



Ethiopian Institute of Architecture, Building Construction and City Development (EiABC)

Addis Ababa University

The Expansion of Informal Settlements in Industrializing Cities in Ethiopia

The case of Hawassa

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Addis Ababa, Ethiopia
June, 2023



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**The Expansion of Informal Settlements in Industrializing Cities in Ethiopia
The case of Hawassa**

MASTER'S THESIS

This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction, and City Development (EiABC) and Addis Ababa University's School of Graduate Studies for partial fulfillment of the MASTER OF SCIENCE in HOUSING AND SUSTAINABLE DEVELOPMENT requirements.

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Declaration

I declare that, this thesis prepared for the partial fulfilment of the requirements for the degree of MASTERS OF SCIENCE IN HOUSING AND SUSTAINABLE DEVELOPMENT titled “**The**

Expansion of Informal Settlements in Industrializing Cities in Ethiopia- *the case of Hawassa* “ is my original research work prepared independently by my own effort with the close advice and guidance of my adviser. I also declare that this thesis has not been presented in any university and all sources that I have used or quoted have been indicated and acknowledged by means of complete references.

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Certification

Here with, I state that Enanu Girma Melka has carried out this research work on “**the Expansion of Informal Settlements in Industrializing Cities in Ethiopia- *the case of Hawassa***”, under my supervision and it is sufficient for submission for the partial fulfilment for the award of MSc Degree in Housing and Sustainable Development.

Wubshet Berhanu (Dr.Ing)

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This thesis is submitted to the graduate Program Director of Ethiopian Institution of Architecture, Building Construction and City Development (EiABC) Addis Ababa University, in partial fulfilment of the requirements for the Masters of Science Degree in Housing and Sustainable Development

Title of Thesis: “The Expansion of Informal Settlements in Industrializing Cities in Ethiopia- *the case of Hawassa* “

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ABSTRACT

The introduction of industrial parks in Ethiopian cities is one of the major changes currently made. There are twelve IPs working on different sectors. Hawassa IP is one of them and it focuses on textiles. The major objective of this study is to understand the expansion of informal settlements due to industrialization (development of IPs). Both primary and secondary data sources were used. Literatures, key informants, interviews and questioners were among the main data collection instruments used to examine and show the development of informal settlements due to urbanization/industrialization in the country and the city of Hawassa particularly. Officials from Industrial Parks Development Corporation, workers from Hawassa city land administration, land brokers, kebele officials and key informants have responded to the interview questions. House owners at the selected sites and laborers who work at HIP participated in the questionnaire. Data were interpreted through organizing, analysis, numerating and interpreting. The interview data was organized by grouping answers together across respondents. The questionnaire data were compared and tabulated in frequency tables and charts and supported by explanations.

The findings of the study indicated that informal land transaction is a common practice on the peripheries of the city of Hawassa. Peri urban areas provide the opportunity to low class population to own land through informal land transaction. The study also found out that there is a significant migration of people to the city in search of job opportunity at HIP. As a result peripheries are home for thousands of laborers that work at HIP since they provide affordable rental rooms. Though informal land transaction is practiced at all the Peripheries even before the development of HIP, the emergence of HIP has contributed to the practice and the periphery close to the HIP is more exposed to informal land transaction.

Based on the findings of the study, the author recommends to the Government (City land administration) and to the IPDC/HIP that Government should supply land with a minimum cost and at maximum speed. The community need to be informed about formal land development practices and need to have a clear understanding of the consequences at city level of informal changes that come with the development of informal settlements. IPDC need to engage in several projects to provide affordable houses/rooms for laborers so as to have a motivated workforce and remain competitive in the industry.

Key terms: Industrial park, Hawassa Industrial Park, informal settlement, peri-urban areas

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ABBREVIATIONS

GTP – Growth and transformation plan

HIP – Hawassa Industrial park

IS – Informal Settlement

IP – Industrial park

IPDC – Industrial Park Development Corporation

IT parks – Information technology parks

SEZs – Special economic zones

UN HABITAT – United Nation Habitat

UNIDO - United Nations industrial development organization

CHAPTER 1.INTRODUCTION

1.1 Background of the study

Starting from the late-seventeenth century the idea and activity of industrialization has dramatically enlarged its scope and scale throughout the world. According to Simandan D. and Catharine,(2009) 'Industrialization' is a generic name for a set of economic and social processes related to the discovery of more efficient ways for the creation of value. These more efficient ways are lumped together under the label 'industry' or 'the secondary sector' (the primary sector of economic activity referring to agriculture, hunting, fishing, and resource extraction, and the tertiary sector referring to services). (Simandan D., & Catharines S., 2009)

Industrialization of a country should come through a long-term plan of development based on reliable data about the existing economic, agriculture, industrial, and infrastructures. (Sharkass, M., 1979) Different studies on the nature of industrialization show that industrial activities are inputs for urbanization to flourish or expand its influence, industrialization being mentioned as a pull factor forcing internal and external migration to happen. High flow of Immigrants with aspirations for better life and job opportunity in industrial parks pose challenge to provide housing and other needs of the population, so it should be handled proactively.

The current experience in Ethiopia indicates that, there is generally a need for a new concept of housing policy in relation to the industrialization of cities. Inadequate housing in cities where industrial parks are located is getting to be a normal phenomenon and it is generating the expansion of informal settlements.

The term 'informal settlement' refers to urban settlements or neighborhoods that have developed outside the formal system for recording land ownership, and that do not meet a range of regulations relating to planning and land use, building codes or health and safety standards. There is a large spectrum of informal settlements that includes illegal subdivisions that are not on illegally occupied land and that often have regular layouts so trunk infrastructure can be brought in. They are illegal in that they were built without official permission, but they are generally of better quality than settlements that occupy land illegally and face less threat of eviction as land ownership is not contested. It may be common for middle- or even higher-income households to resort to these. (Access to shelter and services for low- income groups, (Synthesis report, 2019).

However, a narrow technical understanding of housing policy cannot provide a comprehensive framework to tackle the multiple problems of informal settlements. The problem could affect various aspects such as political, social and/or economic aspects of the city and the nation as a whole. The government and policy makers need to take the issue of housing as part of the formation and growth process of the industrial parks. This study focuses on the understanding of the manner of expansion of informal settlements in and around Hawassa Industrial Park.

1.2. Statement of the problem

Industrialization and achieving industrial development have been the keen interest of all successive regimes of Ethiopia. The current government prioritized industrialization to promote economic growth and job creation, believing that Industrialization significantly increases production and productivity.

Six government-built industrial parks are currently in operation: Bole Lemi, Hawassa, Mekelle, Jimma, Adama and Kombolcha. Collectively these six industrial parks have created about 45,000 jobs for Ethiopians primarily aged between 18 to 28 years. (ILO, 2015). Beyond contributing to direct job creation, these industrial parks are expected to expand the industrial base of the country, transform the wider economy, and raise living standards of the population.

One of the pioneer industrial parks in Ethiopia is Hawassa industrial park (HIP). HIP specialized in textile production. It is one of the biggest parks inaugurated in June 2016. Currently, 22 textile / apparel firms have invested in the site employing approximately 25,000 workers, of which 95% are women aged between 18 and 35 years of age. Once HIP is at full capacity, it is expected to employ up to 60,000 workers from inside and outside the city and the country. (ILO, 2015).

In Hawassa, workers are drawn predominantly from the rural villages and small towns within a 100 km radius of HIP, and tend to reside on the periphery of the city in informal neighborhoods that have sprung up since the establishment of HIP.(ILO, 2015, P.4). These peri -urban areas include additional land where people did base their lives in agriculture. The housing deficit in Hawassa City is currently estimated at approximately 40,000 units, and will be expected to worsen as HIP expands to its full capacity of 60,000 workers. (Work & Industrialization, 2015).

Therefore, the people in the city are exposed to housing shortage and are compelled to live in informal settlements. The majority of women working in the factories are forced to share rental rooms with up to seven other workers, in order to afford housing. Sub-standard housing has been

developed on farmland, with farmers selling plots and / or building rental units in an informal and unplanned manner, often with poor or no sanitation facilities. These factors result in a living environment that exposes workers to greater risk of illness through living conditions with poor sanitation. Attrition rate of workers due to these factors and others is quite high and adversely affects employers. ILO, 2015). Ignoring the improvement of workers living conditions will also lower the competitiveness of Ethiopia as investment destination compared to the surrounding countries.

The city administration in Hawassa has promoted the development of limited number of social housing, and several initiatives are being developed to improve workers' living conditions which include the development of subsidized worker dormitories to improve the living conditions of workers (led by IPDC) and low cost housing alternatives (led by UN HABITAT). While these initiatives will offer a short-term solution to the situation, longer-term sustainable solutions need to be explored. The level of reaction from responsible bodies confirms the insubstantial understanding of the association of HIP to the housing shortage and informal settlement in Hawassa and the obliviousness to the need of introducing related policies to be pressing issues in the city and nationwide specially when establishing industrial parks. This study aims to explore the contribution of Hawassa industrial park to the prevailing housing shortage and the proliferation of informal settlements in the city of Hawassa.

1.3 Objectives of the study

1.3.2 General Objective

The study aims to comprehend access to housing for HIP workers and the manner of expansion of informal settlements in Hawassa in relation to HIP.

1.3.2 Specific objective

The study has the following specific objectives:

- To assess the prevailing access to housing for Hawassa industrial park workers
- To assess the development modality, driving factors and character of informal settlements in Hawassa.

1.4 Research questions

The research attempts to answer the following questions:

- a) What are the existing housing alternatives for HIP laborers

- b) How are informal settlements developed in the city of Hawassa and the driving forces behind the occurrence of informal settlements on its peripheries?
- c) What are the peculiar aspects of informal settlements developed due to the emergence of the IP in the city Hawassa?

1.5 Scope of the study

The geographic scope of the study is limited to Hawassa City's two sub cities from the seven in the city which are Hawella Tula sub city and Tabor sub city, and two Kebeles are selected from Hawella Tula sub city (Dato Odahe and Chefe kottejebesa).and one kebele from Tabor sub city (Tilte). The study focuses on investigating the manner of expansion of informal settlements in Hawassa city due to the development of the industrial park in the city.

1.6 Limitation of the study

Limitations encountered are, IPDC could not share all the needed information and documents on the area of focus, nor the kebele has a statistically data of different years. Effort was made to address the language barrier as the questionnaire was drafted in English and Amharic but there was a need to interpret it and clarify in the local language (Sidamigna). During interpretation the questions might have lost their partial meaning. Households being a little bothered to share honest information and absence of directly related research material on the topic were additional challenges.

1.7 Significance of the study

This study investigates the prevalence of informality and housing shortage due to the existence of industrial park in the city of Hawassa. The impact of the study directly addresses the city dwellers and industrial park workers and all the people living in industrializing cities of Ethiopia. Since Hawassa industrial park is one of the pioneer industrial parks, indicating solutions towards managing housing issues before informality and shortage of housing reaches a grave stage and providing policy makers, researchers and practitioners a tool to address the problems of housing in general and that of informal housing in particular in Hawassa city and in other urban areas in Ethiopia.

1.8 Organization of the study

The research has five chapters. The first chapter covers the introduction which includes the problem of the study, objective of the study, research questions, significance, scope and limitation of the

study. The second chapter discusses the research methodology and the design applied. The third chapter deals with literature review and contextual study. Fourth chapter presents data analysis and discussion. While the fifth chapter contains the summary of findings and recommendations..

CHAPTER 2. METHODOLOGY AND RESEARCH DESIGN

2.1 Introduction

In this chapter the research methodology and design used in the study is described. The geographical area where the study was conducted, the study design and the population and sample are described. The instrument used to collect the data, including methods implemented to maintain validity and reliability of the instrument are described. The material for the study rely on published documents and reports, materials from relevant websites, and primary data from key informants, semi-structured interviews, group discussions and observations of housing areas.

Research design is the framework that has been created to seek answers to research questions. In developing a research, the method which best suited to the study is selected based on the problem statement and the type of the research questions to be answered. The methodology selected also corresponds to the objectives of the study and the problem.

2.2 Research Method Selection

According to Yin (2003), in common practice of research, research design is divided into five broad categories: descriptive, historical, experimental, case study and comparative study. ‘The selection of one from these different types of research methods has to be rational, convincing and suited to the topic. In this regard there are three major factors used in the selection of research methodology: the types of questions to be answered or the research content, the extent of control over behavioral events, and the degree of focus on contemporary as opposed to historical events or the time frame’

This study mainly employed a case study method with a mixed methodology in which both qualitative and quantitative research approaches were adopted to attain the objective to assess the manner of expansion of informal settlements due to in-migration of laborers aspiring to work at the industrial park. The study used exploratory mixed method (Qual-Quan) where initial qualitative phase of data collection and analysis, followed by a phase of quantitative data collection and analysis is employed. Quantitative study was made in order to measure magnitude of expansion of informal settlements with pre-determined responses. Qualitative study since it deals with process,

interests and roles that are related to personal sense of life or experience which are difficult to quantify.

The data type in this research includes primary and secondary data, collected using different techniques. Primary data was collected from interview with key informants, and questionnaire for city officials. Secondary data was collected from books, articles, journals, guidelines, official reports, electronics and press news outlets.

The research was conducted in the city of Hawassa. Hawassa industrial park, which was inaugurated in June 2016 GC, was developed by the Ethiopian Federal Government to specialize in textile and garment production. Its full operation kicked off in February 2017, and now it has operated for over 5 years.

2.3 Sample Selection and Sampling Technique

As the setting of this research is a city, which is quite large to draw a representative sample from, some mechanisms need to be sought to bring the large population into its manageable and significant representative sample size. In such situations cluster sampling design is used, the researcher will divide the city into two clusters. The classification is based on location which is urban center - peri-urban distinction and information gained from Pilot survey done by the researcher, indicated significant number of informal land transactions occurs at the periphery of the city; as a result the urban center is left out in the investigation done through questioner.

Another Pilot survey on where HIP labors dwell shows that, from the north of the city 'Addis Ketema' and 'Dato Odahe' kebele and from the south of the city 'Chefe kottejebesa', 'Addisu Gebeya' and 'Alamura (Referral) kebele were identified to be the main dwelling areas of the HIP laborers. The pilot study showed that peri-urban sub-cities of 'Hwella tulla' sub city (which contains 'Dato Odahe', 'Chefe kottejebesa' and 'Tullo' Kebeles) and 'Tabor' sub city (which contains 'Fara', 'Hitata', 'Tilte' and 'Hogane Wacho' kebele) are sub-cities where proliferating informal land exchange exists. Based on this pilot study three sub-urban Kebeles (namely: Dato Odahe; Chefe kottejebesa; and 'Tilte) were selected for the in-depth case studies as the two phenomena of informal land transaction and presence of HIP workers residences overlap.

In the second stage, sample size was determined based on the following method. Data from the sub-cities land administration indicated that there are around 5,000 informal parcels (households) at Dato Odahe kebele; 2,000 parcels (households) at Chefe kottejebesa and 2,800 parcels (households) at Tilte kebele making the total about 9,800 parcels (households). The pilot survey further showed

that some of these households have rooms for their own use only and some others have additional rental rooms. The proportion of own-use only households and rental-room owner households differed from kebele to kebele: In Dato Odahe, the rental room owners are slightly more than the own-use only owners; in Chefe Kotejebesa kebele the rental room owners were about two and half times the own-use only households whereas in Tilte kebele about two-third of the households have rental rooms. Based on this knowledge, the researcher decided to systematically select households for interview one household per 80 to 90 households in each kebele. On the basis of the total number of households in each kebele and the proportion of own-use only owners and rental room owners, the number of respondents for each kebele was calculated as shown in Table1. A total of 120 respondent households were selected for the sample survey.

Kebele	Households in informal settlements/kebele	Respondents Per kebele 1 per 80-90hh	Proportion of respondents selected		Remarks
			Own-use only households	Rental-room owner households	
Dato Odahe	5,000	60	33	27	Nearly equal
Chefe Kotejebesa	2000	25	21	9	Adjusted to 30
Tilte	2,800	31	18	12	Adjusted to 30

Table 1: Number of respondent households per kebele

HIP laborers were randomly surveyed through questioner at different working days, when the number of respondents reached near 60 the researcher understood data has saturated and there is no need of conducting the questioner.

To see the informal land sell and buy experience from different perspectives before and after the development of HIP, voices of total of 3 key informants 1 from each cluster and 4 land brokers with long years of land buy and sell experience and 8 knowledgeable people from IPDC, ‘Kebele’, Municipality and sub cities officials are included in the interview.



Fig 1: Location of HIP and study sites

2.4 Sources and Types of Data

The collected data types were both primary and secondary. The primary data was collected through interview questions forwarded to the key informants in order to collect qualitative and quantitative data. As a result the primary data was collected from IP laborers, house owners and key informants in regional, city and kebele officials. The laborers were interviewed on the street when they get out of work, since it was not possible to get to their work space. House owners were interviewed at their houses in order to understand and experience the situation under study.

The secondary data were collected from other related documents like books, articles, commentaries, journals, guidelines, official report, electronics and press news outlets.

2.5 Data Collection Techniques

The method of collecting the data was through formal and informal discussion with primary sources at different levels; such as IP laborers, IPDC employees, residents at the study area and officials. Primary data were qualitative and quantitative data collected through two different methods, which are semi-structured one to one interviews, and observation (which included photography). In the case of home-owners (own-use only and rental room owners) both qualitative and quantitative data were collected at the same time.

Data source, collection methods and analysis methods are shown in Table 1.

No	Objective	Data type /Data source	Data analysis
1	How are informal settlements developed in the city and its peripheries?	Primary data <ul style="list-style-type: none"> • Hawassa city housing development office • Municipal and Sub Cities officials • Settlers (house/rental house owners) • IPDC official • HIP Laborers Secondary data <ul style="list-style-type: none"> • Literature • Sketches/mapping 	<ul style="list-style-type: none"> • Percentage • Frequency
2	What are the driving forces behind the occurrence of informal settlements in Hawassa city?	Primary data <ul style="list-style-type: none"> • Municipal and Sub Cities officials • Kebele Administrators • Settlers (house/rental house owners) • Land Brokers Secondary data <ul style="list-style-type: none"> • Literature 	<ul style="list-style-type: none"> • Percentage • Frequency
3	What are the peculiar aspects of informal settlements developed by in-migrants working in HIP?	Primary data <ul style="list-style-type: none"> • Key informants • Land Brokers • Municipal and Sub Cities officials • Settlers (house/rental house owners) • Observation/photographs Secondary data <ul style="list-style-type: none"> • Literature • Sketches/mapping 	<ul style="list-style-type: none"> • Percentage • Frequency

Table 2: Data source and data collection Methods

2.6 Data Analysis Techniques

Settlement formation being a complex process, the research employed a mixed data analysis method. Mixed data analysis is a process that involves moving back and forth between concrete bits of data and abstract concepts, between inductive and deductive reasoning and between description and interpretation (Merriam, 1988). As a result the researcher employed the mixed data analysis strategy as it enables to go about organizing, analysis, numerating and interpreting data. The interview data was organized by grouping answers together across respondents. The questionnaires data were compared and tabulated with frequency tables and chart supported by explanation. Inductive analysis employed meaning searching; data analysis came from the data, and meanings emerge out of the data rather than being decided prior to data collection and analysis. For the qualitative case sketches, notes and pictures were recorded on every site visit to ensure accuracy in recording the information given from respondents. Summary of findings, conclusion and recommendation are made on the basis of the findings from the data analysis.

2.7 Research Design Diagram

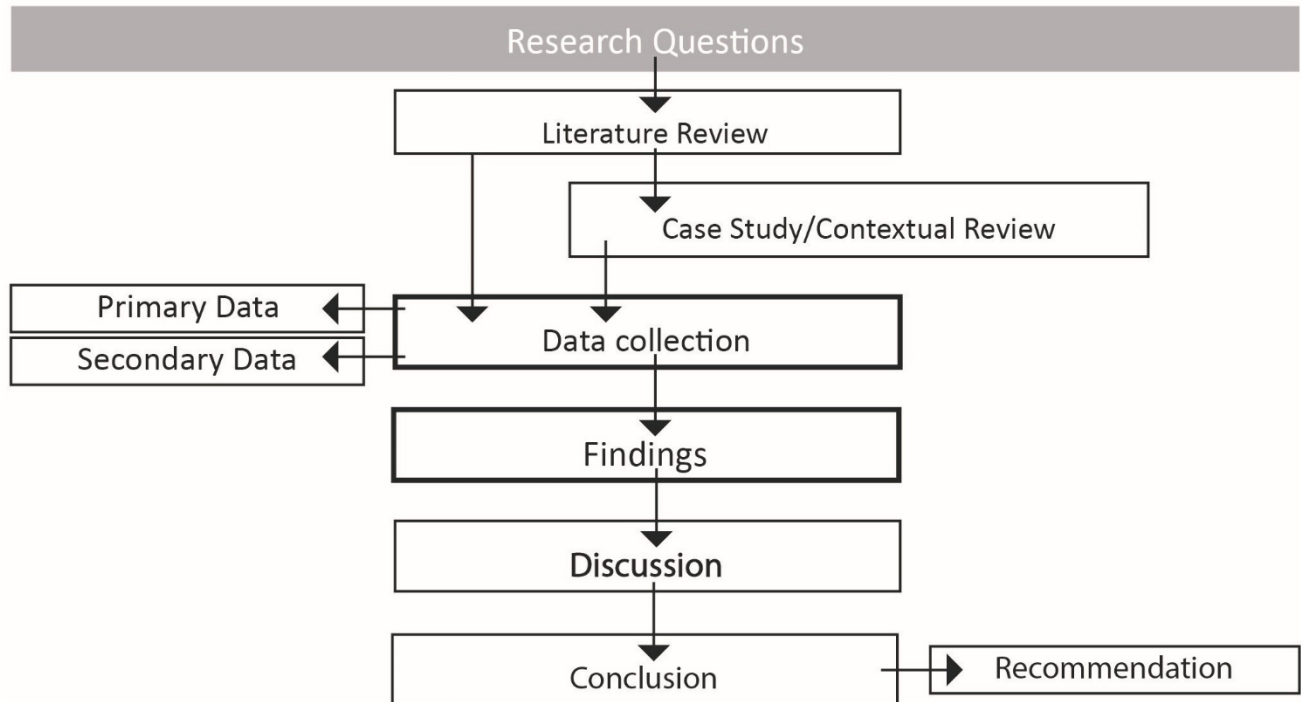


Fig. 2. Research design framework

CHAPTER 3. LITERATURE REVIEW

3.1 introduction

Under this chapter literatures reviewed on the concerns of industrialization and its association with settlement are presented. Terminologies usually used regarding industrial parks and settlement has been clarified in this chapter; industry parks, settlement, informality, informal settlement are among the terminologies discussed. Theories on the understanding of the formation of settlement distinction and the establishment of informal settlements are also highlighted in this chapter. On the other hand contextual literatures on industry parks, informal settlement and housing schemes are reviewed.

3.2 Urbanization and Industrialization

A study made by Stylianos Athanassiou (1974) on urbanization and industrial development in Latin American countries states that industrialization of a country greatly influences the urbanization of the population of a country. Urbanization is a multi-dimensional process of urban change with spatial, demographic and cultural implications. It is one of the means through which humanity is transforming the Earth's surface. (Louise G., Vanesa C., 2018).

Industrialization and rapid urbanization introduce new opportunities and challenges in different parts of the world. Africa's move into the 'urban age' is projected to be without precedent in its swiftness. While the continent is still largely rural, it is one of the fastest urbanizing regions around the world. Africa's urban population is expected to more than triple over 40 years. (Burak G. 2017)

Industrialization is a core function in the poverty alleviation efforts of developing countries like Ethiopia. Industrialization generates employment, provides education for citizens, encourages advancement and innovation, and better utilizes resources. Therefore it is more than an engine of economic growth since it is the catalyst for the technological, financial and socio-economic transformation. (Endalkachew Sime, 2020). The presence of industries can provide cities with locally produced consumer products, employment opportunities, and extra tax revenues, and it also promote urbanization.

Although urbanization is seen as a 'transformative force' as it has helped millions to escape poverty through increased productivity, employment opportunities, improved quality of life and large scale

investment in infrastructure and services, urban areas around the world still face enormous challenges and changes. For instance, ‘persistent’ urban issues detected are: uncontrolled and unplanned urban growth, changes in family patterns, growing number of urban residents living in slums and informal settlements in addition to the challenge of providing urban services for all (UN-Habitat, 2016).

3.3 History and definition of industrial parks

The concept of industrial park can be dated back to the industrial revolution of the 18th century during which countries formed industrial areas to facilitate industrialization.

This paragraph from a paper series by UNIDO (United Nations industrial development Organization) provides general information of when the process of industrialization started and why it is a favorable practice, especially for developing countries.

‘Since the 1960s, an increasing number of countries have embarked on the road to promote industrialization and economic restructuring through industrial parks. For developing countries, industrial parks can maximize resource integration for limited production factors within a certain spatial scope. By attracting labor and capital-intensive domestic and foreign investment in manufacturing and service industries, industrial parks can not only increase job opportunities, wages and skills of local workers. Furthermore, they can also establish links to global value chains through participating in international competition, and making full use of comparative advantages to promote the upgrading of industrial structure, and constantly improve the country’s position in the international division of labor. Currently, the industrial park economy has become a global trend.’ (UNIDO, Working Paper Series| 2018, P. 2)

This section of the chapter describes the general developmental processes and concept of industrial parks in the world and in Ethiopia. It also provides the definition of industrial parks given by different scholars.

3.3.1 Overview of the history of industrial parks

The first generation of industrial parks was established in the early 1970s. These parks were driven by public sector development and operated with government subsidies for services and facilities. They were basic compared to modern standards, with simplistic architecture offering halls and space for storage. Over the decades the scope of services provided by industrial parks has become

more sophisticated and holistic. (Europe and central Asia regional conference 2021) Gradually, the private sector began adopting a greater role, and a coordinated public-private partnership model with an emphasis on science and technology evolved over time. (Working Paper Series | 2019). The private sector develops, owns and operates the park on a cost-recovery basis. The authority only regulates activities within the confines of the park and outsources core functions to the private sector. (Europe and central Asia regional conference 2021)

In the late 1970s and 1980s, the new generation of industrial parks were built with greater attention given to the requirements of science, technology and business (Europe and central Asia regional conference 2021). The types of facilities, services and amenities that a park provides depend on the industries and sectors it is targeting, and the obstacles the park is intended to overcome. (Europe and central Asia regional conference 2021)

During the 1990s, industrial parks emerged with greater flexibility in the use of buildings and space, and a wider range of support services supplied to firms. Private sector involvement led to improved services, greater product differentiation and non-price competition. The most recent wave of industrial parks constructed since the late 1990s are designed to promote new innovative industries and technologies, as well as to create attractive environments for employees with facilities such as housing, medical services, shopping and educational establishments (Europe and central Asia regional conference 2021). As new uses have been accommodated; some uses commonly included in earlier parks have been excluded. For example, heavy industry, once part of early planned industrial districts, is seldom provided for in the newest industrial parks. At the same time, however, new facilities such as offices, service areas, shopping centers, and recreational facilities are being added to enhance the convenience of the planned industrial neighborhood for tenants and visitors. (Nils bonde-henriksen, 1982)

Acceptance of the industrial park concept has grown rapidly during the last twenty-five years (Nils bonde-henriksen, 1982). Industrial Parks allow countries to focus in particular sectors with their scarce resources with the view of building economic competitiveness which ultimately help them in coping with global competition and building resilience to shocks. The modern industrial parks focus on providing an internationally competitive business environment with improved infrastructure, sophisticated communications, reliable power, efficient customs operations and many more better services. (Endalkachew Sime, 2020)

3.3.2 Definition of industrial parks

With regard to definition and concept of Industrial Park, many authors and scholars provided their own views. As Bonde says ‘The industrial park concept is not a novel one. In fact, it has been around for decades and has grown during the last twenty-five years’. (Bonde-Henriksen 1982). The definition given by this scholar provides an all rounded characterization as it works for different areas and countries in the world. *‘An industrial park is a tract of land set aside for industrial purposes under the private management and control of the developer or investors. Typically it includes many designated sites. Since World War II the industrial park has come to typify the grouped sitting of industrial activity within urban areas.’* (Nils bonde-henriksen, 1982)

The term "industrial park" implies careful planning and brings to mind extensive low-rise buildings located in a landscaped setting of wide lawns, and interconnected by broad boulevards. Generally, the property has all the characteristics of the ideal industrial site, including installed utilities, highly accessible highway and rail connections, and finished grading. (Nils bonde-henriksen, 1982)

According to Ermias Wedajo (2019), the term “Industrial Park”, which is used interchangeably with the term “special economic zones”, encompasses a number of interrelated concepts, including, free trade zones, Free ports, foreign trade zones, Export processing zones, Trade and economic cooperation zones, and Economic processing zones.

The Ethiopian Industrial Park proclamation (FDRE industrial park proclamation 2015, No. 886/2015) defines an industrial park as: *“An area with distinct boundary designated by the appropriate organ to develop comprehensive, integrated, multiple or selected functions of industries, based on a planned fulfillment of infrastructure and various services such as road, electric power and water, one-stop shops and have special incentives schemes, with a broad view to achieving planned and systematic, development of industries, mitigation of impacts of pollution on environment and human being and development of urban centers, and includes special economic zones, technology parks, export processing zones, agro processing zone, free trade zones and the like designated by the Investment Board”*.

3.4 Schemes of Informal settlements

The primary negative impact of urbanization is the fast spread of urban areas into agricultural and woodland areas, often informally. (Jemal Abagissa, 2019). Roy defines ‘urban informality’ as “a state of exception from the formal order of urbanization” (Roy, 2005, p. 147). As urbanization is the process whereby a society changes from a rural to an urban way of life, ‘urban informality’ involves

urbanization activities and practices that fall outside the purview of the state and policies that moderate the urbanization process. (Vicente S., Gabriela H., Meenakshi J., 2019)

Urban informal settlements are estimated to be home to around one-third of the world's urban population (UN-Habitat 2008). Much of the urban growth in the twentieth-century is taking place in the developing world. In particular, informality —once associated with poor squatter settlements— is now seen as a generalized mode of urbanization (Roy, 2005).

Developing countries have faced enormous population movements from rural to major urban centers and this led to swelling informal settlements posing city's socio-economic challenges (Nouri A. Elfarnouk, 2015). In sub-Saharan Africa, the urban majority resides in informal settlements, due to high population growth rates, high rural to urban migration, poor urban majorities, and limited state capacity to administer the urban growth. (UN-Habitat, 2013)

An industrial park can make a great contribution to improving the general planning of a community in an area where there is no framework of comprehensive planning and where decisions regarding land use are haphazard and not wholly consistent. (Nils bonde-henriksen, 1982).

Moreover, most people moving into urban areas do not have the economic and social resources to live in the planned and formal parts of the city. Consequently, they settle in unplanned parts of the city, where land is cheap or abandoned and public services are poor. This often is the only option and remains the main mechanism of urbanization in developing cities. (Seth A. and Michihiro K.,2015)

The influx of new urban dwellers to cities has to be met with an adequate provision of urban services (education, health), infrastructure (housing, public transport, waste collection) and jobs. (Louise G., Vanesa C., 2018), but this is not the case in most countries including Ethiopia. Limited knowledge of the formation and development of informal settlements limits the capacity to develop effective policy and urban planning in sub-Saharan Africa. (UN-Habitat, 2010). The current study is aims to contribute humbly to the understanding of the developments of informal settlements around industrial parks.

3.4.1 Definition of informal settlements

The paradoxes and misunderstandings about informal settlements explicitly necessitate a critical understanding of the situation that clearly and properly comprehend the current informal practices and scenarios in cities. These days' researchers in planning and urban studies are beginning to provide important information to better understand informal settlements.

When mentioned in the context of settlement, the term 'informality' had been referred by Hasan as, a location where groups of people live on land in which they have no legal claim or settlements where homes are constructed with land subdivision procedures performed without the consent of the planning authorities, without following regulations and recommended codes. (Hasan, 1998).

There are many definitions of informal settlement but in most definitions by various scholars, the terms have been used to refer to unregulated, illegal and unauthorized construction, arising from the conditions and regulations in different countries, including spontaneous, unplanned, unauthorized, illegal or squatter settlements. (Jemal A., 2019)

The United Nations has used the term informal settlements to refer to:

- I) residential areas where a group of housing units has been built on land to which the occupants have no legal claim, or which they occupy illegally
- II) Unplanned settlements where housing is not in compliance with current planning and building regulations (unauthorized housing (United Nations, 2015).

In general, Informal settlements are residential areas where inhabitants have no security of land-tenure or dwelling, with modalities ranging from squatting to informal rental housing (UN-Habitat, 2015).

Informal settlements can be a form of real estate speculation for all income levels of urban residents, affluent and poor. Slums are the most deprived and excluded form of informal settlements characterized by poverty and large agglomerations of dilapidated housing often located in the most hazardous urban land (UN-Habitat, 2015). In addition to tenure insecurity, slum dwellers lack formal access to public space and green areas, and are constantly exposed to eviction, disease and violence (UN-Habitat, 2015b).

As mentioned by Seth Asare Okayere and Michihiro Kita, on their paper titled 'rethinking urban informality and informal settlements growth in urban Africa', scholars like Roy (2004, 2005), who has researched on urban informality and poverty in India, have emphasized how informal settlements need to be understood in a different way, calling it a 'new knowledge to planning'. (Seth A. and Michihiro K., 2015)

When considering informal settlements, questions regarding "informality cause" always arise (Khalifa, 2005) in his discussion on informality, asked what really the cause of informality is and if it does really exist outside the formal system. He concluded by answering the same question, that informality is caused by the weakness in the formal structure that informal settlements in urban areas exist in the "grey spaces", i.e. positioned between "whiteness" of legality and "blackness" of

eviction (Yiftachel, 2009). This grey space is imposed in a blurred boundary between legal and illegal, acceptable and unacceptable, the planned and the unplanned (Roy, 2004).

As mentioned by Michael Oloyede, scholar named Durand (2006) who has specialized in urban land management and policies in developing countries explains informality as being associated with illegality. He, however, refers to illegality in human settlements mainly in conformity with the planning and construction norms, and more importantly to tenure situations. The tenure policies are not in favor of the poor due to its bureaucratic bottlenecks. Although governments have employed land policy reforms to make land more available to the people to stem the tide of informality, mostly their efforts have proved futile. Planners within the sub-Saharan African cities have reacted consequently to the development of informal settlement by frequent eviction and destruction of houses. (Michael O., 2019)

Definition of terms related to informality

For the purpose of clarity in research, key terms and terminologies need to be clarified so as to reduce ambiguity in the understanding of the issues to be analysed. Definitions of key terms and concepts as applied in this research are presented below.

Informality: Informality is typically defined as market-based and production of goods (goods that are legal to be consumed) and services that is hidden from public authorities for monetary, regulatory, or institutional reasons (Schneider, Buehn, and Montenegro 2010).

Urban informality: Urban informality is a key part of contemporary urbanization narratives. Informality most often describes the practices and activities that take place in the city in response to everyday necessities of urban dwellers and that emerge from the bottom-up, rather than emerging within a legal or institutional framework, or planned by the government. (Louise G., Vanesa C.)

Informal housing: Informal housing refers to the houses that are built by their future occupants without input from planning agencies, sometimes on land that is not legally owned and deprived of basic services (electricity, water and sewage). (Louise G., Vanesa C.)

Legal frame work: Legal frameworks comprise a set of documents that include the constitution, legislation, regulations, and contracts. (NRGI 2015)

Settlement: Settlement refers to the physical spaces and environments in which households are sheltered, and how one shelter relates to others. The term is generally used in the context of displaced populations to describe the temporary or sometimes permanent living arrangements of displaced families. In this context settlements can range from planned camps to dispersed

accommodation in host villages/neighborhoods, collective centers, spontaneous camps, rental accommodation, etc. (UNHCR the UN refugee agency, emergency handbook, 2023).

3.4.2 Character of informal settlements

The definition of the 'informal' as simply the opposite to 'formal' requires more reflection and research (Castro, 2015). Informal settlements exist in a continuous and complex relationship between legality and illegality, in which settlements formed through illegal land invasion and self-built housing can co-exist together with the informal subdivision of land of high value in the market but legally acquired or transferred. (Castro, 2015).

Huchzermeyer insists that informal settlements should be understood not as permanent actions but fluid, since these settlements are in a process of constant change. Thus urban informality responds to changing structures and pressures and hence, best described as a relative than absolute concept.(Huchzemeyer M. (2008). For Roy and AJSayyad (2004), informal settlements require a complex continuum of legality and illegality, where squatter settlements formed through land invasion and self-help housing can exist alongside upscale informal subdivisions formed through legal ownership and market transaction but in violation of land use regulations (Roy & AlSayyad, 2004).

According to Roy (2009), informal housing can include any type of housing that is 'illegal' by falling outside of government control or regulation, or that is not protected by the state. On the other hand, informal settlements are residential areas where inhabitants have no land rights or tenure, with modalities ranging from illegal occupation to the informal lease of houses and rooms (UN-Habitat, 2015c).

Such settlements, where housing often does not comply with safety regulations, generally lack urban infrastructure and basic services and are often found in hazardous areas prone to socio-environmental disasters: close to polluting industrial activities, hillsides without appropriate management or mitigation, flood-prone river banks, among others. (Vicente S., Juan P.), Such settlements generally lack or are cut off from urban infrastructure and basic services, while housing may not comply with current regulations, and is often situated in hazardous areas. (UN-Habitat, 2015b).

According to Louise and Vanesa, there are two myths about informality; the first myth of informality is that it is often thought of representing the evils of the city, and as something that should be

eliminated. As far as the topic of housing is concerned, this issue translates to the generalizations made about “the slum”. In many international reports and academic research, slums are presented as a marginal peri-urban area of the city where migrants settle, and that is characterized by vulnerability and socio-spatial exclusion, in particular from urban services and governance processes (Louise G., Vanesa C. 2018).

The second myth of informality is related to a simplified vision of the city where the informal and the formal are separated and distinct. Yet, the formal and the informal are but two aspects of the same city and the boundaries between what is formal or informal are ill defined, contextually based and constantly crossed by flows of people, money and materials. (Louise G., Vanesa C., 2018). Louise Guibrunet and Vanesa Castán Broto challenge this understanding of informality as a distinct and homogenous element of a city; and they substantiate that informality is not innately characterized by poverty, marginality, unsustainability or exclusion.

Moreover, the study conducted in Kenya identified that the common characteristics shared by all informal settlements are (1) insecurity of tenure, (2) lack of planning, (3) lack of infrastructure (e.g. roads, water pipes, drainage systems, toilets, waste collection, electricity), (4) poor environmental condition, (5) lack of public facilities (schools, dispensaries), and (6) unemployment and poverty (Pellikka, P., J. Ylhäisi & B. Clark 2004).

In support for the findings by Louise G. and Vanesa Castán B. the fact that informal Housing and settlements are not just the domain of the poor and marginalized, the insight of UN-Habitat can be cited. Informality also exists in some unexpected realms of the city: in the case of informal housing, it has to be pointed out that some middle- and upper- income neighborhoods, in particular gated communities, are technically informal settlements. In this case informality relates to the process of development of the neighborhood (bypassing zoning and planning laws with political influence and corruption) and is characterized by a lack of compliance with urban strategies, in particular with environmental policy and land conservation (UN Habitat, 2009).

In conclusion, informality cannot be simply associated to the lower and poorer class as it crosses class and social boundaries, occurring even in areas considered of highly formal urban structure. According to UN-HABITAT, other characteristics of informal housing include:

- Lack of secure tenure;
- Housing that contradicts city by-laws;
- Housing built on land not owned by the housing owner;

- Lack or inadequate access to basic public services;
- Substandard housing or illegal and inadequate building structures;
- Illegal subdivision of buildings;
- Poverty, criminality and social exclusion; and
- Unhealthy living conditions and hazardous locations (UN-HABITAT, 2003; Payne & Majale, 2004).

Fekade (2000) explains the growth pattern of an informal settlement as follows, the growth pattern of an informal settlement does not follow a linear pattern, i.e. settlement development does not occur consistently over its lifetime but explodes at a certain stage of its growth. A brief outline of the stages follows.

The starting stage, this stage is initiated by low-income households converting closely located peripheral agricultural land to residential uses. They engage in incremental development, starting with primitive houses that are scattered on the settlement farmland, covering a small fraction of the land area. Residents develop small informal commercial and retail activities in the informal buildings, providing services that increase settlement attractiveness. Gradually, the incremental process traverses from what the author calls the scattered expansion to collective expansion stage, where approximately half of the settlement's land is built on. (Fekade, 2000 p.142)

The boom stage, this stage is induced by the urban critical mass created by the collective expansion. The informal settlement at the collective expansion stage attracts a flow of middle income households, causing land prices to appreciate. At this stage, entrepreneurial developers, feeling the potential lucrative real estate market, build formal-like apartments that match the middle income housing demand. Housing construction is accelerated until all available land is consumed. This stage adds more residential building per unit area than any other phase in the settlement life cycle. Average vertical density of the settlement is raised at this stage. At the end of this booming stage, where the settlement has matured and moved onto the consolidated expansion phase, about 80% of the land is used for housing construction. (Fekade, 2000 p.142)

The saturation stage, at this stage construction is added primarily through vertical densification, i.e. the majority of added dwellings come from added story in buildings. As land prices rise due to land scarcity in the settlement, households living in rural or small incremental houses may opt to demolish their houses and sell the land to developers. Entrepreneurs displace rural houses and use land in-fills to build apartment buildings. (Fekade, 2000 p.142)

Although there is a widespread recognition that informal settlements face a multi-dimensional deprivation and much of the policy-making process attempts to deal with physical (environmental), economic and social aspects, an explicit emphasis is necessary that social inequality is a

fundamental underlying cause for the formation of informal settlements. There is therefore a challenge for public policy to approach informal settlement problems in a most comprehensive way. (Sasha Tsenkova, 2008). And It is not a helpful analytical concept to think of informality as inherently marginal or problematic. The diversity of situations has to be recognized, in particular in terms of poverty and integration into urban life. Besides, it is important to highlight the interdependence between the formal and the informal sectors of the city. (Daniels, 2004).

3.5 Theoretical literature review

General theories of urban structure are a scarce commodity. When describing the formation and expansion of informal settlement, three main theories are frequently discussed. One of the most persistent models of urban structure is associated with a group of sociologists who flourished in Chicago in the 1920s and 1930s. (Michael and Steven, 1998).

The Chicago School in the 1930s regarded informal settlement as residential differentiation resulting from the different income levels of different ethnic groups who competed for ‘valuable’ or desirable urban land (Burgess, 1925 as cited by UN-Habitat, 2003). Miller explained the dynamics of people’s movement in the city when industrial development took over the central part of Chicago in the following manner. Miller also explained the spatial distribution of tax delinquency according to Park and Burgess' model of urban ecology and concentric zone theory

"The pattern of tax delinquency in Chicago in the period of this study appears to have been related to the pattern of the city's ecological development. As the city expanded outward, the encroachment of industry in the areas adjacent to the central business district blighted these sections. The original residents drifted outward and the inner neighborhoods were occupied successively by people with lower incomes unable to find dwellings elsewhere. (Miller in Burgess and Bogue 1964: 105). Never fully utilized for industrial purposes and constantly deteriorating as residential areas, these sections became characterized by physical deterioration and social disorganization as well as by tax delinquency" (Miller in Burgess and Bogue 1964: p.105).

Ernest Burgess (1925) displayed “problem areas” in Chicago using the “concentric zone model.” He noticed that cities tended to expand from the center and to make five concentric zones, each with differing characteristics. It was in the transition zone (Zone II) that social change mostly occurred, caused by the invasion of the central business district. As the central business district constantly

expanded, the transition zone suffered from continuous invasion and conflict, resulting in a breakdown of the social control structure. According to the ecological perspective, any conflict derived from invasion should settle as a new order becomes dominant. However, given the continuous changes in community members and the rapidly-growing central business district, the transition zone failed to move from disruption to reorganization. Thus, communities in the transition zone were characterized by a lack of normative structure and higher rates of social problems. (Western Criminology, 2008)

Alonso's neo-liberal theory of slums suggested that informal settlements are a response to the housing needs of urban dwellers who cannot afford a formal dwelling due to discriminatory urban regulations and public spending (Smith, 1980).

Since the beginning of the twentieth century, our understanding of cities has gone through important changes due to major socio- spatial processes. Specifically, over the last few decades processes like globalization and decolonization have produced significant consequences in cities and these have attracted the attention of prominent urban scholars. (Gizem Caner, Fulin Bölen 2013). In turn, these processes produced undesired transformations on the urban ground. Accordingly, divisions of capitalist production processes, urban segregation and increasing inequality between the affluent and deprived city districts became common themes studied by urban scholars dealing with the cities of the developed western world (Safier, 1997).

Post-modern theory of urban landscape or factorial ecology, perceive informal settlement as the product of skills segregation within urban spaces - urban dwellers settle according to their profession and social status (Flood, 2000). The factorial ecology theory or post-modern theory of urban landscape stressed that the segregation of skills or profession of urban dwellers within urban spaces causes the growth of informal settlements (Flood, 2000).

Ashenafi Getachew (2015) scrutinized that, In developing countries, however, four major theories of informal settlements are commonly referred to: land management; colonial legacy; inadequate economy; demand and supply disequilibrium, Specifically, one school of thought believes that inefficiency of urban authorities, along with poor land management practices and inadequate urban planning schemes, cause the informalisation of urban areas (Fekade, 2000). The second theory links the expansion of Informal Settlement to political and historical factors, especially colonialism, postcolonial practices and civil and political instabilities (Debusmann & Arnold, 1996; Global Urban Observatory, 2003). A third view suggests that the introduction of a new economic system has played an important role in the development of Informal Settlement. This theory argues that the

introduction of urban trade, income and class differences is spatially translated into residential discrimination and social exclusion (Huchzermeyer, 2002). A fourth theory explains the emergence and growth of Informal Settlement by the disequilibrium between the demand and supply of urban commodities (land, services and infrastructures). This viewpoint explores the sustainability and persistence of Informal Settlement and postulates that while effort is deployed to improve slums, new Informal Settlement is mushrooming in other parts of the city (Jacopsen, 2002).

In summary, the plethora of explanations suggests that there is no single theory that can fully explain the emergence and the expansion of Informal Settlement. However, within developing cities it is usually argued that Informal Settlement are the result of combination of factors such as poor management, especially failed urban policies, poor governance, corruption, inappropriate regulations, dysfunctional land markets, social insecurity, poor economic performance and lack of political will (Remy Sietchiping, 2004).

3.6 Contextual review

Ethiopia, officially the Federal Democratic Republic of Ethiopia, is a landlocked country in the Horn of Africa. It shares borders with Eritrea to the north, Djibouti to the northeast, Somalia to the east and northeast, Kenya to the south, South Sudan to the west, and Sudan to the northwest. Ethiopia is a Federal Democratic Republic composed of 11 National Regional States (NRS) – Tigray, Afar, Amhara, Oromia, Somali, Benishangul-Gumuz, Southern Nations Nationalities and Peoples Region (SNNPR), South-west region, Sidama, Gambella and Harari – and two administrative councils – Addis Ababa and Dire Dawa.



Fig. 3 Map of Ethiopia; and location of Hawassa City

3.6.1 Industrial Park developments in Ethiopia and Hawassa industrial park

A conscious move to stimulate industrial growth in Ethiopia began only in the mid-1950s with the formulation of the First Five-Year Plan (FFYP) that covered the period 1958-1962. Two more five-

year plans, Second Five Year Plan (SFYP) and Third Five Year Plan (TFYP), were launched between 1963 and 1973. The implementation of these initiatives attracted foreign investors and gave boost to the manufacturing sector in Ethiopia, although the overall industrial base of the country remained weak. (World Bank, 1985)

A full-fledged Industrial Development Strategy (IDS) was formulated in 2002/03. The Industrial Development Strategy (IDS) is based on the government's broad development vision known as Agricultural Development Led Industrialization (ADLI). It comprises the following four key principles: i) Strong linkage between industry and agriculture; ii) Export oriented sectors to lead industrial development and be given preferential treatment; iii) Labor intensive sectors be given priority to exploit comparative advantage and maximize employment; iv) Public-private partnership: the strategy recognizes the private sector as engine of growth, while government assuming leadership and coordinating role. (UNIDO, Working Paper Series, 2018,)

Ethiopia's Growth and Transformation Plan (GTP I and GTP II) identifies industrial parks as one means for the country's industrialization and promotes the establishment of industrial parks for the following priority national sectors: textiles and garments, leather and leather products, sugar, cement, metals and engineering, chemicals, pharmaceuticals and agro-processing. (UNIDO ,2019)

The Industrial Park Proclamation No. 886/2015 was adopted to provide a framework for the establishment, development, administration and supervision of industrial parks. Three mechanisms are in place for the establishment of IPs/SEZs: (a) fully developed by the federal or regional government; (b) developed by PPPs with the IPDC; and (c) by private developers only. (UNIDO, Working Paper Series, 2018). Additional investment laws, including the Investment Proclamation 769/2012, provide a wide-ranging incentives package for investments in priority sectors with high export potential. (UNIDO, 2019). Industrial parks in Ethiopia can also be categorized based on their focus sector including textile and garment; leather and shoes; agro-processing, pharmaceutical and IT parks. (UNIDO, Working Paper Series, 2018)



Fig 4. Location of Industrial parks in Ethiopia

Hawassa Industrial Park

Hawassa Industrial Park (HIP) is located at the heart of Hawassa, the capital city of the Sidama National Regional State. Known for its hospitality, Hawassa is home to a diverse group of people. Hawassa Industrial Park (HIP), a nation-level textile and garment industrial park in Ethiopia, is characterized by "Nine Months Completed" and "Zero Emission Commitment". It represents the highest level of African textile industrial park in the perspectives of speed of construction, size and planning standards. (UNIDO, Working Paper Series, 2018)



Fig 5: location of HIP

The IP was designed and constructed by the China Communications Construction Company. (UNIDO, Working Paper Series, 2018). The park covers a total land area of 3 million m². Phase I of HIP covers a land area of 1.4 million m², of which 410,000 m² is factory shed built up area. It has an additional area allocated for shared facilities such as apartments for about 1,000 expatriate staffs, One-Stop Shop Service building, commercial buildings, health center, and exhibition center. Hawassa amasses a labor supply of up to 5million people within 50kms radius making it an ideal investment destination for labor-intensive industries. This means a labor cost that is 20-25% lower

than Addis Ababa and a low turnover of employees due to less competition from other industries and sectors. (Profile of HIP)

Today HIP accommodates fabric mill, garment and interlining manufacturers. 18 leading foreign companies have invested in the park while necessary preparations are finalized to facilitate the investment of 8 domestic industrialists that have been meticulously selected. Entrants to HIP are carefully selected to ensure cohesive and cordial relationships among investors with a shared vision of ensuring higher productivity and competitiveness in the park. Many of the companies in HIP are currently operational and already have begun exporting. At full capacity, the park is expected to generate employment opportunity for close to 60,000 individuals and export earnings of \$1 billion per year (Profile of HIP)



Fig 6: Hawassa industrial park

3.6.2 Informal settlement situation in Ethiopia

3.6.2.1 General form in Ethiopia

Informal settlements have become persistent feature of urbanization and globalization, various studies have shown that the magnitude of Informal settlements indifferent countries is considerable and huge today. They have become the fastest growing type of human settlements in developing countries. (Daniel Lirebo, 2006) so one can't expect a different scenario in Ethiopia.

In Ethiopia, following the nationalization of the land by the socialist regime in 1975, urban land became under the stewardship of different city authorities. Regarding rural land, peasant associations were established all over the country and they were given the responsibility of administering land in their jurisdiction. Thus, monopoly power by the government and the multiple management of land by different authorities created a loophole for many illegal activities including the emergency of Informal settlement (Daniel L., 2006)

In the Ethiopian context, the Addis Ababa Development and Improvement Project office adopted the following working definition for informal settlement. Informality/illegality includes any form of construction (such as houses, fence, notice board, sewerage lines, containers, temporary/movable kiosks, etc) which have been erected or built on public lands without having legal basis (As in AADIPO 2003 cited in Daniel w., 2011).

Furthermore, it also includes any unauthorized expansion/ encroachment made on public rental houses. However, the degree of informality/illegality varies: some can be totally informal where as others can only be partially informal. Based on this working definition, therefore, the whole forms of informality is divided in to two major groups:

Group 1: includes those informal settlements which have been occupied and built without having any legal bases or evidence accepted by the law (such as title deed/ book and building permit). These settlements are commonly called as "squatter settlements and mainly found at the expansion areas of a city. (As AADIPO 2003 cited in Daniel, 2011).

Group 2: includes settlements which are partially illegal/ informal. The illegality comes from so many sources. For example, they can have legal right (title deed/ book) but not building permit or having both the title deed/book and building permit but built, expand, upgrade, change the shape and size etc. without the Journal of Public Administration, Finance and Law Issue 15/2019 13 proper legal procedures/permit. Such settlements are mainly found in the inner part of a city (As AADIPO 2003 cited in Daniel, 2011).

Achamyeleh (2013) identified two causes of informal land rights in Ethiopia. First, the bifurcation of the land administration institutions into urban and rural, typical to the Ethiopian context, has created a favorable ground for the emergence of informal settlements in the transitional peri-urban areas. The loose coordination between the two land administration institutions and lack of clarity on the matters of peri-urban land has created room for local peri-urban landholders to subdivide and sell their land on the informal market. The creation of a power vacuum peri-urban zone would entail an opportunity for peri-urban farmers to transform their agricultural lands into residential plots by subdividing and then selling the plots without any interference from government bodies. Second, the growth of informal settlements in the transitional peri-urban areas was driven by both pull and push factors. As a pull factor, the local peri-urban landholder's behavior and interest in selling their land on the informal market have attracted large numbers of low-income households from the inner city and other parts, seeking an alternative source of shelter. Informal plots which were subdivided illegally by local landholders are relatively cheap and affordable to low-income groups, which have

drawn these groups of people to the peri-urban areas. The deficiency of the formal land and housing delivery system in the urban areas as well as high and increasing housing rent in central areas of cities are important factors which have been pushing low-income groups to peri-urban areas to find shelter.

Peri-urbanizing regions display distinctive characteristics. (Douglas Webster,2022) peri-urban areas are situated within the metropolitan areas of a country but are often expanding outside the formal urban jurisdictions; being a zone in transition, both agricultural and non-agricultural activities exist simultaneously, though the agricultural and rural characteristics are gradually replaced by urban landscapes and attendant changes in people's lifestyles. The continuous flow of people both from the urban core and the rural hinterland results in a complex social fabric. From the perspective of a development planner, the peri-urban zone offers a number of solutions to the industrial, commercial, residential and urban problems faced by a country; the locational advantages of these places make them the focus of modern economic activity such as export promotion zones and special economic zones. The urban periphery is considered to be an ideal location for a number of modern high-tech and high value industrial ventures (Dangalle and Narman, 2006).

The term peri-urbanization refers to a process in which rural areas located on the outskirts of established cities become more urban in character, in physical, economic, and social terms, often in piecemeal fashion. Peri-urban development usually involves rapid social change as small agricultural communities are forced to adjust to an urban or industrial way of life in a very short time. High levels of migration are an important driver of social change. Rapid environmental deterioration; large-scale, often haphazard, land conversion; and infrastructure backlogs are major policy challenges associated with peri-urbanizing regions. Typically, peri-urbanization is stimulated by an infusion of new investment, generally from outside the local region in question, including foreign direct investment (FDI) (Douglas Webster, May 2022)

3.6.2.2 The Nature and Pattern of Informal settlements in Hawassa

Hawassa was founded in 1960 by Ras Mengesha Seyoum during Emperor Haile Silassie's regime. Hawassa is a city that characterizes the ongoing rapid urbanization and urban growth of Ethiopian secondary cities. It is situated on the shores of Lake Hawassa within the greater Rift Valley, 273 km south of the capital, Addis Ababa. The city is made up of Eight (8) sub cities, thirty (32) kebele,

twenty-one (21) of them in the central part and eleven (11) at the peripheries.(Hawassa city C/D/M/H/D/M/S, 2020)

In 2013/14 the annual population growth rate in Hawassa was estimated to be 4.02% in center and 2.8% on peripheries. In 2013/14 Hawassa’s population was 350,461 (CSA, 2015: HCA) and its projected population for 2017 was 457,231, with annual growth rates of 4.8 and 2.8 per cent in urban and rural areas, respectively. The city’s residents are heterogeneous both in ethnic and religion (Hawassa City Administration, 2016). As a result, the population of Hawassa is projected to reach 1,204,098 by 2040, adding nearly one million people within the coming 20 years (Lamson-Hall et al., 2015). In 2018, Hawassa had 15,720 hectares of land within its administrative boundary, while only 6,465 hectares (24.4 per cent) was demarcated within the municipal boundary and planned as urban land (Scott, Ross, & Hawkins, 2016).



Fig 7: Hawassa city and the sub cities

Hawassa’s rapid urbanization, its land policy and the undergoing urban development endeavors are shaping new settlements at the periphery. Consequently, former rural settlements and private farm

lands have been transformed into urban districts within the past 10–15 years. The construction of housing units is becoming denser, the culture and demography of residents are changing fast and new economic activities are emerging. Hawassa is experiencing Periurbanisation beyond the city administration's urban–rural dichotomy.(Eshetayehu K., Henning B, Agizew N, Fisseha W, 2019). Hawassa's expansion is characterized by horizontal expansion, and is occurring through the conversion of the peripheral farmland as a form of Peri-urbanisation (Eshetayehu K., Henning B, Agizew N, Fisseha W, 2019). Centralized land administration and the introduction of competitive leases that segregated the poor and middle-income groups by forcing them to relocate to peri-urban areas. (Eshetayehu K., Henning B, Agizew N, Fisseha W, 2019).

Despite legislation that makes (pre-2011) informal settlements and shelters eligible for regularization; its implementation has been partial. So far not all eligible settlements have benefitted from this process, while some ineligible settlements have not been demolished. Without alternative housing solutions, clampdowns may not be appropriate or effective and could risk conflict. In addition, there is currently limited community organization and dialogue with authorities, and no mechanism for this. (UNHabitat ,2019)

3.7 Housing alternatives in Hawassa

3.7.1 Policy alternative for housing in SNNPR

In 2006EC the Southern Nations, Nationalities and Peoples Regional State (SNNPR) formulated a policy on housing development and provision. Following the housing policy that gives groups the right to own houses depending on their income, there are 8 (eight) types of housing alternatives which are described below were constructed.

- **Cooperative housing:** From 2007 to 2009EC more than 70 groups have built G+1 and G+2 houses on 13.5 hectares (135,000 meter square). In 2009/2010 EC from 32 group that applied only three got the opportunity and built housing that accommodated 96 people. With this a total of 5,230 persons have benefited.



Fig 8: Cooperative housing G+2

- **Condominium:** government induced housing(10/90, 20/80, 40/60) constructed 3,538 housings units in G+4 blocks which are composed of studio 630, one bed room 1,358, two bedroom 1,058, 3 bedroom 267, commercial 225



Fig 9: Condominium

- **Housing for inner city relocated community:** From 2007 to 2009 EC, 545 houses were built for those who were relocated because of redevelopment. In 2010/2011 EC, G+3 block which compromise 156 households and 30 cost effective houses were built; while In 2011/2012 340 houses contained in 8 blocks G+4 were constructed.



Fig.10: Substitute for those who have lost their house because of infrastructural development



Fig 11: cost effective G+3 housing block

- **Real estate development (by private developers):** G+1,G+2 and G+3 buildings, total of 24 blocks.



Fig 12: Real estate development (by private developers), G+2

- **Governmental employee housing:** 2 block ,G+4, 108 households



Fig 13: Governmental employee housing

- **Teachers housing:** G+4 buildings,1,2 and 3 buildings



Fig 14: teachers' housing design

- **Private housing development (lease):** 108 households and 24 commercial buildings



Fig 15: Private housing development (lease)

- **Housing for the poor:** Around 20 houses



Fig 16: housing for poor

3.7.2 Housing-options for Hawassa Industrial park workers

In the past five years IPDC, the government and other stakeholders partake on developing a variety of options to tackle the housing problem of HIP workers. The main approaches to HIP workers related housing are described below.

- **IPD related housing on wider private plot, service quarter rental houses:** The project depended on the willingness of house owners; at Addis ketema kebele. The role of the government in this project is to coordinate the interaction between the house owners and financial institutions, in order for the owners to get loans and offering the designs. Following up the construction process was done by the government. In this project 170 households built 536 rooms.



Fig 17. Rental houses built for industry park laborers (with the permission and participation of owners)

- **Hawassa Village Workers Dormitory project:** Cornerstone Development Group, owned by U.S. investors, said to be the first private developer of workers housing, launched the Hawassa Village Workers Dormitory project. When completed, in two years' time, it is expected to accommodate about 6,500 workers. The entire complex will have 13 buildings, lying on 21,000sqm of land. The company has got approval from Ethiopia's investment board. The project will cost 600 million Ethiopian birr, and is funded by Cornerstone founders, co-financed by KfW, with additional locally financing by Zemen Bank. The project is expected to be completed by mid-2023. The project aims to address the lack of affordable housing in the area, where thousands of workers have to commute to work, spending hours on the road every day. According to the project managers, the dormitory blocks will be leased to companies that are already paying transport and housing allowances to employees, while some of the rent will be covered by the employees themselves.



Fig 18: Hawassa Village Workers Dormitory project

Housing condition of Hawassa industrial workers

Stakeholders such as investors and the government expect that the park will open job opportunities for 60,000 employees, just a quarter of them have been housed. Due to the increased demands, this has resulted in a hike in housing prices. The government initial strategy to address this problem was to integrate workers into the life of the city by housing them among the population through the introduction of a microcredit scheme. (Selamawit t. 2019)

The housing shortage in the city which came from the arrival of the HIP workers has activated peripheries and rural parts of the city (Referral hospital area, Alamura area, Chefe Cote Jebisa area, and others) for rental houses. According to the study these areas partly have got legally title deed recently. The areas are characterized with local construction materials with unfinished structures. (Selamawit t. 2019). There are three housing schemes which are planned to be developed in the coming five years. Until that the workers live in various parts of the city where they find less house rent and closer to the transport line. (Selamawit t. 2019)

3.8 Summary of literature review

In cities there are different manners of informality, one of which is informal settlement. Informal settlement can be initiated by different origins, deprived urbanization/industrialization driven by industrial parks is one of the very common one's. History shows that urbanization is a transformative force as it helps countries alleviate poverty but could create a difficult situation if not managed well. When urbanization take place in a city there is always a pull effect as a result it contributes to the expansion of informal settlements but that doesn't mean the immigration of people to a city should always be taken as a bad incident.

Ethiopia, introduced a framework to develop Industrial parks in 2015 aspiring to be one of the middle income countries by 2025. Industrial parks open job opportunities to different parts of the society, who are dwellers of the city and to everyone who is zealous to migrate to the cities where the IPs are built. Municipalities have not been structured to cope with extremely fast-growing populations, and particularly migration to urban areas of large numbers of unskilled labor. The economic opportunities of IPs are undeniable but the social and infrastructural tension they create need a clear understanding of the product.

Hawassa IP is one of the IPs in the country, it has the ability of creating 60,000 job opportunities, and yet the housing scheme only provided 536 rooms in collaboration with financial institutes and a project expected to support about 6,500 workers is on construction. as a result HIP contributes to the housing shortage in the city. Laborers choose housings that are affordable and rooms they can share with friends in order to share the rent. Such low cost houses are abundantly available at peripheries of the city, some in close proximity to the HIP. The influence of urbanization on the periphery of the urban land creates a transitional space between the urban and rural. Peri-urban area is where agrarian community and the urban life style fuses and it is also characterized by informal land acquisition (cheap land value) and low quality houses. These characters make peri-urban preeminent alternative by both IP workers and people who want to manipulate land.

Peri-urban areas are often subject to intensive construction, through both formal and informal processes and researches indicate that the government fails to recognize the growth and proliferation of informal settlements and thus excludes them from the rest of the city's development plan. The government and organizations operating in informal settlements in Ethiopia and other stakeholders have not been able to come up with new and applicable ideas to combat the rising growth of informal settlements. Planned urbanization should be used as a tool for creating employment and livelihoods.

CHAPTER 4. DATA ANALYSIS AND DISCUSSION

4.1 introduction

This part of the research report deals with major data obtained from 195 respondents who participated in the study. As mentioned on the Methodology section of the report the primary data was collected through interview questions forwarded to the key informants in order to collect qualitative and quantitative data. As a result the primary data was collected from IP laborers, house owners and key informants in regional, city and kebele officials.

The population was divided in to different groups based on different parameters, and random samples were selected from each group. HIP laborers and households at three selected Kebeles (rental house owners and house owners). Sample size for HIP laborers was not limited by the researcher but had to stop allotting questioner on the third day (at 63) when reached to the point where there were no new data, 3 of them were dropped as they didn't provide all the information needed. Size of samples from each strata were assigned based on the number of population in each subgroup.

No.	Key Respondents	Sample population	Percentage
1	Municipal officials	4	2%
2	Kebele Administrators	2	1%
3	IPDC official	2	1%
4	HIP laborers	60	30%
5	Settlers (house/rental house owners)	120	62.5%
6	Land Brokers	4	2%
7	Key informants	3	1.5%
Total		195	100%

Table 3: Sample distribution of key respondents (N=195)

This section of the research report is grouped in to five categories in which the first part of the section deals with the living condition and reason for immigration of HIP laborers, whereas the second, third and fourth parts deal with land acquisition and housing configuration of dwellers (house owners/rental room owners) at 'Dato Odahe', at 'Chefe kottejebesa' and at 'Tilte' and the fifth part deals with Land sell and buy at 'Chefe kotijabesa', 'Dato Odahe' and 'Tilte'.

4.2 Socio-economic situation of respondents

From randomly undertaken interviews with 60 industrial park workers 22 (36%) of them reside at ‘Chefe kotejabesa’, 18 (30%) persons of them reside at ‘Dato Odahe’, 15 (25%) of them reside at ‘Addis ketema’ and 5 (9%) of them reside at other part of the city.

60 HIP WORKERS

■ Chefe kotijabesa ■ Dato ■ Addis ketema ■ other

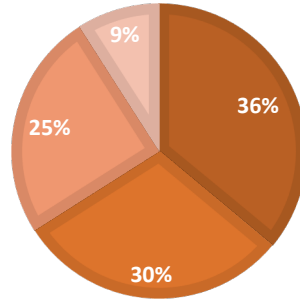


Fig 19: Living area of interviewees

The socio-economic data collected from the respondents (Hawassa industrial park laborers and house renters) are summarized in the following tables.

Main category	Sub-Categories	IP workers (laborers) (Total 60)	Percentage (%)
Sex	Male	12	20%
	Female	48	80%
Age group	16-19	3	5%
	20-27	39	65%
	28-35	15	25%
	>35	3	5%
Marital status	Single	49	81.7%
	Married	11	18.3%
Educational status	Below 10 th grade	8	13.3%
	10 th complete	40	66.7%
	10+ college	12	20%
	BA Degree	0	0%
Monthly income	Below 1000 birr	41	68.4%
	1000 – 3000 birr	19	31.6%
	>3000 birr	0	0%

Table 4: personal data, Social status, educational status and economic situation of respondents

The personal data of the respondent's shows majority of the respondents are female, the age group from 20-27 is dominant taking 65% of the respondents, majority of the respondents have completed grade 10 and most of them make less than 1,000 Birr per month.

RESPONDENTS' REASON FOR RESIDING IN HAWASSA

■ Home Town ■ immigrated to work at HIP ■ immigrated to work at any company

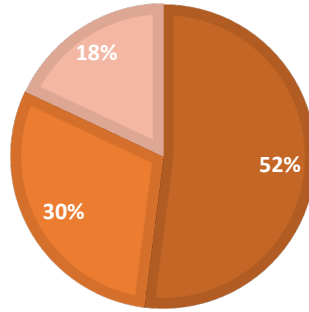


Fig 20: Respondents reason for residing in Hawassa

Majority of the respondents are from outside Hawassa, From the 60 respondents 39 of them migrated to Hawassa from rural areas around the city and other rural areas of the country aspiring to have better life and better job opportunity. Majority of the immigrants are from the age 20-27. From the 60 interviewee the 39 of them migrated to work at any job opportunity in the city Hawassa, 24 of them migrated to work specifically at HIP. Majority of the immigrants are in the age 20-27 and all the respondents asserted they don't ever want to get back to their home town even if they loss there job at HIP.

Data	Question asked	IP workers (laborers)	Frequency (out of 60)	Percentage
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		responses	cases)	
Housing (Reason for choice of residence)	Does the room you live in share the compound with other rooms	YES	60	100%
		NO	0	0%
	Do you share your room with others?	YES	48	80%
		NO	12	20%
	How many people (including you) are there in your room	2	9	15%
		3	19	31.7%
		4	9	15%
		>4	11	38.3%
	Did you choose the house because of its price?	Yes	60	100%
		No	0	0%
	Did you choose the house because of its location?	Yes	51	85%
		No	9	15%
Did you choose the house because your friends (family) live there?	Yes	42	70%	
	No	18	30%	

Table 5: Socio-economic and housing data of IP Workers

The respondents emphasized on the fact that they seek for a better life in terms of making better money so that they can afford better quality houses. But for the existing salary and work shift they say they prefer the houses they live in. sharing rental rooms with one or more friends (collogues) is one of the major privileges they get from the house owners and the location is one of the major constraints in selecting places residence.

4.3 Case study on ‘Dato Odahe’ informal settlement condition

This section discusses the Informal settlement condition at ‘Dato Odahe’ kebele. This is one of the kebeles in Tulla sub city, recently added to the urban land development plan. 60 households were examined. From the randomly selected 60 households, 33 households have both family house and rental rooms in the compound and 27 of them only have a single family house in the compound.



Fig 21: Typical condition of access roads in 'Dato Odahe' Kebele

The following map (Fig.22) is taken from land development plan done by the municipality that shows the current regularization of land and future regularization plan. From the currently recognized 5000 parcels around 4,000 households are in the system some already got the documents and other are on waiting list due to different reasons. According to what the professionals said on an interview with the researcher most of the lands are owned illegally or transferred from family and are requested to be regularized.



Fig 22: Location of study samples at 'Dato Odahe' Kebele

Interview data of the 33 cases who do have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners responses	Frequency(out of Percentage
------	----------------	------------------------	-----------------------------

		33 cases)	
When was the compound owned?	Before 2008 EC	13	39%
	2009-2011 EC	15	46%
	2012-2014 EC	5	15%
Where was your former residency	In Hawassa	23	67%
	Other city	10	33%
Do you own land in another sub city	Yes	9	27%
	No	24	73%
Why did you choose to reside here	Social interaction (family ownership)	6	18%
	Land price	20	61%
	Location	7	21%
How did you get the land	Indigenous settler	6	18%
	Bought from a primary owner	10	30%
	Transfer(family)	9	27%
	Bought it from someone	8	25%
Do you have legal document of ownership	YES	13	39%
	No(Processing)	13	39%
	No (haven't started the process yet)	7	22%

Table 6: Data on house owners, the issue of why/ when did they reside at 'Dato Odahe' Kebele

46% of the respondents owned there occupation in the year 2009-2011 EC. 30% bought their land from a primary owner and 25% bought their land from someone. Majority of the respondents (61%) haven't yet received legal document of ownership from the city administration.



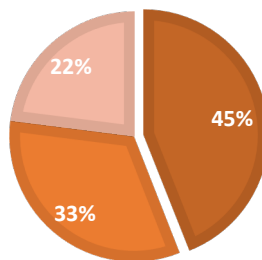
Fig 23: a household with rental units at 'Dato Odahe' Kebele

Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	7	27%
		2009-2011 EC	11	41%
		2012-2014 EC	9	32%
	How many rental rooms does it have?	2<	7	27%
		3-6	14	51%
		>6	6	22%
	How much is the rent?	<350 Birr	3	12%
		350-499 Birr	9	32%
		500 -750 Birr	15	56%
	Is there a rental price change through time?	Yes	24	88%
		No	3	12%

Table 7: Rental rooms' construction period, Number of rental rooms in a compound and rental price at 'Dato Odahe' Kebele

41% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. Respondents stress on the fact that HIP workers are the constant customers they have for the rental

- All Renters work at HIP
- Some Renters work at HIP and some work at other places
- There are no HIP workers



units in their compound.

Fig 24: rental room consumer's occupation at 'Dato Odahe' Kebele

Majority of the compounds have 3 to 6 rental rooms, and from the 33 cases 15 of them said all the renters in the compound work at HIP, 11 said some work at HIP and some work at other places and 6 house owners said there are no HIP workers in the compound.

Interview data of the 27 cases who don't have rental units.

Twenty seven heads of households were interviewed on various aspects of their residence, on the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
	When was the compound owned?	Before 2008 EC	12	45%
		2009-2011 EC	11	41%
		2012-2014 EC	4	14%
	Where was your former residence	In Hawassa	21	78%
		Other city	6	22%
	Do you own land in another sub city	Yes	6	22%
		No	21	78%
	Why did you choose to reside here	Social interaction (family ownership)	8	30%
		Land price	15	56%
		Location	4	14%
	How did you get the land	Indigenous settler	6	22%
		Bought from a primary owner	10	37%
		Transfer(family)	4	14%
		Bought it from a buyer	7	27%
	Do you have legal document of ownership	YES	13	46%
		No(Processing)	7	27%
		No (haven't started the process yet)	7	27%

Table 8: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses

41% of the respondents owned their compound in the year 2009-2011 EC. Only 37% bought their land from a primary owner and 27% bought their land from someone. Majority of the respondents (54%) haven't yet received legal document of ownership from the city administration.

Key informant - Ato Betuke Lankamo

Ato Betuke Lankamo, was born in 1945 EC and raised at a rural area near to the city of Hawassa. He moved to Hawassa at the age of 46 to work at one of the governmental offices. Back in 1991 he used to live with a relative who owns a house at Dato Kebele. Betuke mentions a friend told him to buy a 250 square meters land with 350 Birr and his monthly salary was 100 Birr. He says he decided to get the land and had to save

money the whole year and bought it from a farmer by the end of 1991 EC. Built a 2 room house by the half of 1993 EC, while living in the compound he built 3 more rooms in 1997 for rent and most of the users were teachers at a high school nearby.

When discussing the establishment of HIP he said the area was formerly a huge store for farm products part of it still remained untouched. He remembers the enormous change in 2009 around the kebele, the buses picking and dropping labors everyday three or four times, labors knocking doors in search of rental houses, brokers being very active in the facilitating the buy and selling of land. He himself built four additional rental rooms in 2010 and now from the 9 rental rooms he got (because he have built a villa for his family at the center of the compound) in 6 of them are HIP workers.



Fig 25: Ato Betuke's compound

Betuke says he ones borrowed money from saving institution bought a 250 square meters land in 2008 and sold it in 2011 before the '11/11' incident where Thousands of Sidamas went to the streets of Hawassa demanding answer from the federal government about the establishment of sidama region, people died, got injured and displaced in the violence, which caused the deprecation of land price.

Betuke said the turnover of the land sold before 2011 was around 100% of the investment. He said brokers are always around trying to convince us to buy or sell our land, it is sometimes intimidating for farmers to know that they can get that much money instantly, he said he also bought both of the lands from a primary owner who practiced agriculture. He mentions a 400 square meters land is now said to be 700 thousand birr. His house got regularized in 2012 EC. And says most people don't want to regularize their lands because selling will be then a long and almost impossible thing to do. And because most people are engaged in the process of buying and selling as it is profitable being part of the legal system is not as much an interesting thing to do. Constructions are possible on any land with/without documents.

4.4 Case study on informal settlement

This section discusses about kotijabesa' kebele. This is



'Chefe kotijabesa' condition

the Informality at 'Chefe one of the kebeles in Tulla

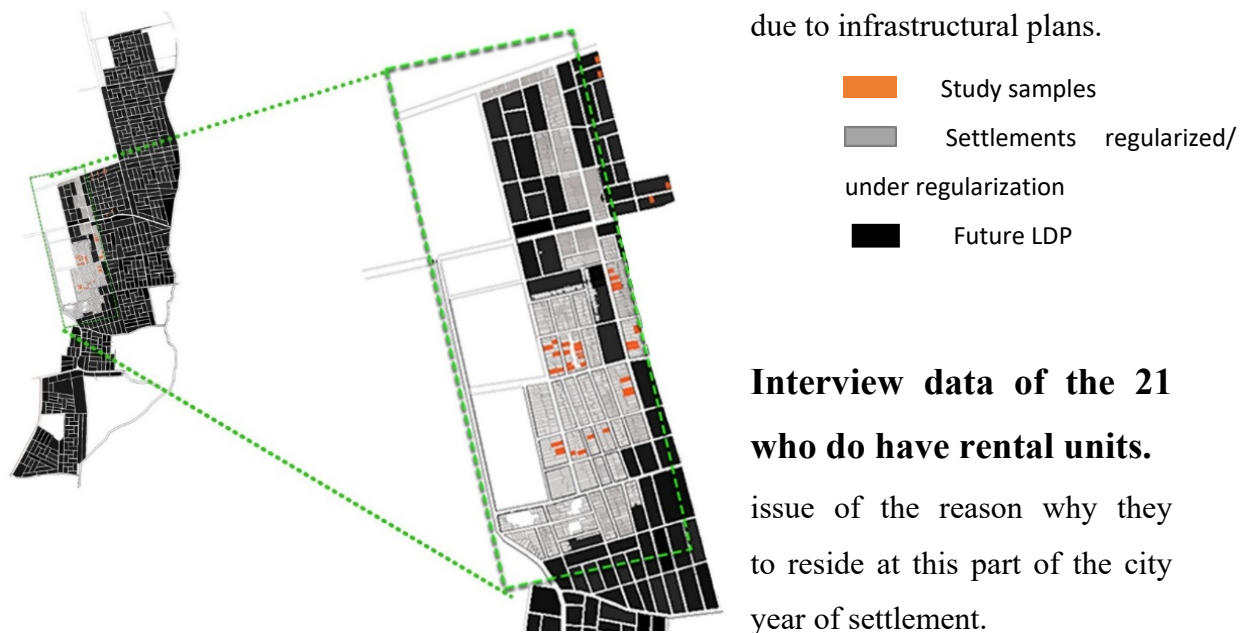
sub city, recently added to the urban land development plan. 30 households were examined and from the 30 household, 21 of them own rental rooms and 9 only have single family house in a compound.

Fig 26: 'Chefe kotijabesa' kebele/ informal land acquisition

The following map (Fig.27) is taken from land development plan done by municipality that shows the current regularization of land and future regularization plan. More than 2000 households are in the system. Some of them have already got their documents and others are on waiting list. According to what the professionals said on an interview with the researcher most of the lands are owned illegally or transferred from family and was requested to be regularized. Most native dwellers are refusing to take the documents considering the fact that they loss some part of their land due to infrastructural plans.

Fig 27:
at

cases
On the
choose
and



Interview data of the 21 who do have rental units.

issue of the reason why they to reside at this part of the city year of settlement.

Data	Question asked	House owners responses	Frequency(of 21 cases)	Percentage
	When was the compound owned?	Before 2008 EC	7	33.3%
		2009-2011 EC	12	57.1%

	2012-2014 EC	2	9.6%
Where was your former residency	In Hawassa	18	85.7%
	Other city	3	14.3%
Do you own land in another sub city	Yes	2	9.6%
	No	19	90.4%
Why did you choose to reside here	Social interaction (family ownership)	9	42.8%
	Land price	11	52.3%
	Location	1	4.9%
How did you get the land	Indigenous settler	6	28.6%
	Bought it from a primary owner	3	14.3%
	Transfer(family)	2	9.5%
	Bought it from someone	10	47.6%
Do you have legal document of ownership	YES	13	61.9%
	No (Processing)	5	23.8%
	No (haven't started the process yet)	3	14.3%

Table 9: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses at 'Chefe kotijabesa' kebele

57.1% of the respondents owned there occupation in the year 2009-2011 EC. 14.3% bought their land from a primary owner and 47.6% bought their land from someone who is bought and sold. Majority of the respondents (61.9%) have received legal document of ownership from the city administration.



Fig 28: Rental rooms at ‘Chefe kotijabesa’ kebele

Data	Question asked	House owners responses	Frequency(of 21 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	6	28.6%
		2009-2011 EC	11	52.3%
		2012-2014 EC	4	19.1%
	How many rental housing units does it have?	2<	1	4.9%
		3-6	12	57.1%
		>6	8	38%
	How much is the rent?	<350 Birr	6	28.6%
		350-499 Birr	8	38%
		500 -750 Birr	7	33.4%
	Is there a rental price changes through time?	Yes	15	71.4%
		No	6	28.6%

Table 10: Rental rooms’ construction period and rental price at ‘Chefe kotijabesa’ Kebele

52.3% of the respondents said rental houses in their compound was built in the year 2009-2011 EC.

RENTERS OCCUPATION

■ All Renters work at HIP ■ Some Renters work at HIP and some work at other places ■ There are no HIP workers

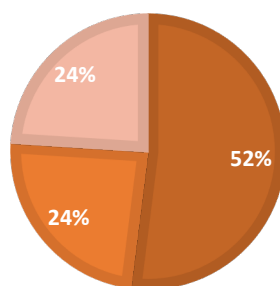


Fig 29: rental room consumer’s occupation at ‘Chefe kotijabesa’ Kebele

Majority of the compounds have 3 to 6 rental rooms, and from the 21 cases 11 of them said all the renters in the compound work at HIP, 5 said some work at HIP and some work at other places and 5 house owners said there are no HIP workers in the compound.

Interview data of the 9 cases who don’t have rental units

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners	Frequency(of 9)	Percentage
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	responses	cases)	
When was the compound owned?	Before 2008 EC	3	33.3%
	2009-2011 EC	4	44.4%
	2012-2014 EC	2	22.3%
Where was your former residency	In Hawassa	8	88.9%
	Other city	1	11.1%
Do you own land in another sub city	Yes	3	33.3%
	No	6	66.7%
Why did you choose to reside here	Social interaction (family ownership)	6	66.7%
	Land price	3	33.3%
	Location	0	0%
How did you get the land	Indigenous settler	5	55.5%
	Bought it from a primary owner	0	0%
	Transfer(family)	1	11.2%
	Bought it from someone	3	33.3%
Do you have legal document of ownership	YES	4	44.4%
	No(Processing)	4	44.4%
	No (haven't started the process yet)	1	11.2%

Table 11: Data on dwellers, the issue of why/ when did they reside at 'Chefe kotijabesa' Kebele

44% of the respondents owned their occupation in the year 2009-2011 EC. 0% bought their land from a primary owner and 33.3% bought their land from someone. Majority of the respondents (55.6%) haven't yet received legal document of ownership from the city administration.

Key informant - Ato Higiso Hifamo

Ato Higiso Hifamo was born in a rural area near to the city Hawassa. He and his three friends left their home town looking for farm land and it was the time derg regime ended. So in the time of transition where the land that belonged to the government was not taken care of by the new system, they settled on it at night

and claimed different portion of land. They had to make it look like they are original settlers so they did some farm activity, defining territory and shaping streets overnight, since then the land has been under their control.



Fig 30: Ato Higiso's compound

Higiso says the change in the city in the past 20 years is remarkable but the past 8 to 10 years is exclusive to 'Chefe kotijabesa'. The first time he heard about brokers facilitating land buy and sell in the neighborhood was in 2005 EC. Since then brokers are on every part of the kebele, everyday even nagging farmers to sell their lands specially after the construction of HIP, Higiso says the brokers will say things like "soon the government will take all your land, why don't you sell it before you loss it all" and some believed them. Due to this some families have sold all the farm lands except the one with their house and now struggling because they don't know income generating jobs other than farming. As he mentions land price escalated through time, he said in 1990 EC 250 square meter was 400 birr and I remember my friend sold his 1000 square meter land with 900 birr, in 2009 EC 250 square meter was 30 thousand birr, and that he himself sold 660 square meter land with 40 thousand birr.

A week prior to this interview a friend of his brother sold his 250 square meters with 900 thousand birr and for farmers this really looks like a life changing amount of money .Higiso says 'when comparing the land value in every part of the city it is still cheaper in our kebele. 'And that's why most people are interested in buying.

Higiso a father of 8 kids, now lives with his wife and two kids which are boys, the rest have left the house. Three of the girls didn't get a portion of his land but the boys have. He couldn't specify his land in square meters but said he have sold around 30% of his land, 25% have been given to the three boys, the remaining 45% is the main house and farm land.

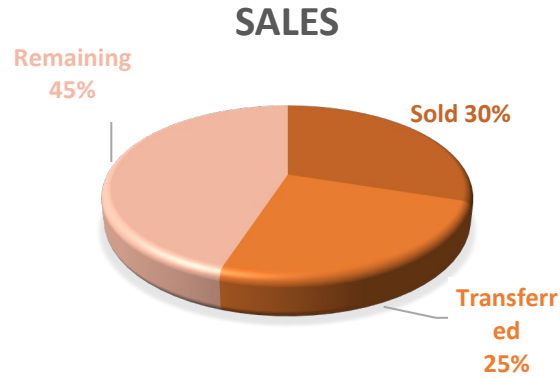


Fig 31: Ato Higiso's lands sell and transfer data

Higiso says farming is no more possible because of the existence of dwellings in the middle of farm lands and vice versa. People who buy lands from farmers build houses and that makes farming activity impossible.



Fig 32: Ato Higiso's transferred land

Higiso has built rental houses in his compound and says 'I think HIP laborers are half of the population in the kebele, me and all my friends have built new or additional rental rooms because of them'.



Fig 33: Ato Higiso's rental rooms

Higiso don't have documents that insure the registration of his lands or house. He mentioned he have started processing but he couldn't get the final document because of what the professionals said, they said a road passes by his land where the main house is, it takes up to 120 square meter of his land and that he won't get

compensation because the remaining land is more than 150 square meter, and he couldn't agree with the said policy or idea.

4.5 Case study on 'Tilte' informal settlement condition

This section discusses about the Informality at 'Tilte' kebele. This is one of the kebele in Tabor sub city, 30 Households were examined and 18 of them own rental rooms and 12 of the households only have a family house.



Fig 34: Condition of access roads at 'Tilte' Kebele



Study sample

Fig 35: map of 'Tilte' Kebele

Interview data of the 18 cases who do have rental units

On the issue of the reason why they choose to reside at this part of the city and year of settlement is tabulated in Table 12 below.

Data	Question asked	House owners responses	Frequency(of 18 cases)	Percentage
	When was the compound owned?	Before 2008 EC	8	44.5%
		2009-2011 EC	5	27.7%
		2012-2014 EC	5	27.7%
	Where was your former residency	In Hawassa	13	72.2%
		Other city	5	27.8%
	Do you own land in another sub city	Yes	2	11%
		No	16	89%
	Why did you choose to reside here	Social interaction (family ownership)	3	16.8%
		Land price	13	72.2%
		Location	2	11%
	How did you get the land	Indigenous settler	4	22.1%
		Bought from a primary owner	4	22.1%
		Transfer(family)	3	16.8%
		Bought it from someone	7	38.9%
	Do you have legal document of ownership	YES	13	72.2%
		No(Processing)	3	16.8%
		No (haven't started the process yet)	2	11%

Table 12: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses at 'Tilte' Kebele

44.5% of the respondents owned there occupation in the year 2012-2014 EC. 22.1% bought their land from a primary owner and 38.9% bought their land from someone. Majority of the respondents (72.2%) have received legal document of ownership from the city administration.



Fig 36: access roads at 'Tilte' Kebele

Data	Question asked	House owners responses	Frequency (of 18 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	5	27.8%
		2009-2011 EC	9	50.1%
		2012-2014 EC	4	22.1%
	How many rental housing units does it have?	2<	6	33.3%
		3-6	11	61.1%
		>6	1	5.6%
	How much is the rent?	<350 Birr	6	33.3%
		350-499 Birr	7	38.9%
		500 -750 Birr	5	27.8%
	Is there a rental price changes through time?	Yes	18	100%
		No	0	0%

Table 13: Rental rooms' construction period and rental price at 'Tilte' Kebele

50.1% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. 38.9% of rooms rented within the range 350-499 Birr.

RENTERS OCCUPATION

■ All Renters work at HIP ■ Some Renters work at HIP and some work at other places ■ There are no HIP workers

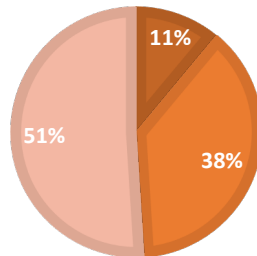


Fig 37: rental room consumer's occupation at 'Tilte' Kebele

Majority of the compounds have 3 to 6 rental rooms, and from the 18 cases 2 of them said all the renters in the compound work at HIP, 7 said some work at HIP and some work at other places and 9 house owners said there are no HIP workers in the compound.

Interview data of the 12 cases who don't have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners responses	Frequency(of 12 cases)	Percentage
	When was the compound owned?	Before 2008 EC	6	50%
		2009-2011 EC	3	25%
		2012-2014 EC	3	25%
	Where was your former residency	In Hawassa	10	83%
		Other city	2	17%
	Do you own land in another sub city	Yes	11	91.6%
		No	1	8.4%
	Why did you choose to reside here	Social interaction (family ownership)	2	17%
		Land price	9	74.6%
		Location	1	8.4%
	How did you get the land	Indigenous settler	2	17%
		Bought from a primary owner	5	41%
		Transfer(family)	2	17%
		Bought it from someone	3	25%
	Do you have legal document of ownership	YES	8	66.6%
		No(Processing)	3	25%
		No (haven't started the process yet)	1	8.4%

Table 14: Data on dwellers, the issue of why/ when did they reside

50% of the respondents owned their occupation Before 2008 EC. 41% bought their land from a primary owner and 25% bought their land from someone.

Key informant – ‘no name’

A key informant who didn't want his name to be mentioned, said in 1988 EC his dad got a job in Hawassa and decided to move all the family from Dilla. Until 2009 the family lived in almost 15 rental houses at inner part of the city and buying land or house (saving for condominium housing) in inner city was very hard as his father was the only bread winner in the house and land price in inner city is expensive. When him and his immediate little brother graduated and got hired in different offices; they decided to save money and bought land at ‘Tilte’ kebele from a primary owner in 1998 EC; he says there was a 3 room house on the land so we modified and kept it, rented it to college students. The land was not regularized until 2009 EC.

When he got married in 2000EC he decided to rent a house in the inner part of the city and his brother left the city for a better job in Addis Ababa. In 2006EC his brother bought a 300 meter square land at ‘Fara’ Kebele from a secondary owner. In 2007EC He decided on buying a 250 meter square land at ‘Tilte’ Kebele after visiting lands at ‘Dato odahe’ and ‘Tilte’ Kebele.

He mentions brokers started citing ‘chefe kotijabesa’ after he bought his land, in 2008EC other two siblings were making good money so they decided buying land for their mother and father, and ended up buying a 300 meter square land (where a 3 room house is built on) at chefe kotijabesa, he says in 2008 EC land transaction at ‘chefe kotijabesa’ was very active and relatively the land price was fair compared to other Kebeles.



Fig 38: family house at ‘chefe kotijabesa’ Kebele

By the end of 2010 EC he built house on his land at ‘Tilte’ Kebele. He has been living in it for the past three years, brokers are now giving him the idea to sell his house for a 150% profit and buy a land at ‘chefe kotijabesa’ that is given to people in replacement to the land they have lost due to infrastructural development plan. He says according to the current market I will for sure make a substantial amount of profit, and he is currently negotiating with land owners, he would love to buy a land that’s already

regularized but transferring documents to his name will cost him around thirty thousand. He is currently discussing the options with family and brokers.



Fig 39: his house at 'Tilte' Kebele

4.6 Land sell and buy at - 'Chefe kotijabesa', 'Dato Odahe' and 'Tilte'

Land brokers and residents were asked about land sell and buy occurrences in the three case study kebeles. The data from the respondents are tabulated below.

NO.	Interview Questions	Brokers responses	Frequency	Percentage
	When did you join the land sell and buy domain	Before 2008 EC	2	50%
		2008-2011 EC	2	50%
		After 2011 EC	0	0%
	Have you ever faced intervention of responsible government bodies	Yes	0	0%
		No	4	100%
	Do people only buy land for residence	Yes	0	0%
		No	4	100%

Table 15: Land sell and buy at all the three sites

Brokers claimed that they perform their business without the fear of being accused of their activity. They do have easy communication with people who work at city land administration office and none of them have faced intervention from responsible government bodies.

N O.	Interview Questions	Year	Frequency (case of 4 brokers)	Percentage
1	Which year encompasses the best time of land buy and sell practice at 'Chefe kotijabesa'	Before 2008 EC	0	0%
		2008-2010EC	3	75%
		2011-2013 EC	0	0%
		After 2013 EC	1	25%
2	Which year encompasses the best time of land buy and sell practice at 'Dato Odahe'	Before 2008 EC	0	0%
		2008-2010EC	2	50%
		2011-2013 EC	0	0%
		After 2013 EC	2	50%
3	Which year encompasses the best time of land buy and sell practice at 'Tilte'	Before 2008 EC	0	0%
		2008-2010EC	2	50%
		2011-2013 EC	0	0%
		After 2013 EC	2	50%

Table 16: paramount time of land buy and sell practice at 'Chefe kotijabesa', 'Dato Odahe' and 'Tilte' Kebele

Paramount time of land sell and buy at 'Chefe kotijabesa' was the year 2008-2010EC the brokers said land sell and buy dropped in 2011 due to the '11/11' incident where Thousands of Sidamas went to the streets of Hawassa demanding answer from the federal government about the establishment of Sidama region, people died, got injured and displaced in the violence, as a result insecurity emerged which caused the deprecation of land price, both the year 2008-2010EC and After 2013 EC have same poll on being the paramount time of land sell and buy at 'Dato Odahe' and 'Tilte'.

CHAPTER 5. FINDINGS AND RECOMMENDATIONS

5.1 Findings

At the beginning of this thesis three research questions were posed:

- a) How are informal settlements developed in the city of Hawassa and its peripheries?
- b) What are the driving forces behind the occurrence of informal settlements in Hawassa city?
- c) What are the peculiar aspects of informal settlements developed by the emergence of HIP and in-migrants working in HIP?

The main purpose of this section is to state what the study found and performance of the data analysis of the three case sites namely ‘Chefe kotijabesa’, ‘Dato Odahe’ and ‘Tilte’ So far the analysis of the context and each case has separately delivered some findings. According to the findings the development and driving forces of informality is summarized under the context of industrialization/urbanization, policy gaps, and land governance/land accusation system. And another section that discusses the peculiar aspects of informality due to emergence of HIP and in-migrants working in HIP. This chapter discusses Summary of the study, findings of the study and recommendations are also provided.

Informal settlement in Hawassa and driving forces behind the occurrence of informal settlements on its peripheries

In the past 10–15 years the dynamics of urbanization have caused the transformation of rural settlements and private farm lands into urban districts. Land Policies in Ethiopia classify land as urban and rural, also peripheries of urban areas are considered as part or rural areas. Through urbanization urban peripheries get consumed and informally transform in to being part of the urban area, when the formal system still contemplate them in rural land jurisdiction. In Hawassa all the buying or transferring of peri urban land go through the same processes. As buying and selling is not acceptable in the formal land acquisition system, People buy their land informally from farmers or other buyers and go through the regularization process. The Land regularization process take in manipulating the transfer rights. People on peri-urban, are considered to be rural land owners so they have the right to transfer land, donate and sell their built structure, which makes them comfortable ground for land transaction.

Peri-urban of Hawassa is formally under the rural land jurisdiction, informally enjoying the loopholes created by policies. The informality is not that mysterious to observe but government officials are trapped in to the loop hole, so they constantly regularize lands acquired in informal way. According to what brokers said Sellers, buyers, brokers and people at the government office are well aware of the steps and work together. Dwellers land acquisition experience varies along with their time of settlement. Current owners of peri urban land of Hawassa are heterogeneous in different aspects as some are indigenous to the site, some are migrants from different areas of the country and majority of them are former dwellers of other areas of the city. The informal land market in the peripheries of the city have attracted large numbers of low-income households from the inner city. All the study sites show that majority of the house owners are former residencies of other parts of the city. Majority of house owners at 'Dato Odahe', 'tilte' and substantial amount of house owners in 'Chefe kotijabesa' chose the sites due to the affordability of land price.

People at peripheries of Hawassa get both factual and mistaken information on land expropriation from brokers and government bodies and develop strategies they think will benefit them. Brokers spread wrong information on land expropriation saying farmers will be left without compensation from the government. Due to the misinformation farmers end up selling their land for buyers even if they don't want to. Genuine information from government bodies on land expropriation informs land owners. If the remaining land is more than 150 meter square, farmers will not get compensation for portion of land taken for infrastructural development, this made farmers to come up with the idea of selling portion of their land under infrastructural line before the LDP is applied.

The informal land transaction in Hawassa is a means of livelihood. For some Land buy and sell is a constant means of making money in which their life is based on, People don't only involve in the activity of Land transaction to reside on the land.

Housing alternatives for HIP laborers and peculiar aspects of informal settlements developed due to the development of IP in Hawassa

In the year 2009 to 2011 EC more people engaged in buying and selling land and the expansion of informal settlement in areas around the site of HIP was very high. Farmers at ‘Dato Odahe’ and ‘Chefe kotijabesa’ got wrong information from brokers on land expropriation for industrial development without compensation. As a result they engaged in selling their lands for buyers, brokers brought to them. But farmers land expropriation for industrial development has never happened in both the sites in any of the years.

At the informal settlements of Hawassa, Majority of the compounds under the ownership of farmers or buyers from different parts of the city/country, especially the ones at close proximity to HIP have rental rooms. After the installation of HIP Most Farmers (indigenous land owners) involved in land selling, reserved some (no) portion for farming, also built rental rooms in their compounds, in the hopes of renting it to HIP laborers and make a living out of it. Farmers sell portion of their land under infrastructural line before the LDP is applied and some are hesitant on regularizing their land, thinking that they deserve compensation for portion of land taken for infrastructural development, even when the remaining land under their ownership is more than 150 meter square. The death of people in the ‘11/11’ incident where Thousands of Sidama Ethiopians went to the streets of Hawassa demanding answer from the federal government about the establishment of Sidama region caused the deprecation of land price in 2011 as a result less people engaged in land transaction. The market then vitalized after 2012.

The annual population growth rate in Hawassa is estimated to be 4.02 at center and 2.80 on peripheries. (Lamson , 2015).the study shows that there is a significant migration of people to the city in search of job opportunity and better ‘life. Even though all of the in migration was not due to the development of industrial park, the industry park has its fair share in the scenario. According to the data gathered in this thesis young people majorly in the age 20-27 migrate to the city Hawassa from other areas of the country. Migrants who came to the city to work at HIP tend to continue living in the city even if they decide to leave HIP. This continues to contribute to the shortage of house in the city. There are no documents developed by the government on managing the change that is going to happen because of the development of HIP. Discussion with farmers and other part of the community was not undertaken. Policies and regulations of industrial development in the

country don't take account of housing and settlement issues. IPDC had and still submit to stockholders meetings on different topics but the housing project installed was not as successful as it was intended to be. House owners hesitate to joining the project and the laborers found the rent to be expensive and since they will be forced to share the room with strangers this housing option is unappealing. Other housing option is under construction, it will only provide housing for 6,500 employees when finished.

Houses and rental rooms built at 'Dato Odahe' and 'Chefe kotijabesa' are of low/moderate quality in terms of material; as a result they are affordable. Majority of the laborers possess wage less than 1000 birr so they take every inexpensive option to put roof over their head. All of them live in a shared compound, 80 % of them live in a shared room. Most of them share their room with two or more people, majority of them share it with three. Splitting rent among themselves is a big prospect for them. Renters are well aware of these needs of HIP laborers so finding a room of their interest is not difficult. Laborers at HIP are interested in being at close proximity to the HIP; though the cooperation provides bus to workers at any part of the city, laborers prefer to dwell in areas close to their work place in case they miss the bus it won't be hard to get to work.

5.2 Recommendations

The challenges related to existing informal settlements and their continued rapid growth in Ethiopia are vast. All possible proactive steps should be taken to avoid establishment of informal settlements. It require proactive planning of rural lands that are on peripheries of urban settlements. The contribution of industrial parks to the problem cannot be escaped. IPCD and other stockholders need to equivalently deal with housing and settlement issues in a city when instigating IPs. The study of The Expansion of Informal Settlements in Hawassa that's caused by industrialization will be an input for other cities in the process of industrialization to sustain an effective industrialization.

Recommendation to the Government (City land administration)

- Peripheries of urban land need to be addressed as a distinct classification of land. The Government land jurisdiction need to separate peri-urban from rural land or urban land, and provide distinct regulations to manage it.

- Government should supply land with a minimum of cost and at maximum speed. The government should provide affordable land. Obstacles need to be minimized and should encourage people to construct their houses on legally obtained land.
- There is need to use strategic approach to enhance public participation when developing regional/national LDP. The community need to be informed about land developments like industrial parks that take up wide area of land. The community need to have a clear understanding of the changes that come with the development.
- The city administration need to have feasible financial schemes to support the low income population and laborers. Housing development and administration need to have housing schemes that considers the financial ability and other demands of IP laborers. And work with Kebeles for better management of the construction process and handing to the target group.
- The administration need to take measures on employees that work with land brokers on informal land transaction. Kebeles need to have a close interaction and provide protection for farmers.
- The government should always embrace peri urban areas in the futuristic land and housing development plan. Especially when developing IP on the urban area, the periphery can be a perfect place to relief the housing stress that is created in the urban.

Recommendation to IPDC/HIP

- Industrial development Policies need to have strict rules in relation to Laborers living condition and service provision. The policy need to give directions to investors on considering housing to be an integral part of their productivity.
- IPDC need to work with city administration in order to integrate the development with what the city administration have planned for the future. And contain peri-urban as a zone to manage the pressure that's caused by people who migrate to work at IPs.
- The industrial park development should give emphasis on collaboration with stakeholders. IPDC should work on facilitating private sector involvement, while protecting funds and plans from the government.
- IPDC need to engage in several projects to provide house for laborers. IPDC/HIP need to work on affordable housing options for laborers. It is apparent that migrants from rural areas need homes that provide services and security in order to be productive.

- The corporation need to have a housing development hand to hand with industrial park developments. The efforts that already exist and the housing schemes delivered before need to be supported with better approaches.
- The IPDC need to conduct more research in order to understand the realities of the cities after the introduction of IPs. Industry-university linkages should strengthen and involve the academia in research and policy making.

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Appendix A– House (Land)/Rental house owners Questionnaire

Name of interviewer: _____

Name of interviewee: _____

Head of household: _____ age: _____ sex:

1. When was the compound owned

Before 2008 E.C 2009- 2011 E.C 2012 – 2014 E

2. Where was your former residence

In hawassa other cities

3. Do you own land in another sub city

Yes No

4. Why did you choose to reside here

Social interaction (family ownership) land price location

5. How did you get the land

Indigenous settler

Bought it from a primary owner

Transfer (family)

Bought it from a buyer

6. Do you have legal document of ownership

Yes No (processing) No (haven't started the process yet)

Only For rental room owners

7. When was the rental room in your compound built

Before 2008 E.C 2009- 2011 E.C 2012 – 2014 E

8. How many rental rooms does it have

<2 3-6 >

9. How much is the rent

<350 birr 350-499 birr 500-750 birr

10. Is there a rental price change through time

Yes No

11. Who are room renters in your compound

HIP laborers

Some work at HIP some work at other places

There are no HIP workers

Appendix B– HIP workers Questionnaire

Name of interviewer: _____

Name of interviewee: _____

1. Profile

1.1 personal profile

- age : 16-19 20-27 28-35 >3
- sex : Male Female
- Marital status: Single Married
- Educational status:
Below 10th grade 10th complete
10+ collage BA degree
- Monthly income(in birr): below 1000 1000-3000 >3000

1.2 In which 'Kebele' do you live:

—

1.3 Why are you residing in Hawassa

Home town immigrated to work at HIP immigrated to work at any company

1.4 Will you go back to your home town if you lose your job at HIP?

Yes No

2. Housing profile

2.1 Does the room you live in share the compound with other rooms

Yes No

2.2 Do you share your room with others

Yes No

2.3 How many people (including you) are there in your room

2 3 4 >4

2.4 Did you choose the house because of its price

Yes No

2.5 Did you choose the house because of its location

Yes No

2.6 Did you choose the house because your friends(family) live there

Yes No

Appendix C– Land Brokers Questionnaire

Name of interviewer: _____

Name of interviewee: _____

1. When did you join the land sell and buy domain

Before 2008 E.C 2009- 2011 E.C 2012 – 2014 E.

2. Have you ever faced intervention of responsible government bodies

Yes No

3. Do people only buy land for residence

Yes No

4. Which year encompasses the best time of land buy and sell practice at ‘Chefe kotijabesa’

Before 2008 EC

2008-2010 EC

2011-2013 EC

After 2013 EC

5. Which year encompasses the best time of land buy and sell practice at ‘Dato Odahe’

Before 2008 EC

2008-2010 EC

2011-2013 EC

After 2013 EC

6. Which year encompasses the best time of land buy and sell practice at ‘Tilte ’

Before 2008 EC

2008-2010 EC

2011-2013 EC

After 2013 EC

Appendix E: key informant interview guide

Date of Interview _____

Interviewer

1. personal Information

Name: _____

Age _____ Sex _____ Educational background _____

2. housing

2.1 Are you an indigenous settler?

2.2 If you are a buyer when did you buy your land/house?

2.3 How long have you lived in this area?

2.4 How much did you buy the land?

2.5 Have you ever involved in land buy sell with brokers?

2.6 Do you have land/ house in other parts of the city?

2.7 Do brokers influence you/others to engage in land transaction?

2.8 Do you have rental rooms in the compound?

3. Urban and informal settlement expansion

3.1 How do you explain the trend of informal expansion on the peri urban area of Hawassa?

3.2 How do you explain overall change seen in the city after the construction of HIP?

3.3 How do you view the process of expansion of informal settlement during and after the construction of IP in the city?

3.4 Was there eviction because of the construction of HIP?

3.5 What is the plan developed by municipality administration to control informal settlement?

3.6 What roles government and non-government organizations can play in controlling informal settlement?

3.7 Do you know people who sold their land/house and got in to bankruptcy?

Appendix F: Journal Article Manuscript

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**Addis Ababa University, Ethiopian Institute of Architecture, Building Construction and City
Development (EiABC)
Department of Housing and Sustainable Development (HASD)**

**The Expansion of Informal Settlements in Industrializing Cities in Ethiopia-
The case of Hawassa**

Enanu Girma Melka¹ and Wubshet Berhanu²

June, 2023

ABSTRACT

Peri urban areas provide the opportunity to low income population to own land through informal land transaction. The study found out that there is a significant migration of people to the city in search of job opportunity at the HIP. As a result peripheries have become home for thousands of laborers that work at HIP since they provide affordable rental rooms. This article analyses the expansion of informal settlements due to industrialization (development of IPs). Both primary and secondary data sources were used. Literature reviews, key informants, interviews of HIP workers, room renters and questionnaire survey of knowledgeable persons are among the main data collection instruments used in the research. The findings of the study indicated that informal land transaction was a common practice on the peripheries of the city of Hawassa, but the emergence of the HIP has greatly intensified and diversified the practice at the peripheries close to the HIP. The paper concludes by recommending proactive measures needed to boost supply of land for housing through formal mechanisms.

Key terms: Industrial park, Hawassa Industrial Park, informal settlement, peri-urban area

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INTRODUCTION

Industrialization of a country should come through a long-term plan of development based on reliable data about the existing economic, agricultural, industrial, and infrastructure. (Sharkass, M., 1979 P. 15). Different studies on the nature of industrialization show that industrial activities are inputs for urbanization to flourish or expand its influence. The term 'informal settlement' refers to urban settlements or neighborhoods that have developed outside the formal system for recording land ownership, and that do not meet a range of regulations relating to planning and land use, building codes or health and safety standards. (Synthesis report, 2019).

Industrialization and achieving industrial development have been the keen interest of all successive regimes of Ethiopia. The current government prioritized industrialization to promote economic growth and job creation, believing that Industrialization will significantly increase production and productivity (Work & Industrialization, n.d., P.3)

One of the pioneer industrial parks in Ethiopia is the Hawassa Industrial Park (HIP). HIP specialized in textile production. It is one of the biggest parks in Ethiopia which was inaugurated in June 2016. Currently, 22 textile / apparel firms have invested in the site employing approximately 25,000 workers, of which 95% are women aged between 18 and 35 years of age. (Work & Industrialization, n.d., P.3). In Hawassa, workers are drawn predominantly from the rural villages and small towns within a 100 km radius of Hawassa City, and tend to reside on the periphery of the city in informal neighborhoods that have sprung up since the establishment of the HIP.(Work & Industrialization, n.d., P.4). These peri -urban areas include not only land designated urban by the city administration but also land where people did base their lives in agriculture. The housing deficit in Hawassa City is currently estimated at approximately 40,000 units, and will be expected to worsen as HIP expands to

its full capacity of 60,000 workers (Work & Industrialization, 2015).

The people in Hawassa are exposed to housing shortage and are compelled to live in informal settlements. The majority of women working in the factories are forced to share rental rooms with up to seven other co- workers in order to afford housing. Sub-standard housing has been developed on farmland, with farmers selling plots and / or building rental units in an informal and unplanned manner, often with poor or no sanitation facilities. (Work & Industrialization, n.d., P.4). The Hawassa City administration has promoted the development of limited number of social housing, and several initiatives are being developed to improve workers' living conditions which include the development of subsidized workers' housing (led by IPDC) and low cost housing alternatives, led by UN HABITAT (Work & Industrialization, n.d., P.5). While these initiatives will offer a short-term solution to the situation, longer-term sustainable solutions are need to be address the critical issue of housing shortage.

This study tries to assess the prevailing access to housing for Hawassa industrial park workers and the development modality, driving factors and characters of informal settlements in Hawassa City by attempting to answer the following questions: How are informal settlement developed in the city and its peripheries? What are the driving forces behind the rapid development of informal settlements in Hawassa city? And what are the peculiar aspects of informal settlements developed by in-migrants working in HIP? Results of the study showed the need for a new concept of housing policy in relation to the industrialization of cities.

METHODOLOGY

Sample Selection and Sampling Technique

In this research cluster sampling design is employed, the researcher will divide the city into two clusters. The classification is based on

location which is urban center - peri-urban distinction and information gained from Pilot survey done by the researcher

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indicated significant number of informal land transactions occurs at the periphery of the city, as a result the urban center is totally neglected in the investigation done through questioner.

The selected clusters to be surveyed were three Kebeles ('Dato Odahe', 'Chefe kottejebesa' and 'Tilte') where HIP laborers dwell and proliferating informal land exchange exists. by using simple random sampling technique different households with only one family house and with family house and additional rental rooms were drawn from each cluster. From these clusters, house (land) owners will be respondents, the researcher decided to take 30 random samples from 2500 parcels. This makes the sample parcels (households): 60 from 'Dato Odahe', 30 from 'Chefe kottejebesa' and 30 from 'Tilte', totally 120 parcels (households). And also HIP laborers were randomly surveyed through questioner at different working days, when the number of respondents reached 60 the researcher understood data has saturated and there is no need of conducting the questioner. Total of 3 key informants 1 from each cluster and 4 land brokers with rich experience in the land buy and sell experience and 8 knowledgeable people from IPDC, 'Kebele', Municipality and sub cities officials are included through interview.

Data Analysis Techniques

Settlement formation being a complex process, the research employed a mixed data analysis

method. Mixed data analysis is a process that involves moving back and forth between concrete bits of data and abstract concepts, between inductive and deductive reasoning and between description and interpretation (Merriam, 1988). As a result the researcher employed the mixed data analysis strategy as it enables to go about organizing, analysis, numerating and interpreting data. The interview data was organized by grouping answers together across respondents. The questionnaires data were compared and tabulated with frequency tables and chart supported by explanation. Inductive analysis employed meaning searching; data analysis came from the data, and meanings emerge out of the data rather than being decided prior to data collection and analysis. For the qualitative case sketches, notes and pictures were recorded on every site visit to ensure accuracy in recording the information given from respondents. Summary of findings, conclusion and recommendation are made on the basis of the findings from the data analysis.

DATA ANALYSIS AND DISCUSSION

Socio-economic situation of respondents

From randomly undertaken interviews with 60 industrial park workers 22 (36%) of them reside at 'Chefe kotejabesa', 18 (30%) persons of them reside at 'Dato Odahe', 15 (25%) of them reside at 'Addis ketema' and 5 (9%) of them reside at other part of the city.

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The socio-economic data collected from the respondents (Hawassa industrial park laborers and house renters) are summarized in the following tables.

Main category	Sub-Categories	IP workers (laborers) (Total 60)	Percentage (%)
Sex	Male	12	20%
	Female	48	80%
Age group	16-19	3	5%
	20-27	39	65%
	28-35	15	25%
	>35	3	5%
Marital status	Single	49	81.7%
	Married	11	18.3%
Educational status	Below 10 th grade	8	13.3%
	10 th complete	40	66.7%
	10+ college	12	20%
	BA Degree	0	0%
Monthly income	Below 1000 birr	41	68.4%
	1000 – 3000 birr	19	31.6%
	>3000 birr	0	0%

Table 1: personal data, Social status, educational status and economic situation of respondents

The personal data of the respondent's shows majority of the respondents are female, the age group from 20-27 is dominant taking 65% of the respondents, majority of the respondents have completed grade 10 and most of them make less than 1,000 Birr per month.

Majority of the respondents are from outside Hawassa, From the 60 respondents 39 of them migrated to Hawassa from rural areas around the city and other rural areas of the country aspiring to have better life and better job opportunity. Majority of the immigrants are from the age 20-27. From the 60 interviewee the 39 of them migrated to work at any job opportunity in the city Hawassa, 24 of them migrated to work specifically at HIP. Majority of the immigrants are in the age 20-27 and all the respondents asserted they don't ever want to get back to their home town even if they loss there job at HIP.

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Data	Question asked	IP workers (laborers) responses	Frequency (out of 60 cases)	Percentage
Housing (Reason for choice of residence)	Does the room you live in share the compound with other rooms	YES	60	100%
		NO	0	0%
	Do you share your room with others?	YES	48	80%
		NO	12	20%
	How many people (including you) are there in your room	2	9	15%
		3	19	31.7%
		4	9	15%
		>4	11	38.3%
	Did you choose the house because of its price?	Yes	60	100%
		No	0	0%
	Did you choose the house because of its location?	Yes	51	85%
		No	9	15%
Did you choose the house because your friends (family) live there?	Yes	42	70%	
	No	18	30%	

Table 2: Socio-economic and housing data of IP Workers

The respondents emphasized on the fact that they seek for a better life in terms of making better money so that they can afford better quality houses. But for the existing salary and work shift they say they prefer the houses they live in. sharing rental rooms with one or more friends (collogues) is one of the major privileges they get from the house owners and the location is one of the major constraints in selecting places residence.

Case study on ‘Dato Odahe’ informal settlement condition

This section discusses the Informal settlement condition at ‘Dato Odahe’ kebele. This is one of the kebeles in Tulla sub city, recently added to the urban land development plan. 60 households were examined. From the randomly selected 60 households, 33 households have both family house and rental rooms in the compound and 27 of them only have a single family house in the compound. The following map (Fig.22) is taken from land development plan done by the municipality that shows the current regularization of land and future regularization plan.

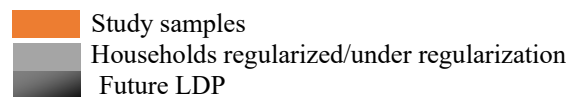


Fig 1: Location of study samples at 'Dato Odahe' Kebele

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Interview data of the 33 cases who do have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

NO.	Question asked	House owners responses	Frequency(out of 33 cases)	Percentage
	When was the compound owned?	Before 2008 EC	13	39%
		2009-2011 EC	15	46%
		2012-2014 EC	5	15%
	Where was your former residency	In Hawassa	23	67%
		Other city	10	33%
	Do you own land in another sub city	Yes	9	27%
		No	24	73%
	Why did you choose to reside here	Social interaction (family ownership)	6	18%
		Land price	20	61%
		Location	7	21%
	How did you get the land	Indigenous settler	6	18%
		Bought from a primary owner	10	30%
		Transfer(family)	9	27%
		Bought it from someone	8	25%
	Do you have legal document of ownership	YES	13	39%
		No(Processing)	13	39%
		No (haven't started the process yet)	7	22%

Table 3: Data on dwellers, the issue of why/when did they reside at 'Dato Odahe' Kebele

46% of the respondents owned there occupation in the year 2009-2011 EC. 30% bought their land from a primary owner and 25% bought their land from someone. Majority of the respondents (61%) haven't yet received legal document of ownership from the city administration.

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Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	7	27%
		2009-2011 EC	11	41%
		2012-2014 EC	9	32%
	How many rental rooms does it have?	2<	7	27%
		3-6	14	51%
		>6	6	22%
	How much is the rent?	<350 Birr	3	12%
		350-499 Birr	9	32%
		500 -750 Birr	15	56%
	Is there a rental price change through time?	Yes	24	88%
		No	3	12%

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Table 4: Rental rooms' construction period, Number of rental rooms in a compound and rental price at 'Dato Odahe' Kebele

41% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. Respondents stress on the fact that HIP works are the constant customers they have for the rental units in their compound.

Majority of the compounds have 3 to 6 rental rooms, and from the 33 cases 15 of them said all the renters in the compound work at HIP, 11 said some work at HIP and some work at other places and 6 house owners said there are no HIP workers in the compound.

■ All Renters work at HIP
 ■ Some Renters work at HIP and some work at other places

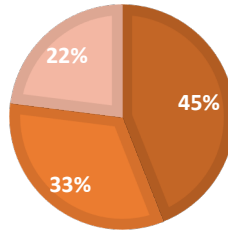


Fig 2: rental room consumer's occupation at 'Dato Odahe' Kebele

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Interview data of the 27 cases who don't have rental units.

Twenty seven heads of households were interviewed on various aspects of their residence, on the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
	When was the compound owned?	Before 2008 EC	12	45%
		2009-2011 EC	11	41%
		2012-2014 EC	4	14%
	Where was your former residence	In Hawassa	21	78%
		Other city	6	22%
	Do you own land in another sub city	Yes	6	22%
		No	21	78%
	Why did you choose to reside here	Social interaction (family ownership)	8	30%
		Land price	15	56%
		Location	4	14%
	How did you get the land	Indigenous settler	6	22%
		Bought from a primary owner	10	37%
		Transfer(family)	4	14%
		Bought it from a buyer	7	27%
	Do you have legal document of ownership	YES	13	46%
		No(Processing)	7	27%
		No (haven't started the process yet)	7	27%

Table 5: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses

41% of the respondents owned their compound in the year 2009-2011 EC. Only 37% bought their land from a primary owner and 27% bought their land from someone. Majority of the respondents (54%) haven't yet received legal document of ownership from the city administration.

Case study on ‘Chefe kotijabesa’ informal settlement condition

This section discusses about the Informality at ‘Chefe kotijabesa’ kebele. This is one of the kebeles in Tulla sub city, recently added to the urban land development plan. 30 households were examined and from the 30 household, 21 of them own rental rooms and 9 only have single family house in a compound.

The following map (Fig.27) is taken from land development plan done by municipality that shows the current regularization of land and future regularization plan.

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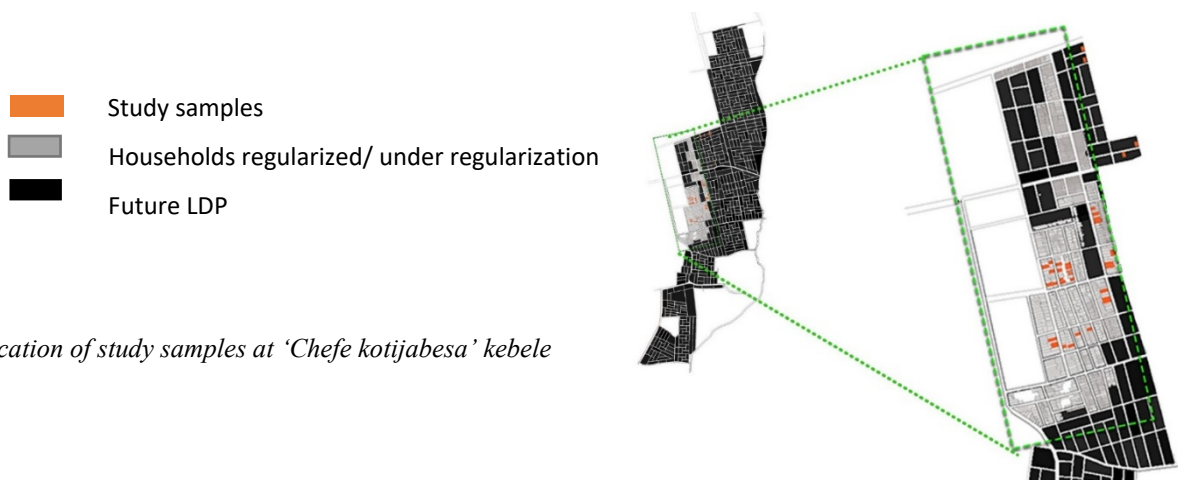


Fig 3: Location of study samples at ‘Chefe kotijabesa’ kebele

Interview data of the 21 cases who do have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

No.	Question asked	House owners responses	Frequency(of 21 cases)	Percentage
	When was the compound owned?	Before 2008 EC	7	33.3%
		2009-2011 EC	12	57.1%
		2012-2014 EC	2	9.6%
	Where was your former residency	In Hawassa	18	85.7%
		Other city	3	14.3%
	Do you own land in another sub city	Yes	2	9.6%
		No	19	90.4%
	Why did you choose to reside here	Social interaction (family)	9	42.8%

	ownership)		
	Land price	11	52.3%
	Location	1	4.9%
How did you get the land	Indigenous settler	6	28.6%
	Bought it from a primary owner	3	14.3%
	Transfer(family)	2	9.5%
	Bought it from someone	10	47.6%
Do you have legal document of ownership	YES	13	61.9%
	No (Processing)	5	23.8%
	No (haven't started the process yet)	3	14.3%

Table 6: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses at 'Chefe kotijabesa' kebele

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57.1% of the respondents owned there occupation in the year 2009-2011 EC. 14.3% bought their land from a primary owner and 47.6% bought their land from someone who is bought and sold. Majority of the respondents (61.9%) have received legal document of ownership from the city administration.

NO.	Question asked	House owners responses	Frequency(of 21 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	6	28.6%
		2009-2011 EC	11	52.3%
		2012-2014 EC	4	19.1%
	How many rental housing units does it have?	2<	1	4.9%
		3-6	12	57.1%
		>6	8	38%
	How much is the rent?	<350 Birr	6	28.6%
		350-499 Birr	8	38%
		500 -750 Birr	7	33.4%
	Is there a rental price changes through time?	Yes	15	71.4%
		No	6	28.6%

Table 7: Rental rooms' construction period and rental price at 'Chefe kotijabesa' Kebele

52.3% of the respondents said rental houses in their compound was built in the year 2009-2011 EC.

RENTERS OCCUPATION

- All Renters work at HIP
- Some Renters work at HIP and some work at other places
- There are no HIP workers

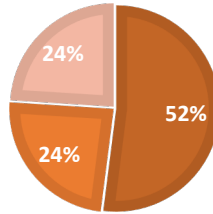


Fig 4: rental room consumer's occupation at 'Chefe kotijabesa' Kebele

Majority of the compounds have 3 to 6 rental rooms, and from the 21 cases 11 of them said all the renters in the compound work at HIP, 5 said some work at HIP and some work at other places and 5 house owners said there are no HIP workers in the compound.

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Interview data of the 9 cases who don't have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

NO. Question asked	House owners responses	Frequency(of 9 cases)	Percentage
When was the compound owned?	Before 2008 EC	3	33.3%
	2009-2011 EC	4	44.4%
	2012-2014 EC	2	22.3%
Where was your former residency	In Hawassa	8	88.9%
	Other city	1	11.1%
Do you own land in another sub city	Yes	3	33.3%
	No	6	66.7%
Why did you choose to reside here	Social interaction (family ownership)	6	66.7%
	Land price	3	33.3%
	Location	0	0%
How did you get the land	Indigenous settler	5	55.5%
	Bought it from a primary owner	0	0%
	Transfer(family)	1	11.2%
	Bought it from someone	3	33.3%

Do you have legal document of ownership	YES	4	44.4%
	No(Processing)	4	44.4%
	No (haven't started the process yet)	1	11.2%

Table 8: Data on dwellers, the issue of why/ when did they reside at 'Chefe kotijabesa' Kebele

44% of the respondents owned their occupation in the year 2009-2011 EC. 0% bought their land from a primary owner and 33.3% bought their land from someone. Majority of the respondents (55.6%) haven't yet received legal document of ownership from the city administration.

Case study on 'Tilte' informal settlement condition

This section discusses about the Informality at 'Tilte' kebele. This is one of the kebele in Tabor sub city, 30 Households were examined and 18 of them own rental rooms and 12 of the households only have a family house.

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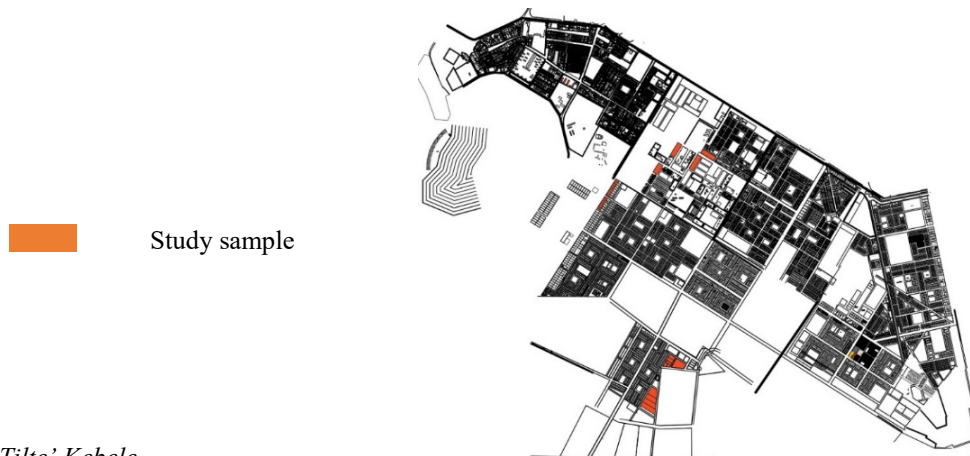


Fig 5: map of 'Tilte' Kebele

Interview data of the 18 cases who do have rental units on the issue of the reason why they choose to reside at this part of the city and year of settlement is tabulated in Table 12 below.

Data	Question asked	House owners responses	Frequency(of 18 cases)	Percentage
	When was the compound owned?	Before 2008 EC	8	44.5%
		2009-2011 EC	5	27.7%
		2012-2014 EC	5	27.7%

Where was your former residency	In Hawassa	13	72.2%
	Other city	5	27.8%
Do you own land in another sub city	Yes	2	11%
	No	16	89%
Why did you choose to reside here	Social interaction (family ownership)	3	16.8%
	Land price	13	72.2%
	Location	2	11%
How did you get the land	Indigenous settler	4	22.1%
	Bought from a primary owner	4	22.1%
	Transfer(family)	3	16.8%
	Bought it from someone	7	38.9%
Do you have legal document of ownership	YES	13	72.2%
	No(Processing)	3	16.8%
	No (haven't started the process yet)	2	11%

Table 9: Data on dwellers, the issue of why/ when did they reside and the issue of rental houses at 'Tilte' Kebele

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44.5% of the respondents owned their occupation in the year 2012-2014 EC. 22.1% bought their land from a primary owner and 38.9% bought their land from someone. Majority of the respondents (72.2%) have received legal document of ownership from the city administration.

NO.	Question asked	House owners responses	Frequency (of 18 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	5	27.8%
		2009-2011 EC	9	50.1%
		2012-2014 EC	4	22.1%
	How many rental housing units does it have?	2<	6	33.3%
		3-6	11	61.1%
		>6	1	5.6%
	How much is the rent?	<350 Birr	6	33.3%
		350-499 Birr	7	38.9%
		500 -750 Birr	5	27.8%
	Is there a rental price changes through time?	Yes	18	100%
		No	0	0%

Table 10: Rental rooms' construction period and rental price at 'Tilte' Kebele

50.1% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. 38.9% of rooms rented within the range 350-499 Birr.

RENTERS OCCUPATION

- All Renters work at HIP
- Some Renters work at HIP and some work at other places
- There are no HIP workers

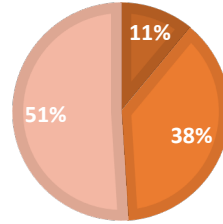


Fig 6: rental room consumer’s occupation at ‘Tilte’ Kebele

Majority of the compounds have 3 to 6 rental rooms, and from the 18 cases 2 of them said all the renters in the compound work at HIP, 7 said some work at HIP and some work at other places and 9 house owners said there are no HIP workers in the compound.

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Interview data of the 12 cases who don’t have rental units. On the issue of the reason why they choose to reside at this part of the city and year of settlement.

Data	Question asked	House owners responses	Frequency(of 12 cases)	Percentage
	When was the compound owned?	Before 2008 EC	6	50%
		2009-2011 EC	3	25%
		2012-2014 EC	3	25%
	Where was your former residency	In Hawassa	10	83%
		Other city	2	17%
	Do you own land in another sub city	Yes	11	91.6%
		No	1	8.4%
	Why did you choose to reside here	Social interaction (family ownership)	2	17%
		Land price	9	74.6%
		Location	1	8.4%
	How did you get the land	Indigenous settler	2	17%
		Bought from a primary owner	5	41%

	Transfer(family)	2	17%
	Bought it from someone	3	25%
Do you have legal document of ownership	YES	8	66.6%
	No(Processing)	3	25%
	No (haven't started the process yet)	1	8.4%

Table 11: Data on dwellers, the issue of why/ when did they reside

50% of the respondents owned their occupation Before 2008 EC. 41% bought their land from a primary owner and 25% bought their land from someone.

Land sell and buy at - ‘Chefe kotijabesa’, ‘Dato Odahe’ and ‘Tilte’

Brokers claimed that they perform their business without the fear of being accused of their activity. They do have easy communication with people who work at city land administration office and none of them have faced intervention from responsible government bodies.

Paramount time of land sell and buy at ‘Chefe kotijabesa’ was the year 2008-2010EC, both the year 2008-2010EC and After 2013 EC have same poll on being the paramount time of land sell and buy at ‘Dato Odahe’ and ‘Tilte’.

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FINDINGS AND RECOMMENDATIONS

Findings

Informal settlement in Hawassa and driving forces behind the occurrence of informal settlements on its peripheries

Land Policies in Ethiopia classify land as urban and rural, also peripheries of urban areas are considered as part or rural areas. Peri-urban of Hawassa is formally under the rural land jurisdiction, informally enjoying the loop-holes created by policies. The informal land market in the peripheries of the city have attracted large numbers of low-income households from the inner city. All the study sites show that majority of the house owners are former residencies of other parts of the city. Majority of house owners at ‘Dato Odahe’, ‘tilte’ and substantial amount of house owners in ‘Chefe kotijabesa’ chose the sites due to the affordability of land price. People at peripheries of Hawassa get both

factual and mistaken information on land expropriation from brokers and government bodies and develop strategies they think will benefit them. For some Land buy and sell is a constant means of making money in which their life is based on, People don't only involve in the activity of Land transaction to reside on the land.

Peculiar aspects of informal settlements in Hawassa developed by the emergence of HIP and in-migrants working in HIP

In the year 2009 to 2011 EC more people engaged in buying and selling land the expansion of informal settlement in areas around the site of HIP was very high. Farmers at ‘Dato Odahe’ and ‘Chefe kotijabesa’ got wrong information from brokers on land expropriation for industrial development without compensation. As a result they engaged in selling their lands for buyers, brokers brought to them. But farmers land expropriation for

industrial development has never happened in both the sites in any of the years. At the informal settlements of Hawassa, Majority of the compounds under the ownership of farmers or buyers from different parts of the city/country, especially the ones at close proximity to HIP have rental rooms. After the installation of HIP Most Farmers (indigenous land owners) involved in land selling, reserved some (no) portion for farming, also built rental rooms in their compounds, in the hopes of renting it to HIP laborers and make a living out of it. the death of people in the '11/11' incident where *Thousands of Sidama Ethiopians went to the streets of Hawassa* demanding answer from the federal government about the establishment of Sidama region caused the deprecation of land price in 2011 as a result less people engaged in land transaction. The market is vitalizing after 2012. There are no documents developed by the government on managing the change that is

going to happen because of the development of HIP. Policies and regulations of industrial development in the country don't take account of housing and settlement issues. After the development of HIP in 2009 EC, Farmers at 'Dato Odahe' and 'Chefe kotijabesa' got wrong information from brokers on land expropriation for industrial development without compensation.

As a result they engaged in selling their lands for buyers, brokers brought to them. The study shows that there is a significant migration of people to the city in search of job opportunity and better 'life. Houses and rental rooms built at 'Dato Odahe' and 'Chefe kotijabesa' are of low/moderate quality in terms of material; as a result they are affordable. Majority of the laborers possess wage less than 1000 birr so they take every inexpensive option to put roof over their head.

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All of them live in a shared compound, 80 % of them live in a shared room. Laborers at HIP are interested in being at close proximity to the HIP, laborers prefer to dwell in areas close to their work place in case they miss the bus it won't be hard to get to work.

Recommendations

The challenges related to existing informal settlements and their continued rapid growth in Ethiopia are vast. All possible proactive steps should be taken to avoid establishment of informal settlements. It require proactive planning of rural lands that are on peripheries of urban settlements. The contribution of industrial parks to the problem cannot be escaped.

Recommendation to the Government (City land administration)

The Government land jurisdiction need to separate peri-urban from rural land or urban land, and provide distinct regulations to manage it. Government should supply land with a minimum of cost and at maximum speed. There need to be a strategical approach to enhance public participation when developing regional/national LDP. The community need to be informed about land developments like industrial parks that take up wide area of land. The city administration need to have feasible financial schemes to support the low income population and laborers. The administration need to take measures on employees that work with land brokers on informal land transaction. Kebeles need to have a close interaction and provide protection for farmers.

Recommendation to IPDC/HIP

Industrial development Policies need to have strict rules in relation to Laborers living condition and service provision. The policy need to give directions to investors on considering housing to be an integral part of their productivity. IPDC need to work with city administration in order to integrate the development with what the city administration have planned for the future. And contain peri-urban as a zone to manage the pressure that's caused by people who migrate to work at IPs. IPDC should work on facilitating private sector involvement, while protecting funds and plans from the government. IPDC/HIP need to work on affordable housing options for laborers. The IPDC need to conduct more research in order to understand the realities of the cities after the introduction of IPs. Industry-university linkages should strengthen and involve the academia in research and policy making.

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CONFLICT OF INTERESTS

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