys and photographs taken during field surveys. The secondary data sources were documents, reports, manuals, and maps from the Sub-City Land Development and Administration Bureau and woreda offices.

Table 3.1. Summaries of the data sources and types employed for this research

Data Sources	**Target Groups**	**Instruments**
Primary sources	Experts of Sub-City Land Development and Administration	Questionnaires
	Household surveys from selected peripheral residents of Woreda 14 and 15.	Surveys/Questionnaires
	Site visit to selected urban hinterlands	Observation
Secondary sources	Library, NSL Sub-City Land Development and Administration Bureau Documents, Reports,	Office documentation and Archives search

	Manuals, Maps, Online sources, and others	

Source: Own construct, 2024

2.4. Sampling Techniques and Sample Size

2.4.1. Sampling Techniques

Both probability and non-probability sampling techniques were adopted for this study. The simple random sampling technique was used to collect data from the household surveys through questionnaires impartially from the selected hinterland households or residents of the woreda 14 and 15. The data from the Woreda and sub-city Land Development and Administration Bureau were gathered through the purposive sampling technique because there is no way to estimate the probability of an element being included in a sample to particularly address the research question regarding assessing the challenges and opportunities of land management in the PUAs of Addis Ababa.

Moreover, the study utilizes a cross-sectional time dimension in the sense that all relevant data is to be collected at a single point in time. Obtaining information from a cross-section of a population at a single point in time is a reasonable strategy for pursuing descriptive research. The contemporary master plan of the Sub-City that encompasses large peri-urban and rural agricultural land shall be studied in depth and the immediate woredas or kebeles at the peripheries of the city located at the boundaries of Finfinnee Surrounding Oromia Special Zone, now known as *Shaggar City*, are given priorities or targeted for their distinctiveness of defining the peri-urban lands. Those peri-urban kebeles or areas are predominantly rural but they tend to be at the direct receiving end of urban expansion and development. Therefore, the selection of the specific peri-urban kebeles or villages was based on: the degree and trend of urban expansion; the frequency and practice of compulsory land acquisition or expropriation measures implemented by the city government, and; the trend of informal settlement growth.

2.4.2. Sample Size

Non-probability sampling techniques are used to draw sample units from government officials and experts in the town by using purposive sampling techniques to get in-

depth information about study area issues in many directions. It is also important that before determining the sample size, the population and households employed in the survey were clearly defined. NSLSub-City has an estimated population of 445,683 according to a projection by the Ethiopian Statistical Services studied in 2022, and it would be impractical to take all this population into account for this research purpose. Even it is difficult to take the all population of Woreda 14 and Woreda 15 for this study. These woredas are purposively selected because of their ideal location and suitability for this particular research and it is situated along the peripheral areas of the city bordering the surrounding Oromia Shaggar City. It is, therefore, imperative to take a representative sample of households of residents living in Woreda 14 and 15. According to data from the Sub-City's administration, these two woredas are situated around the peripheries of the Sub-City and are purposefully selected for this research. Peri-urban communities around these sub-woredas have similar characteristics so purposive sampling was used for the data collection. According to ESS (2022), woredas 14 and 15 have 1,523 and 1,273 households respectively.

Based on the population size of the households for woredas 14 and 15 above, this study adopted the sample size determination formula developed by Kothari (2004). According to Kothari (2004), the following formula is used, if the population size is less than 10,000:

$$n = \frac{z^2 pq}{e^2} \quad (1)$$

Where "n" is the desired sample size, "z" standard normal variable at the required level of confidence, "p" the proportion in the target population estimated to have characteristic being measured, "q" equals 1-p, "e" the level of statistical significance or margin of error. Accordingly, for a population of N=2,796, the sample size (n) for this study, assumes a 93% confidence level and thus z=1.81, e=.07.

$$n = \frac{(1.81)^2 * 0.5 * 0.5}{(0.07)^2} = 167.15$$

The sample size for this study is, thus n= 167.15; approximately 167.

Thus, data from a total of 167 households were collected from the household heads.

The following table below shows the sample distribution of the total sample of 167 respondents in the peri-urban communities that were covered. Purposive sampling was also used to select the respondents working in urban land management of NSL Sub-City. Accordingly, 30% of the total employees of the Sub-City's Land Development and Administration were selected for this study. Thus, the questionnaire was distributed to 50 respondents. These institutions were purposively sampled because they are the major state institutions in the land sector that could provide information concerning the research (Twumasi, 2001). One criticism against the use of purposive sampling is its high potential for bias. The study addressed this drawback by applying systematic sampling to identify houses for the household data. Once a house fell for consideration, the actual respondents for data collection became the household heads.

Table 3.3. Summaries of sample sources and sizes to be employed for the research

Peri-Urban Community (Sub-Woredas)	*Total Household*	*Household Sample*	*Total Sample Per Community*
Woreda 14	*1,523*	*1,523*167/2,796=90*	*90*
Woreda 15	*1,273*	*1,273*167/2,796=77*	*77*
Total	***2,796***	***167***	***167***

Source: Woreda Admin. (2016)

2.5. Methods of Data Collection

The primary and secondary data collection were conducted in the study area using open interview questions structured for experts and closed and carefully structured questionnaires for the respondents for HHs considered to be appropriate for the final result and quality of this research. Various sources for this research have been assessed: documents, reports, cadastral maps, LDP maps, GIS maps, land grade maps, and land use maps of the sub-city and woreda are the major ones. Primary data was collected through field observation, questioner, interviewing officials and experts in the concerned offices, and through questionnaires prepared for sample residents in the

selected sub-woredas; whereas secondary data was collected by reviewing documents, reports, and related literature.

2.6. Data Analysis

In analyzing the data obtained from the survey, a descriptive method of analysis using Statistical Package for Social Sciences (SPSS) software version IBM SPSS Statistics 29.0.2.0 was used. In examining the main constraints challenging land management in peri-urban areas, the proportion method of analysis was used to analyze the respective data, and the major factors are ranked according to their effect on accessibility.

2.7. Validity and Reliability

Table 3.4, below shows that the Cronbach Alpha value for all the variables modeled to measure institutional and technical challenges is 0.667 and thus acceptable. In the same way, other variables modeled to measure tenure security have a Cronbach Alpha value of 0.827 which is highly reliable. The Cronbach Alpha value measures the correlation between the answers in a questionnaire and can take values between 0 and 1. The higher the average correlation between items, the greater the internal consistency of a test. Accordingly, the analysis for reliability below shows there is an acceptable correlation between the questionnaire answers.

Table 2.3. Cronbach's Alpha Reliability test for the items employed for testing the institutional and capacity challenges and socioeconomic challenges.

Reliability Statistics

Cronbach's Alpha	N of Items
0.667	5

Reliability Statistics

Cronbach's Alpha	N of Items
0.827	2

Source: Survey calculations, 2024

3. RESULTS AND DISCUSSION

The findings or results are based on the data primary and secondary data collected from surveys from Nifas Silk Lafto Sub-City Land Development and Administration Bureau staff and household surveys from the kebeles of the city's peripheral areas. Key informant interviews were also made with land management experts at the Sub-City and Woreda levels.

3.1. Assessment of peri-urban Land Management Challenges

In the following sub-sections, I have assessed the challenges of land management in the peri-urban areas of Addis Ababa, Nifas Silk Lafto Sub-City, especially woreda located along the peripheries of the Sub-City.

3.1.1. Institutional and Technical Challenges

Based on the variables identified from the literature review and quantitative and qualitative data collected from the Sub-City's Land Development professional staff, Woreda Land Administration officers, key office heads and secondary data sources, survey questions from the households and other secondary sources, the institutional and technical capacity of the land sector is among the primary institution often challenged in enduring a sustainable land management system.

According to the data from the key informants, one of the institutional challenges that the Sub-City faces is due to the weak institutional capacity of the land sector at the level. Institutional arrangement and approach to the fundamental problems of land matters.

The other challenge is related to the land information management system. A land information management system is an essential component of land management. The information management system of the Sub-City is at its infant stage. Although the cadaster is implemented successfully, it is often challenged due to financial and managerial, skilled manpower showing land transactions are taking place without proper registration of land rights.

The other critical challenge observed is related to the staff's professional ethics, and commitment, and this has often been manifested through poor service delivery at all levels. Also, a shortage of qualified manpower has often been the main challenge as

raised by the officials and key professional experts of the Land Development and Administration Bureau.

Table 3.1. Response regarding institutional and technical capacity challenges of the Sub-City's Land Development and Administration Bureau using *IBM SPS Statistics version 29.0.2.0 (20).*

S.N.	Institutional and technical capacity measuring indicators	*5 (%)*	*4 (%)*	*3 (%)*	*2 (%)*	*1 (%)*	*Mean*	*S.D*	*Decision*
1	*The land information management system is archaic (very backward)*	*6 (15.4)*	*12 (30.8)*	*12 (30.8)*	*5 (12.8)*	*4 (10. 3)*	*3.28*	*1.191*	***Low Agreement***
2	*Weak implementation of land use planning*	*2 (5.1)*	*19 (48.7)*	*8 (20.5)*	*7 (17.9)*	*3 (7.7)*	*3.26*	*1.069*	***Low Agreement***
3	*Technological challenges*	*6 (15.4)*	*19 (48.7)*	*4 (10.3)*	*10 (25.6)*	*-*	*3.54*	*1.047*	***High Agreement***
4	*Lack of the necessary financial resources*	*6 (15.4)*	*12 (30.8)*	*14 (35.9)*	*6 (15.4)*	*1 (2.6)*	*3.41*	*1.019*	***High Agreement***
5	*Political-legal challenges*	*6 (15.4)*	*13 (33.3)*	*12 (30.8)*	*6 (15.4)*	*2 (5.1)*	*3.38*	*1.091*	***Low Agreement***
6	*Lack of commitment and skilled expert*	*5 (12.8)*	*16 (41.0)*	*11 (28.2)*	*6 (15.4)*	*1 (2.6)*	*3.46*	*0.996*	***High Agreement***
7	*Corruption and rent-seeking are common*	*13 (33.3)*	*10 (25.6)*	*6 (15.4)*	*7 (17.9)*	*3 (7.7)*	*3.59*	*1.332*	***High Agreement***

Note: 5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

*Weighted Average=**23.92/7=3.417***

Source: Own calculation from the survey

Data analysis shows that the majority of the respondents appeared to feel that technological challenges, lack of the necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in peri-urban areas of Nifas Silk Lafto Sub-City. This is consistent with the studies conducted by Dereje & Belew (2020) around the city of Bahir Dar, Northwest of Ethiopia. On the other hand, the

majority of the participants felt low on the impact of the archaic (very backward) land information management system, weak implementation of land use planning, and political-legal challenges to the institutional and technical capacity of peri-urban land management in Nifas Silk Lafto Sub-City.

3.1.2. Socioeconomic Challenges

The result of the household survey indicated, see Figure 4.5, that there is a high percentage of informal land acquisition showing the limited supply of land for housing for the urban residents. Since there is no inventory of land and the percentage of informal land acquisition is high paving the way for informal land markets. This is one of the characteristics of peri-urban land. The survey results from the HHs indicate that a higher percentage of land acquisition is purchased from farmers, which accounts for about 68.6%. It has been indicated from various sources that this has been due to low compensation by the government and higher price discrepancy between the government compensation thus turning farmers to resort to informal selling of their land which gave them a price advantage.

Table 3.2. Response regarding tenure security challenges of the Sub-City's Land Development and Administration Bureau using *IBM SPS Statistics version 29.0.2.0 (20).*

S.N.	Land Tenure	*5 (%)*	*4 (%)*	*3 (%)*	*2 (%)*	*1 (%)*	*Mean*	*A high*	*Decision*
1	*A high frequency of land conflict exists*	*9 (23.1)*	*14 (35.9)*	*13 (33.3)*	*2 (5.1)*	*1 (2.6)*	*3.72*	*.972*	***High Agreement***
2	*Eviction of Indigenous residents*	*7 (17.9)*	*13 (33.3)*	*15 (38.5)*	*3 (7.7)*	*1 (2.6)*	*3.56*	*.968*	***Low Agreement***

Note: 5=Strongly Agree, 4=Agree, 3=Neutral, 2=Disagree, 1=Strongly Disagree

*Weighted Average=**7.28/2=3.64***

Data analysis shows that the majority of the respondents appeared to feel that a high frequency of land tenure conflict exists, which is the major source of insecurity. On the other hand, the majority of the respondents felt low agreement concerning the eviction of the indigenous. It should be noted that this doesn't mean that eviction of the indigenous residents doesn't exist.

Table 3.3. Means of land acquisition by respondents

Means of Land Acquisition	Frequency	Percentage
Purchase from farmers	107	68.6%
Purchase from informal dwellers	26	16.5%
Invaded open land	14	8.8%
Invaded government land	7	4.6%
Inherited from relatives	2	1.5%
Total	**156**	**100.0%**

Source: Household survey calculations

Tenure insecurity is the typical characteristic of land in peri-urban areas. It is manifested in different ways. Table 4.4 and Figure 4.5 show that the most common means of land acquisition by the current residents by purchase from farmers, about 68.6% of the respondents (Table 4.4), and the household survey in Figure 4.5 below shows rent accounts for about 29% of the total household tenure type of the respondents. Both of these results show tenure insecurity is the most prevailing challenge.

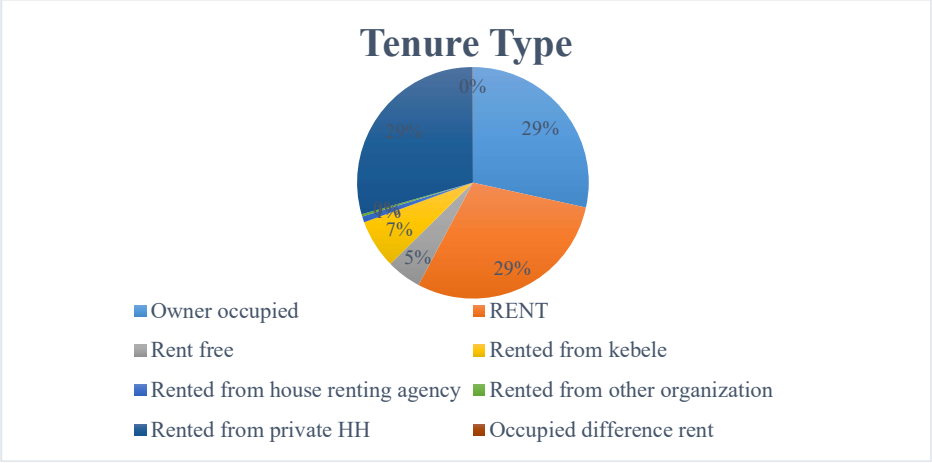


Figure 3.1. Household tenure type of the respondents

Source: Household survey, 2024

3.1.3. Planning and Policy Challenges

Ethiopia's land law and policy, as it can be understood from the Constitution, concerning the landholding system is fundamentally dichotomous, i.e., separated as rural land and urban land. In the absence of a clear land policy that bridges the

dichotomy, it will be difficult to realize sustainable development both in rural and urban settings. The landholding in the urban areas is through the lease landholding system and the lease landholding system is based on the free market policy meaning the land delivery system takes place by free competition among citizens. The critical issue here is, however, given the high income gap among citizens which the majority of the citizens are low-income and poor, the land lease policy poses a significant challenge and limitation to the urban poor by favoring those high-income earners and speculators in acquiring and developing urban land. This, in the long term, may lead to increasing inequalities among citizens. The rich get richer while the poor get poorer. This fundamental policy gap in land leaves the majority of the citizens with no choice but to shift to other means of illegal land acquisition. Illegal land acquisition leads to informal settlement which is the most common form of poor land management and the top challenging issues in land management, especially in peri-urban areas. The mode of land acquisition by the respondents from the household survey in the Sub-City as shown in Table 4.4 above, clearly shows informal land transaction characterizes peri-urban land.

On the other hand, the peri-urban land or rural land, which is the receiving edge of urban expansion, faces an immediate threat from the nearby urban centers. Although the Constitution guarantees the Ethiopian peasants the right to obtain land without payment and the protection against eviction from their possession (FDRE Constitution, Art. 40(4)), compulsory acquisition of peri-urban land, through expropriation, has been the single most method for trading the strictly dichotomized land tenure system. This shows the dichotomous land policy of the country lacks an equitable and fair distribution of this scarce and basic resource used for wealth creation and it is in favor of the few urban elites and the rich. Therefore, the land policy is not pro-poor and lacks proper mechanisms to convert rural or peri-urban land rights into urban rights in the process of urbanization.

Figure 3.2. Photo captured during filed visit showing a vast amount of vacant land in Woreda 15

Source: Field visit, 2024.

The picture above, Figure 4.5, taken during the field visit to the household study area shows the prevalence of land use inefficiency in the peri-urban areas of Addis Ababa, particularly in Nifas Silk Lafto Aub-City. A vast amount of vacant land, surrounded by developing residential areas from the outside but containing slum high-density residential suburbs, is left open/idle. This is consistent with the study by Nesru et al., 2021 regarding land use efficiency in Addis Ababa and regional cities which revealed the prevalence of urban land use inefficiency. Nesru et al., 2021 further said low urban land use efficiency is what fuels urban sprawl, fragmentation, and informal settlements.

3.2. Opportunities for Peri-urban Land Development

Urban development is often viewed as the key engine of development. The rising urban population is not only challenging for sustainable urban development but also gives rise to opportunities. This undeniable process of urbanization unfolding in developing countries, especially in Africa and Asia, reveals unprecedentedly huge populations residing in urban agglomerations. These agglomerations, on one hand, stimulate multiple economic activities and allow for increased productivity and these transformations have the potential to boost economies to a renewed economic growth in peri-urban areas, which is the receiving harbor of expanding city centers. Thus, guided and controlled land development and management in peri-urban areas potentially bring about immense opportunities in the future.

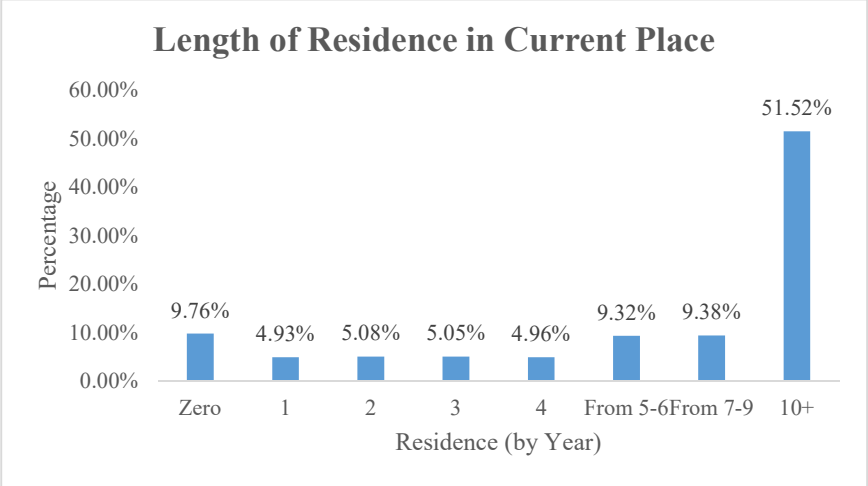


Figure 3.3. Length of duration lived (in years) residents lived in the sub-city

Source: Household survey, 2024.

Figure 4.7 above shows that about 48.48% percent of the respondents claimed that they lived in the area for less than 10 years. This also indicates that a significant percentage of the migrants attracted to the peri-urban areas of the sub-city as a result of the booming economic activities in search of new jobs and housing.

In addition to the findings through household surveys, the interview conducted with key office heads, professionals, and selected individual indigenous residents of the sub-city revealed that the growing urban expansion into their areas has brought about considerable economic opportunities the growth of new businesses and industries and hence helped them for the creation new job opportunities, improved living standards and access to services such electricity, healthcare centers, schools, transportations, etc., market linkages, changing consumption patterns, or shifting toward a plant-based diet and urban farming. Despite the existence of fear of eviction and loss of their farmland through expropriation,

4. CONCLUSION AND RECOMMENDATIONS

Under this section, a concise review of the main ideas of this research has been done in the conclusion sub-section and suggestions or actions to be taken in response to the research findings have been summarized under the sub-section recommendations.

4.1. Conclusion

Given that the current expansion rate of cities is rapid and PUAs are truly the cities of tomorrow, past studies show that the question of land governance is absent or less studied, and less attention has been given to the challenges taking place in these areas. This study, is therefore, meant to bridge the loophole or gap found in contemporary scholarly studies and to draw the attention of policymakers, academicians, and governments, especially in developing countries, to give more emphasis to land management matters in the peri-urban areas. Otherwise, the lives of more than half of the populations around the world, mostly, in developing countries, shall be truly at risk. This research is aimed, therefore, to critically assess and evaluate the problems and benefits of management of land in the peripheries of Addis Ababa, as a response to the existing knowledge gap in the contemporary literature and peri-urban areas of the NSL Sub-City, one of the peripheral sub-cities of Addis Ababa bordering the Shaggar City-the satellite towns in the hinterlands, is purposefully selected for this particular research. This study, based on quantitative and qualitative data sources collected from professionals of the Land Development and Administration Bureau of the sub-city, household survey from key residents of woredas at the fringe, and interviews from key professionals, office leaders, and indigenous residents unveiled and concluded underlying issues and challenges that led to land mismanagement in the sub-city. These were seen in the dimensions of institutional and technical capacity, socioeconomic challenges, planning and policy challenges, and environmental challenges.

Seeing at institutional and technical challenges, data analysis shows that the majority of the respondents appeared to feel that technological challenges, lack of the necessary financial resources, lack of commitment and skilled experts, and corruption and rent-seeking are common major institutional and technical challenges to land management in peri-urban areas of Nifas Silk Lafto Sub-City. On the other hand, the

majority of the participants felt low on the impact of the archaic (very backward) land information management system, weak implementation of land use planning, and political-legal challenges to the institutional and technical capacity of peri-urban land management in Nifas Silk Lafto Sub-City.

From the second dimension perspective, data analysis shows that the majority of the respondents appeared to feel that a high frequency of land tenure conflict existed; this is the major source of insecurity. On the other hand, the majority of the respondents felt low agreement concerning the eviction of the indigenous. It should be noted that this doesn't mean that eviction of the indigenous residents doesn't exist.

Tenure insecurity is the typical characteristic of land in peri-urban areas. It is manifested in different ways. For example, the study shows that the most common means of land acquisition by the current residents by purchase from farmers, about 68.6% of the respondents and the household survey shows rent accounts for about 29% of the total household tenure type of the respondents. Both of these results show tenure insecurity is the most prevailing challenge.

The Ethiopian land law and policy fundamentally state it as dichotomous. As such, urban land is acquired and administered through a lease-holding system while the farmers are given the right to acquire rural for an indefinite period. In the absence of a clear land policy that bridges the dichotomy, it will be difficult to realize sustainable development both in rural and urban settings. The landholding in the urban areas is through the lease landholding system and the lease landholding system is based on the free market policy meaning the land delivery system takes place by free competition among citizens. The critical issue here is, however, given the high-income gap among citizens, in which the majority of the citizens are low-income and poor; the land lease policy poses a significant challenge and limitation to the urban poor. On the other hand, the peri-urban land or rural land, which is the receiving edge of urban expansion, faces an immediate threat from the nearby urban centers. Although the Constitution guarantees the Ethiopian peasants the right to obtain land without payment and the protection against eviction from their possession (FDRE Constitution, Art. 40(4)), compulsory acquisition of peri-urban land, through expropriation, has been the single most method for trading the strictly dichotomized land tenure system. This shows the dichotomous land policy of the country lacks an

equitable and fair distribution of this scarce and basic resource used for wealth creation and it is in favor of the few urban elites and the rich.

A vast amount of vacant land, surrounded by developing residential areas from the outside but containing slum high-density residential suburbs, is left open/idle. This shows land use efficiency in Addis Ababa and regional cities which reveals the prevalence of urban land use inefficiency and low urban land use efficiency is what fuels urban sprawl, fragmentation, and informal settlements.

Finally, peri-urban land management is not only surrounded by challenges but also there are opportunities if peri-urban land is well managed. Sustainable land management paves the way for the growth of new businesses and industries, improved living standards and access to services, market linkages, changing consumption patterns, or shifting toward a plant-based diet and urban farming. This study is believed to significantly contribute to the improvement of land management in the peri-urban areas and future homes of millions thus needs due attention to ensure sustainable growth.

4.2. Recommendations

To contain the ongoing problems and challenges of peri-urban land management mainly driven by urbanization which is manifested through poor land management, the study recommends the following solutions and mitigating strategies:

- Improvement to the institutional and technical capacity of land-related sectors and continuous capacitation of professionals engaged in land management through training and other means;
- Peri-urban land management requires a different approach in such a way that bridges the dichotomous land policy. Due to the characteristic nature of the dynamic processes taking place in peri-urban areas, land management in these areas requires improvement of the land management institutions and clearly defined National Land Policy;
- Peri-urban land rights tenure security should be another priority and policy agenda. The process should avoid any unconstitutional approaches and respect the rights of peasants, low-income migrants, and indigenous residents. Internationally acceptable practices like pro-poor land management tools should also be participatory and inclusive;
- It should be ensured that efficient land use planning is in place to avoid the overarching challenges of urban sprawl, fragmentation, and informal settlements; and
- The issue of sustainability and spatial planning balance should not be underestimated and reconciled with technological innovations and changing political and economic pressures.

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