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**ADDIS ABABA UNIVERSITY COLLEGE OF DEVELOPMENT STUDIES
CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES (CRLDS)**

**EFFECT OF LAND GRABBING ON LIVELY HOOD OF PERI-URBAN COMMUNITY:
THE CASE OF SEBETA TOWN**

**A Research Submitted to the School of Graduate Studies of Addis Ababa University in Partial
Fulfillment of the Requirements for the Award of Masters of Arts Degree in Regional and Local
Development Studies**

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**Sep. 2019
Addis Ababa
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ADDIS ABABA UNIVERSITY COLLEGE OF DEVELOPMENT STUDIES
DEPARTMENT OF REGIONAL AND LOCAL DEVELOPMENT STUDIES

Effect of land grabbing on lively hood of peri-urban community: the case of Sebeta Town

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Declarations

I hereby declare that the thesis entitled The effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town is my original work that has not been submitted by any other person to any other academic higher institution for an award of any other Degree, Diploma and fellowship and all sources of materials used for the thesis have been properly acknowledged.

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Abstract

The main objective of the study was to assess the effect of land grabbing on lively hood of peri-urban community the case of Sebeta Town. The data were obtained from 62 randomly selected respondents by using questionnaires and interview from Oromia regional state office, towns municipality office workers other illiterate indigenous peoples of the town as well as from secondary sources were also included. To analysis the collected data were edited, tabulated, percentage and finally descriptive method was employed. The result revealed that there are many factors causing land grabbing on lively hood of peri-urban community: those are wide social, economic and political challenge to the government and also to the community itself for those who are sized the land and built illegally in unplanned manner, challenge to the government to manage and govern the duty and right of the areas community, creates volatility and hate among community and government and land grabbing has wide negative impact in every direction on government legal land governance service activity, on indigenous people, on city development, expansions of crimes, urban pollution and housing problems and lastly the pattern of urban expansion are the major ones. To regulate the impacts of urban expansion that found in the town the participation of government and dwellers of the town are very necessary.

Key words: Land grabbing, peri-urban community Sebeta and Administration town

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Acronyms and Abbreviation

ADLI	Agriculture Development Led Industrialization
ALAC	Advocacy and Legal Advice Centers
FAO	Food and Agricultural Organization
FDRE	Federal Democratic Republic of Ethiopia
GIS	Geographical Information Serves
GTP	Growth and Transformation Plan
PASDEP	Accelerated and Sustainable Development to End Poverty
SCAGCO	Sebeta City Administrative Government Communication Office
SNNPR	South Nation Nationalities Peoples of Region
UN	United Nations
UNDESA	United Nations Department of Economic and Social Affairs

CHAPTER ONE

INTRODUCTION

1.1. Background of the Study

Land grabbing is classically known as the seizing of land by a nation, state or organization, especially illegally or unfairly. It is recently redefined as a large scale acquisition of land through different systems like purchase or lease for commercial investment by foreign organizations. Both micro and macro scales of land grabbing can result in displacement of indigenous communities and disappearance of their identities over time, because land is not only a fixed asset essential to produce sufficient amount of crop and animal to secure supply of food, but it is the foundation of identities (language, culture, & history) of communities living on the land (Melkamu, 2016).

However, land grabbing is particularly in developing countries like in Ethiopia what is now seen, observed and heard from different source of information is clearly that land grabbing is an act of illegally evicting the poor land holders from their land informally and formally for different purposes for temporary or permanently through systematic way under the shadow of development by using of different legal frames which is contrary to the constitutional order. The condition and act of land sizing system by different bodies, is not land grabbing only, it also can a cause of expansion of irregular urbanization of towns and mismanagement of land without meaningful integration of indigenous poor people without their free willing, inclusion and grants for their permanent life and to their family unit can cause of a major problem of social, economic and an instability of the country.

The illegal act of land grabbing system, also open wide hole for grave land corruption. Still, the land sector is vulnerable to corruption and rent seeking through which it is being one of the sectors most affected by bad governance (Welde, 2017). And, in most of the developing countries land administration suffers from the lack of good governance principles (Birhanu, 2014). Accordingly, (Kironde, 2009) argues for an urgent need to improve governance in the land sector to ensure economic sustainability, poverty alleviation, peace and security.

On the other hand, Chambers and Corn way (1980) state that livelihoods comprise of the capabilities, assets (both material and social resources) and activities required for a means of living. A livelihood is sustainable when it can cope with, and recover from, stresses and shocks and maintain or enhance its capabilities and assets both now and in the future. In an attempt to make a living, people use a variety of resources such as social networks, capital knowledge and markets to produce food and

marketable commodities and to raise their incomes (Herbinck and Bourdillon, 2001). However when such resources are not available or when they are undermined people tend to go under stress and shock. This can be traced to Sen's theory of entitlements, which postulates that the purpose of development is to improve human lives through expanding the range of things a person could do and be, for example, being healthy and well nourished, being knowledgeable and being able to participate in the life of the community. From these considerations the study aims to assess and analyze effect of land grabbing on lively hood of peri-urban community the case of Sebeta Town.

1.2.Statement of the Problem

Today in Ethiopia there are many different very serious problems of issues that are faced and affect everyone in one way or another directly and indirectly in every place of the country in relation with the impact of land grabbing and urbanization. According to many different scholars are identified, among the serious problem of the state, the issue of land governance problem and luck of controlling of illegal land grabbing and unmanageable of urbanization are the major one of our country today. According to (Samsudin and William, 2014) good land governance is considered as an essential basis to ensure appropriate land administration systems for enabling sustainable development. But, conversely, weak governance of the land sector and a failure to perform this function effectively and in an efficient manner negatively affect peace, security, development and stability of the state. The effect of this issue will be particularly harmful for the poor in developing countries for whom land is a primary means to generate a livelihood, a key vehicle to invest, accumulate wealth, etc (Deininger...).However, as to my understanding every citizens of the state knows that the problem is not limited to only these above mentioned issues ,it also particularly entrenched its horizon of corruption, bureaucratic service delivery ,non -accountability, violating rule of law, violence here and there and the likes are directly related to land issue and it became the major problem of social, economic and political challenges of the country and stagnant of the development. Because, the legal accountability system of wrong doer individual is probably facing less suffer and made get them more benefit.

Access to land and its resources is important for many people around the world, but nowhere is land as crucial to livelihood as in Africa (Lisk 2013: 576). The capitalist globalization and current prevailing, neoliberal view on development through economic growth are justifying the land grabbing trend while undermining the crucial environmental and social aspects. Considering the importance of land and its resources for rural populations' livelihoods and survival in poor countries, such as Ghana

and Ethiopia, this is deeply problematic (Cotula et al. 2009: 17). This trend of overlooking environmental issues and local people's values, traditions and connections to their lands in favor for capital accumulation thus need to proceed being questioned and criticized. Land is central for livelihood and food security in rural areas and thus it is fundamental to examine the impacts of land grabbing in order to understand the phenomenon vis-a-vis development (ibid. 4).

The stakeholders involved in the land acquisition process as well as to gain an understanding of their participation and the distribution of benefits. In addition, to investigate the effects of land acquisition, it is particularly necessary to investigate any changes in the livelihood situation of households affected by land grabber. As Samira (2014) studied about corruption in land administration in Ethiopia which revealed that the lack of clear policies, weak institutions, lack of legal frameworks, lack of transparency, and limited public participation as challenges in urban and rural land administration in Ethiopia. The current land administration is aimed at creating potential entry points for ensuring good governance. But, on the contrary it is serving the implementation of corrupt activities such as misuse and misallocation of land. And also the government wrongly and systematically snatching the land from the poor and awards the rich.

A comparative study conducted by Emma and Vincent (2018) land grabbing and its implications on rural livelihoods in Ghana and Ethiopia the main actor besides the foreign investors is the Ethiopian state. The government, however, often refuse to pay fair compensation to those whose land is being appropriated (Eihadaryand Obeng-Odoom 2012: 68),In the cases where farmers lose parts of their land, the size of the farm is no longer large enough to meet the households' food needs. Rural population who lost part of their lands or all of it claimed they were never consulted; neither did they participate in any negotiation process during the land leases (Acheampongand Champion 2014: 4593; Gill 2016: 711; The Oakland Institute 2011:2).

The extent of land gaining is largely dependent on a variety of external and internal factors which include globalization, a liberalization of market that might include land market, and political and socio-economic transformations occurring within a specific context. It also aims at uncovering the existing legal frameworks, if ever exists that different from the central government that local governments have used to take land from the current land users (Mhrtay2016) studied the performance of good governance in land administration in Tigray and concluded merely on the few good governance principles, overlooking the phenomenon in the remaining pillars.

The problems presented by scholarly work above found out policy, legal frames, institutional structures and capacity problems. Land gaining for urban expansion may ultimately bring various development benefits especially farmland area, financial capital and physical assets. However, it is also highly disruptive to the people who must give up their land. In addition, the process might be characterized by unfair participation and inequitable or unsuitable compensation methods. This has led to increased social tensions between local governments and affected people.

Unlike to the above researchers, this study aims to assess effect of land grabbing on lively hood of peri-urban community the case of Sebeta Town. Because land grabbing and abnormal urbanization is a sensitive and challenging issue in different aspects and that needs investigation in-depth and analysis at lower tiers of government. So, this research is to provide a better understanding of land grabbing for urban expansion or urbanization and the implications for equitable and sustainable livelihood of those lost their land in rural land administration. The researcher is thus motivated by this problem context and the pressing need for policy information by fill the gap.

1.3. Objective of the Research

1.3.1. General Objective

The general objective of the study was to identify effect of Land grabbing on lively hood of peri-urban community: the case of Sebeta town

1.3.2. Specific Objectives

1. To identify the main actors of land grabbing in Sebeta town and its surrounding rural area,
2. To assess the extent of land grabbing and urbanization in Sebeta town and its surrounding rural area,
3. To identify the main causes and impact of land grabbing and urbanization on livelihoods , (social, economic and environment) in Sebeta town and its surrounding rural area,
4. To evaluate the appropriateness of compensation and land replacement of land lose in Sebeta town and its surrounding rural area.

1.4. Basic Research Questions

1. Who are the main actors of land grabbing in Sebeta town?
2. What is the extent of land grabbing and urbanization that in Sebeta Town and its surrounding rural area?
3. What are the main causes and impacts of land grabbing and urbanization on livelihoods (social, economic, and environment) in Sebeta town and its surrounding rural area?
4. What is the level of compensation and land replacement the evacuated?

1.5. Significance of the study

Land grabbing is a phenomenon that happens all around the world and both local, national and global processes and policies are involved. Considering the size of this trend land grabbing on lively hood of peri-urban community the case of Sebeta Town, as well as its complexity, in addition to: -

- ☞ It uses to create safe and quality urban environment.
- ☞ To conduct further research to address the concern of displaced people.
- ☞ To serves as to understand current or now environmental problems that is infrastructure.
- ☞ To provide solution for in the study area.
- ☞ It helps to the administers and municipality workers of the town to take the information about urban growth and conducted problems.
- ☞ It serves as a bass of the study to conduct for research study.
- ☞ It forwards some results to surrounding dwelling who affected directly or indirectly by urban expansion in area.
- ☞ It provides information for those who will like to conduct detailed and reliable studies on the urban expansion effect of land grabbing on lively hood of peri-urban community

1.6. Limitation of the Study

The researcher chosen to limit the study to cover only town; Sebata. By limiting the study to only focus on effect of land grabbing on lively hood of peri-urban community the case of Sebeta Town. Additionally, focusing on Sebata Town within the most heavily targeted town around Finfne is highly relevant for the research purpose. Regarding consequences stemming from land grabbing on lively hood of peri-urban community in Sebata Town, the study will focus specifically on peri-urban community people and their current and future livelihoods and thus adopt a local perspective.

However, not conduct a deeper analysis of specific gender dimensions, i.e. the gender perspective falls beyond the principal scope of this study.

1.7. Organization of the Thesis

This thesis is organized in to five chapters. The first chapter deals with the introduction which contains background of the thesis, statement of the problem, objectives of the study, research questions, and significance of the study and limitation of the thesis. The second chapter deals with review of related literatures and the third chapter focuses on research methodology employed in the thesis. Moreover, the fourth chapter consists of result and discussions and the fifth chapter deals with conclusion and recommendation of the thesis.

CHAPTER TWO

LITERATURE REVIEW

2. Introduction

The purpose of this chapter is to review and summarize conceptualize and theoretical literature, conceptual framework with the objective of adding knowledge and familiarizing the researcher with relevant information regarding the land grabbing and urbanization. And also to be discussed some contents of literatures which are related to land grabbing and urbanization. Accordingly, conceptualizing theories and its principles, overview of land grabbing and urbanization, land administration, land grabbing and its implications on rural livelihoods, urban policy in Ethiopia, Land ownership in Ethiopia, Challenges of land administration system and land corruption in the relation with Sebeta town and its surrounding rural area.

2.1. Conceptualization of key terms

2.1.1. Land grabbing

To conceptualize the terms: 'land grabbing' is generally used to describe the processes of land acquisition, through the purchase or lease of large portions of land, by foreign states, transnational corporations or investors (local/FDIs) in developing countries. According to this conceptual definition, land grab discussion largely focuses on farmland being converted from smallholdings to large-scale agriculture for the production of food and bio-fuels for export (GRAIN, 2008).

Much land, however, is lost in other ways, such as through the expansion of urban areas and the creation of peri-urban areas as well as infrastructural development that takes place in many parts of the less-developed world (Zoomers, 2010). It is in this latter sense that experiences the massive transfer of land for urbanization will be considered. However, the question remains whether or not land acquisition for urbanization in a pre-socialist country, like Ethiopia where land still controlled by the state, fits the stereotypical representation of land grabbing.

As land gaining for urban expansion is at the intersection of various academic and policy debates, it would be necessary to introduce additional two important theoretical concept in this paper namely urbanization and peri-urban transformation, and land acquisition for urban development.

2.1.2. Urban

In our study context, the term “urban” refers to the character of a place based on several interrelated factors, namely population size, population density, economic and social organization, and administration, among others.

2.1.3. Urbanization

Likewise, the term “urbanization” refers to the process by which a place assumes that urban character (Frey and Zimmer, 2001). Urbanization occurs as a country’s key sectorial composition shifts away from agriculture to industry and services and as technological advances in domestic agriculture release labor whereby former agricultural laborers migrate to cities. It is a finite process experienced by all nations in their transition from an ‘agrarian’ or ‘traditional’ to an ‘industrial’ or ‘modern’ society Ledents, 1982; Henderson, 2002.

2.1.4. Rural land

Rural land administration is delegated to the regions. These take the form of administrative bodies such as, for example, in the regions of Amhara and Tigray, the “Environment Protection, Land Administration and Use Authority” or in the region of Oromia, the “Lands and Environmental Protection Office” (World Bank 2012a). However, unclear responsibilities at different levels of government have led to overlaps. For example, in rural areas, both the land administration institutions and the investment authorities have a mandate to allocate land to investors (World Bank 2012b). In addition, land registration and certification is also delegated to voluntary, community-elected Land Administration Committees at kebele (village) and woreda (district) level. While these committees have been argued to build community trust in land registration (World Bank 2012a), others point out that these committees are not always provided with sufficient resources (USAID 2011).

2.1.5. Land Corruption

Corruption in land governance is commonly defined as the abuse of entrusted power for private gain while carrying out the functions of land administration and land management. When land investors target countries with weak governance, the risk of corruption is high (OXFAM 2013). Likewise, corruption is more likely to occur when local elites are able to manipulate their country’s land governance systems for their own benefit (International Land Coalition, 2012) Whether it’s an opaque

deal between private investors and local authorities, citizens having to pay bribes during land administration processes, unaccountable urban planning, or customary laws that deny women their land rights, land corruption hits poor and marginalized men and women hardest (TI, 2017). Around the world, one in five people report that they have paid a bribe for land services in recent years; in Africa, almost every second client of land administration services has been affected (TI, 2017). In addition to this, millions of men and women bear the brunt of political and grand corruption in relation to land: when they are not involved in decision-making on land deals, their land is grabbed, or expropriated, and/or they are inadequately compensated for their land.

2.2. Urban Policy in Ethiopia

The proclamation of the country provides that an urban area is an area with a minimum of 2,000 inhabitants living in a concentrated manner. However, due to the nature of urban centers in demographic, socio-economic and infrastructural distribution; not all urban areas get equal attention. Therefore, the government divided them into different types – metropolitans (more than one million population), cities (100,001-1million), large towns (50,001-100,000), medium towns (20,001-50,000), and small towns (2,001-20,000 population). Based on this definition urban land use and infrastructural construction is determined through the different hierarchy of federal and regional governments. The responsible Ministry – Ministry of Urban Development and Construction and Institute - Federal Urban Planning Institute also designed policies, strategies, and implementation manuals and guidelines.

The main theme of the National Urban Development Policy document is founded on Growth and Transformation Plan (GTP), Agriculture Development Led Industrialization (ADLI), Industry Strategy, Federalism, Demarcation and Civil Service Reform. It is framed into seven basic guiding principles and five intervention areas. Moreover, the policy has two principal packages (I) Urban Development and (II) the Urban Governance package. The policy's objective is:

Ethiopia's cities provide efficient and effective public services to residents, compliment and facilitate rural development, are models of participatory democracy and build accelerated economic opportunities that create jobs.

2.2.1. Urbanization

Urbanization is not a recent phenomenon. Since the early 1800s, movements of people especially from the rural areas to more urban areas have been recorded Muggah,(2012). Consequently, population of people residing in urban areas increased from 13% in 1900 to 49% in 2005 Dalton, (2012). Numerically, this represented a move from 220 million peoples' in 1900 to 3.2 billion people in 2005. By 2011, there were already 480 cities with populations in excess of one million as against 80 of such cities in 1950. Currently, more than half of the world's population lives in cities Griffith, C. (2009).More than three billion people currently reside in urban centers and this figure is expected to rise to five billion by 2050. Perhaps most striking is the fact that most of the population growth in the coming decades will occur in low- and middle-income countries Muggah, (2012). Africa is reportedly a late starter in the urbanization race UN-Habitat (2004).However, it is urbanizing at such an alarming rate that predictions suggest Africa will enter the urban age around 2030 when half of Africans will live in urban areas Celik, Zyman, and Mahdi. (eds.), (2009).Nigeria is notably the most populous African nation and predicted to drive this population growth United Nations (2012).At current growth rate, one of its cities, Lagos will be the third largest city in the world with a population of over 24m by 2020 (Gwom, Hirse and Pwat, S (2008)

Urbanization in developing countries has followed a different trajectory from the above premise, leaving many overwhelmed urban residents and their governments in frustration, despair and confusion Lwasa, S. (2009).Urbanization process in Africa has consequently been described as “pseudo-urbanization” Lwasa, S. (2009): It is in the light of this that this paper examines the urbanization phenomenon and its implications for low-income housing in Lagos, Nigeria. This has become necessary in view of the critical role housing plays in the life of an individual and society at large. Housing provides shelter for man and his belongings from inclement weather and intruders.

2.2.2. The Nature and Scope of Urbanization

Urbanization is a global phenomenon that has transformed and continues to alter landscapes and the ways in which societies function and develop Griffith, C. (2009): Cities offer the lure of better employment, education, health care, and culture; and they contribute disproportionately to national economies Trivedi, Sareen, and Dhyani (2008). Urbanization is one of the major demographic and economic phenomena in developing countries, with important consequences for economic

development, energy use, and wellbeing Dalton, (2012). According to Potts, D. 2012 definitions of “urban” vary from country to country. Basically, urbanization is the shift from a rural to an urban society, and involves an increase in the number of people in urban areas during a particular period Sareen, and Dhyani (2008). The United Nations Habitat in 2006 described it as the increased concentration of people in cities rather than in rural areas UN-Habitat (2006). Urbanization is the outcome of social, economic and political developments that lead to urban concentration and growth of large cities, changes in land use and transformation from rural to metropolitan pattern of organization and governance. Urbanization also finds expression principally in outward expansion of the built-up area and conversion of prime agricultural lands into residential and industrial uses. This process usually occurs when a nation is still developing. The trend toward urbanization is a worldwide phenomenon, Sareen, and Dhyani (2008).

According to Gould, W. (1995), London was the major city of the world in the nineteenth century, being the first to reach the population of one million, a feat not attained by Paris until the mid-nineteenth century, New York until 1871, Berlin until 1880 and Vienna until 1885. Outside Europe the largest cities were Tokyo and Beijing. Today, the distribution of the world's largest cities is markedly different being dominated by cities in developing countries. UN (2012) revealed that by 2011 only three cities from the developed countries, namely Tokyo (37.2 million), New York (20.4 million) and Los Angeles (13.4 million) were among the world's top twenty cities. Lagos (11.2 million), Nigeria was ranked 19th.

Amongst continents and even within a country or a city, urban growth is not uniform. Although the world has attained the 50% urbanization in 2007, Asia will achieve that feat by 2020, while Africa is likely to reach the 50 per cent urbanization rate benchmark in 2035 United Nations (2012). According to the 2011 Revision of the World Urbanization Prospects the urban areas of the world are expected to gain 1.4 billion people between 2011 and 2030, 37 per cent of which will come from China (276 million) and India (218 million). The report predicts that between 2030 and 2050 another 1.3 billion people will be added to the global urban population. With a total addition of 121 million people, Nigeria will be the second major contributor next to India (270 million). Together, these two countries are expected to account for 31 per cent of urban growth during 2030-2050 United Nations (2012). Such rapid growth of the population of the less developed regions, Potts, D. (2012). Combined with the near stagnation of the population in the more developed regions implies that the gap in the number of urban dwellers between the two will continue to increase (FIG, 2010).

2.2.3. Major Causes of Urbanization

Several factors are responsible for urbanization. These include population dynamics, economic growth, legislative designation of new urban centers and increases in densities of rural trading centers. Early urbanization was attributed to the push and pull factors of rural-urban migration. Early migrants, usually males, went to the city in search of job and better life. Even in modern times, the lure of the city and the opportunities it should offer continue to be a major driving force of urbanization in many countries, Cohen (2006). In Africa, most people move into the urban areas because they are ‘pushed’ out by factors such as poverty, environmental degradation, religious strife, political persecution, food insecurity and lack of basic infrastructure and services in the rural areas or because they are ‘pulled’ into the urban areas by the advantages and opportunities of the city including education, electricity and water.

According to Thomas (2008), research indicates that natural increase can be responsible for about 60% of urban population growth in some developing countries. While acknowledging that urban populations are still growing in sub-Saharan Africa, in many cases rapidly, Potts (2012) concurs that such growth is largely attributable to natural increase as births exceed deaths in towns, especially among the poorest sections of the population. Data from various countries however strongly suggest that current urban population increase may after all be due to natural increase, United Nations, (2009). The United Nations report asserts that many countries embarked on policies aimed at modifying the spatial distribution of their population by reducing migrant flows to large cities. Consequently, by 1976, 44% of developing countries reported implementation of such policies and by 2011, 72% of developing countries had put in place measures aimed at curbing rural-urban migration United Nations, (2009). A third reason for urban growth is the reclassification of rural areas as urban or a change in the criteria for “urban” or annexation Cohen (2006). Over time, some rural areas accumulate sufficient population to qualify them to be classified as urban.

2.2.4. Component Based Characteristics of Urbanization

According to Schnore (1964), there are three distinct but related components in the aspects of urbanization process:

- (i) Urbanization as behavioral change whereby people acquire certain patterns of behavior such as urban ways of thinking and urban values as they adopt an urban lifestyle;

- (ii) Urbanization as reorganization of economic activities through the structural shift or transition from agriculture to non-agricultural activities as a dominant source of employment. As the country becomes more and more urban, the role of agriculture as a source for livelihoods becomes less and less important. This conception also emphasizes that urbanization is not a mere in-situ shift of labor from agriculture to non-agricultural sectors. It involves the movement of people from traditional, rural communities where agriculture is central in their lives to modern, urban communities where activities primarily are centered in government, trade, manufacture, or allied interests; and
- (iii) Urbanization as population concentration through an increase in the share of the population living in urban communities as well as the number of and/or size of urban communities. This aspect is consistent with the United Nations Department of Economic and Social Affairs' (UNDESA) definition where urbanization is the increase of the population in cities compared to the overall population of a region, country or the world as a whole (UNDESA, 2004)

2.3.Review of relevant theory

2.3.1.Theory of Urbanization

2.3.1.1. Pro Urbanization Theories of Economic Development

Given what has been explained so far in the preceding paragraphs about urbanization, therefore, holds implications for social and economic development with various controversies, concerning the effects of urbanization on socio-economic development.

Theories on modernization, urbanization and the external economic hypothesis depict urbanization as a necessary part of the development process as it has a positive relation with economic development. According to Ledents (1982), this is proven by the fact that different urbanization levels reflect differing degrees of economic development and positive social change.

2.3.1.2.Anti-urbanization Theories of Economic Development

In contrast, 'anti-urbanization theories' such as the dependency theory and Lipton's urban bias thesis (UBT) view urbanization as a threat. Accordingly, urbanization is blamed to be a major cause of the undesirable phenomenon of regional disparity, both in economic growth and welfare terms, because it compels economic activity to concentrate in certain areas (McKee and Leahy, 1970) In

addition, most rural dwellers that migrate to cities engage in low-paying jobs in the service and informal sectors and not in industrial employment as modernization theorists seem to suggest (Bradshaw, 1987).

2.3.1.3. Impacts of Urbanization on Peri-urban Locations

Beside the controversies regarding the relationship between urbanization and economic development, much discussion also has focused on the impacts of urbanization on the areas immediately surrounding the cities. A number of alternative terms have been used to describe this geographical area including ‘urban fringe’, ‘rural hinterland of the city’, ‘the city’s countryside’, ‘peri-urban areas’ (Simon et al., 2006) etc’. Despite the differing terms, most refer to a zone undergoing various kinds of transformation where urban and rural attributes exist side by side (Oduro, 2010).

Therefore, this study uses the term ‘peri-urban’ as defined by Simon et al. (2006) because it is consistent with the characteristics of oromia regional state Sebeta town and its surrounding area. Here, ‘the peri-urban area is a town and surrounding of Sebeta direct impact – which experiences the immediate impacts of land demands from urban growth, pollution and the like and a wider market-related zone of influence – recognizable in terms of handling of agricultural and natural resource products’ (Simon et al., 2006, p. 10) As a result of urbanization, multiple economic and social transformations have taken place in peri-urban areas.

However, before focusing on a specific conceptual framework for our study so as to better understand the transformation of peri-urban areas under the pressures of urbanization, we have to be able to highlight different debate conducted in different literature on land acquisition for urban development.

2.4. Land Administration

Land administration refers to the processes of determining, recording, and disseminating information on land parcels and it is particularly associated to land rights, land use and the value of land. Land administration function consists of four main components that are juridical, regulatory, fiscal, and information management. In addition, further categories include land registration, cadastral surveying and mapping, fiscal, legal, multipurpose cadastres and land information systems (Samsudin and William, 2014). Land administration is traditionally centered on the cadastral activities in relation to land tenure and land information management but modern land administration system is designed as the integration of the four functions. These functions include:

Land tenure: the processes and institutions related to securing access to land, recording security; cadastral mapping and legal surveys to determine parcel boundaries; creating new properties; the transfer of property or use from one party to another through sale, lease or credit security; and the management and adjudication of doubts and disputes regarding land rights and parcel boundaries.

Land value: the processes and institutions linked to the assessment of the value of land and properties; the calculation and gathering of revenues through taxation; and adjudication of land valuation and taxation disputes. Land use: the processes and institutions related to control of land use through adoption of planning policies and enforcement of land use regulations and adjudication of land use conflicts. Land development: This indicates the processes and institutions associated to building of new physical infrastructure and utility, implementation construction planning, acquisition of land, change of land use, and distribution of development cost (Enemark, 2009,pp.2-3).

Land administration systems are important infrastructures which facilitate the implementation of land policies in both developed and developing countries. It is also concerned with the social, legal, economic and technical frameworks within which land managers and administrators must operate. These systems support with the administration of land as a natural resource to ensure its sustainable development (Enemark, 2009). Qian (2014) stated that land administration system includes public land management, land value assessment, land taxation, land use and development, private land recordation and registration. Land registration and cadastres' are the core component of land administration system, the former indicates the process of recording legally recognized in land and the latter implies an official record of information about land parcels including their boundaries, tenure, use, and value. Hence, an effective and efficient land administration system is essential for the government to manage land related issues.

2.5.Good Governance in Land Administration

Land administration consists of land occupation, use, value and development in which the decision making process and effective policy implementation undertaking is referred to as governance in land administration. This governance takes place both in the formal and informal institution. In addition, governance has fundamental contribution for land administration project. Due to this, land administration depends on good governance which plays major role to effective and efficient land administration system (Whittal and Mabesa, 2014).

Land administration system should ensure a pro-poor and gender sensitive agenda and has to give high priority on areas such as achieving security of tenure and it can benefit the poor as well as promote economic development (FAO, 2007). And, it requires the principles of good governance as a direction towards balancing social, economic and environmental issues (Samsudin and William, 2014). So, application and practice of good governance principles in land administration leads to ensure land tenure for the vulnerable group such as women, poor, disabled, children, and elder people, etc. Good governance places all decisions on land upon respect for fundamental human rights and ensures that all relevant stakeholders are enabled to effectively participate, particularly women and vulnerable groups (Palmer et al., 2009). So, in order to ensure good governance in land sector the participation of these groups also has great significance.

Effective land governance and ensuring the security of tenure can contribute to improvements in social, economic and environmental conditions (Palmer et al., 2009). Similarly, good governance in land administration plays paramount role for achieving good governance in society in general and protect the land right of vulnerable group in particular (FAO, 2007). Therefore, implementation of good governance principles in land administration mitigates the problem of governance in the society like resolving disputes before enter into conflict. Similarly, the improvement of good governance pillars in land administration makes this sector effective.

2.6.Land ownership in Ethiopia

The Constitution of Ethiopia, formerly known as the Constitution of the Federal Democratic Republic of Ethiopia (FDRE), deals with ‘Right to poverty’ under article 40, which provides important details about land rights in Ethiopia. Article 40 (3) of the constitution emphasizes what could be seen as the core question of land ownership in Ethiopia: ”The right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the State and in the peoples of Ethiopia. Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange” (Constitution of the Federal Democratic Republic of Ethiopia 1995).

Article 40 (6) concerns land investments. It deals with the right of investors to acquire land and declare that private investors may get land on the basis of payment arrangement (Constitution of the Federal Democratic Republic of Ethiopia 1995). Similarly, article 5 (4) in the Federal Rural Land proclamation, declares that investors are allowed by law to acquire rural land for agricultural

investment: “Private investors that engage in agricultural development activities shall have the right to use rural land in accordance with the investment policies and laws at federal and regional levels.” Federal democratic Republic of Ethiopia Rural Land 456/2005. According to the Ethiopian constitution, all land in Ethiopia, both urban and rural, is owned by the state, which certainly facilitates allocation to investors (Keeley 2014: 13). Cultivators and pastoralists, i.e. the land users, have use rights over the land which they care for, yet they are not allowed to sell or exchange this. Hence, land holders only have limited rights without security of tenure (Rahmato 2011: 6). The Regional authority has by law been given the power to administer land, including allocation, use, disposal and registration. This administration must however correspond to the federal constitution from 2005 as well as federal laws from 2005 (ibid.).

In Ethiopia the state thus has the ability to decide and determine what the land should be used for and for what purpose, as well as the power to decide who gets to use the land (Moreda 2017: 701). This means that the state has the power to remove existing land users if anticipating that the particular land will be more beneficial when utilized by investors, or if the land is seen as needed for public purposes. The government is then supposed to compensate the people being displaced due to land expropriation (Rahmato 2011: 6). Today, similarly to the past, land rights in Ethiopia defines power relations between smallholder and local communities on the one hand, and the state on the other (ibid.). The state’s power over land is justified by its development mission. Moreover, the achievement of economic development is seen as best under the state (ibid. 7).

Furthermore, the federal and regional governments were from 2007 and forth actively seeking foreign investors and promoting large-scale investments, during which time several documents were prepared in order to achieve this. The documents emphasized the large amount of available land and water resources as well as promised favorable conditions for the investors (ibid.). These documents further stated that the lands offered were unused and that investments in these would not have any effects on local livelihoods (Regassa 2018: 4; Rahmato 2011: 9).

2.7. The scale of land grabbing in Ethiopia

From recent time onwards under the shadow of government policy of development the grave land grabbing is taking place in every region of the state. However according to Hules& Singh 2017: 345,

the worst of land scrambling and displacement of rural population are become an issue of national and international, particularly Gambella, Oromia, SNNPR and Benishangul Gumuz can be mentioned

Land grabbing in Ethiopia, both by domestic and foreign investors; have taken place in the country over the last decade, mainly in the lowland regions. The Ethiopian government has already allowed millions of hectares of land to be commercialized for agricultural investments. (Moreda 2017: 699). The promotion of land investments mainly focuses on four specific regional states, Gambella, Oromia, SNNPR and Benishangul Gumuz (Hules& Singh 2017: 345).

Between 2004 -2009, domestic investors accounted for 60% of the acquired land areas in Ethiopia. However, foreign investors have increased and recent data shows that Ethiopia has assigned 2.4 million ha of land to international investors. This puts Ethiopia amongst the top countries in Africa in terms of the amount of land leased out (Cotula 2012: 656, Alamirew et al. 2015: 1122). The government of Ethiopia wanted to increase the large scale commercial farming to 3.4 million ha by 2015 (Hules& Singh 2017: 345).

2.8.Land grabbing and its implications on rural livelihoods

In Ethiopia, much of the land grabs has been part of a longer history of coercive agrarian politics. In fact, the Ethiopian state has created a state-mediated-commercialization in the pastoral lowlands, meaning the agribusiness deals have provided mechanisms to increase state presence in the pastoralist lowlands, rather than to decrease it (Regassa et al. 2018: 2). In Ethiopia, all land is under the ownership of the State; hence land claims based on traditional and spiritual meanings are often ignored. The government categorizes such land as “unused land”, ready to be leased out or sold (Hules 2015: 346). The expansion of agricultural investments in peripheral regions strengthens the state’s capability to control resources, revenue streams and the people living there (Regassa et al. 2018: 2).

In 2005, Ethiopia announced a new plan called ‘Plan for Accelerated and Sustainable Development to End Poverty’ (PASDEP), which was a plan to commercialize farms, which in turn would commercialize smallholder agriculture (Abbink 2011: 516). The whole process of agricultural development was strongly top-down, i.e. state-dominated, where the main investors were either party affiliated companies or powerful individuals. The promotion of state-owned farming and large-scale

private owned farming was an initiative by the ADLI. The 2003 Rural Development Policy and Strategies document as well as current large scale land acquisitions should be seen as part of the same type of agricultural strategy (ibid.). The current rush to lease out arable land to foreign and domestic investors cuts local people a raw deal, and in addition the long-term negative economic and environmental effects of the land acquisition are not taken into consideration (ibid.).

As mentioned earlier, the Federal Rural Land proclamation (456/2005), article 5(4) allows investors to acquire rural land for agricultural investment. The intent of such laws are designed to attract investors who have capital and technology to involve themselves in both small and large-scale agriculture, primarily in the lowland areas of the country. The lowland regions in Ethiopia, where the majority of land grabbing takes place, suffer from poor infrastructure and hostile environmental conditions (Osabuohien 2014: 173). Because of this, investors often hesitate about making investments in these regions. Yet, in order to raise the attractiveness, the federal government as well as the regional governments in the lowlands offer tax ‘holidays’ and other significant incentives (ibid.).

2.9. Impact of Land grabbing on rural populations in Oromia region

Oromia, representing the highlands of Ethiopia, is one of the regions that have leased out the largest amount of land (Lavers 2012: 805). The region have a statutory land tenure system and comprises of dense settlements dominated by smallholders, where peasant farmers rely on family plots as well as common lands and its resources for their livelihoods.

The Indian company Karuturi (which already had been assigned a large area in Gambella region) obtained a leasehold from Oromia regional state to access the Bako plain for crop farming in 2008 (Bekele 2016: 11). The leasehold on the 11,000 ha of land in the district included access to Abuko River, on which local farmers used to depend partly because of the water resources but also in order to grow vegetables along its bank. Moreover, the Bako plain was traditionally used by indigenous people for cattle grazing and thus an important site for livestock-based livelihoods. There was in addition no community consultation before the land transfer, which resulted in numerous conflicts between the local people and the investor (ibid. 4).

Three communities, with more than 1,500 households in total, were at first supposed to be resettled due to Karuturi's arrival. However, the district government found the costs too high and changed the plan. This certainly prevented loss of certified farmland in the area, yet the development of the plantation displaced the communities' cultivation plots on the floodplain which was not certified. Karuturi farm provided some employment for the locals, the majority of these were however casual and did not benefit largely. The employees only had a small amount (if any) of employment security and no further benefits other than daily wage was provided. The number of casual laborers can, during peak season, reach over 600, which heavily declines during low seasons. In addition to the casual workers, the farm has about 30 permanent and 60 regular non-skill employees (Rahmato 2011: 25)

2.10. Challenges of Land Administration System

There are various challenges which influence land administration. The challenges can be categorized through inadequate material and financial resource, inadequate human resource, professional and qualification, institutional problem, and policy and legislative gaps, corruption, weak monitoring and evaluation, lack of incentives and motivation, and inadequate institutional capacity related challenges. These challenges can be described briefly.

2.10.1. Inadequate Material and Financial Resource

Land administration institutions are facing the major problems of lack of material and financial resources so as to execute its function. Most countries in sub-Saharan Africa have adopted new land policies, laws which are pro-poor and gender sensitive. However, the main challenge has been how to implement these policies in a general environment of constrained resources and limited funding (Burn, 2007). Land use planning can be ineffective because of lack of offices and resources for field work (FAO, 2007). Melkamu and Shewakena (2010) stated that a critical shortage of resources is proved to be a bottleneck to land administration system. For instance, land certification system in Ethiopia lacks basic spatially referenced data capturing and is challenged by lack of infrastructures for e-services including equipment, internet connections, necessary software and security system even though computerization is being implemented in some level.

2.10.2. Inadequate Human Resource, Professional and Qualification

Land administration institutions are weak and widely fail to deliver on their mandates; they do not function well as a result of weak technical and human capacities (AUC-ECA-AfDB, 2011). Likewise, it is also challenged by lack of skilled professionals even though some of the professionals are Bsc. and diploma holder exist they move to the urban (Meden drop, 2015). As a result, the land sector operated without professionally skilled persons; professionals who are serving in the land sector are not well-qualified, and have overwhelming capacity problem (Lugoe, 2007). Therefore, professional training in human resource has a crucially important value in land administration system.

2.10.3. Institutional Problem

Weak governance tends to flourish due to fragmented institutional arrangements and weak institutions (FAO, 2007). Land administration institutions suffer from lack of transparency, accountability and excessive and expensive bureaucracy characterized by delays in the delivery of land administration services (AUC-ECA-AfDB, 2011). This also takes place as a result of confusing regulatory frameworks and complex administrative processes. Hence, people who work in land administration are exposed to the temptation of corruption through preventing land registration until bribes are paid (FAO, 2007). So, application of good governance principles in land administration institution helps to make improve the institution effective and efficient as well as mitigate the problem of corruption.

However, land administration in developing countries is challenged due to limited collaborations, poor coordination between land administration institutions. It is well managed under the governance principles, governments and non-governments have to collaborate throughout the policy process (Samsudin and William, 2014). So, institutional coordination can affect land administration system.

2.10.4. Policy and Legislative Gaps

Policy-driven challenges in the land sector are caused by weakness in policy analysis, inefficiency and stagnation in land administration processes. These include: Land valuation, design of land-use plans, preparation of settlement layouts, cadastral processes, land registration, poor enforcement of town planning, poor capacity building, weak dispute settlement machinery and weak enforcement of law and order (Lugoe,2007).This policy issue has implication in land administration. In addition,

policies may be unclear or contradictory on the role that state land should fulfill (FAO, 2007) and an imbalance between national policy and local decision-making (Samsudin and William, 2014). So, unclear policy in land leads to undesired implementation of local government. And, ambiguous laws and a weak judiciary aggravate the situation (FAO, 2007).

2.10.5. Corruption

Corruption is perceived to be a serious problem in Ethiopia and land sector is mainly exposed to corruption (Samira, 2014). Also, Burns and Dalrymple (2008) argue that land administration is often considered as one of the most corrupt sectors in public administration. Corruption in the land sector can take a variety of forms, ranging from petty or bureaucratic corruption to state capture (Samira, 2014). Each of these two principal types of corruption has its own characteristics and behaviors but administrative corruption is manifested through bribery, theft, fraud, extortion and blackmail, nepotism and favoritism, and misconduct in public office (FAO, 2007). Thus, the prevalence of corruption in land sector believed to be an obstacle for good land governance.

2.10.6. Weak governance

Unclear legal framework and complex administrative process Institutional problem Corruption Poor service delivery Ambiguous laws and a weak judiciary Improperly enforced legal provision Limited collaborations among public, Private and civil society Poor coordination between land administration institutions Low implementation shortage of human, material and financial resource Weak capacity Lack of technology, low sustainable development in terms of economic, political, social, environmental problems tenure insecurity Corruption Less protection of vulnerable group Inequality between social classes Land disputes Weak land use plan.

2.11. Land and Corruption

In developing countries like Ethiopia corruption is becoming normal and regular in every place and sector. Because, the government establishes the symbolic institution of anti-corruption commission, that the robe of legal enforcements is in the hand of the corrupter. Now therefore, particularly Corruption in the land sector can be generally characterized as pervasive and without effective means of control. It can be found in statutory as well as in customary systems. It can vary from small-scale

bribes and fraud (e.g. administrative corruption), to high-level abuse of government power and political positions (e.g. political corruption). Corruption, whether administrative or political, does not favor the establishment of long-term national or local land strategies. When corruption is present in the land sector, related actions and decisions are driven by distorted interests and policies that favor the few. Examples of both administrative and political corruption are described in more detail below.

2.11.1. Administrative corruption

Corruption that occurs in public administration and government services is a common feature in the land sector. It can take the form of small bribes that need to be paid to register property, change or forge titles, acquire land information, process cadastral surveys, and generate favorable land use plans (Molen and Tuladhar 2007). Such bribery is facilitated by complicated processes and limited information about available services and any applicable fees. For example, a recent World Bank study on land administration in Vietnam found that incomplete and unclear information about administrative procedures was made available to the public. It also noted that the processes for issuing property rights and certificates were complicated and expensive. (World Bank 2010)

Transparency International survey in 2009 suggests that the government bodies which oversee the land sector are one of the public entities most plagued by service-level bribery. Only the police and judiciary have higher levels of bribery (Berlin, Germany: TI, 2009). Among the 69 countries surveyed in the study, more than one out of every 10 people who contacted a land authority reported paying a bribe. This figure exceeds reported rates of bribery for schools, health services, tax authorities and public utilities. Similar to other sectors affected by bribery, the findings show that lower income groups are often more affected (Berlin, Germany: TI, 2009). The same survey also finds that although 34 per cent of people globally consider corruption in land authorities to be a very serious problem, the results vary by region. While one out of every two respondents in high income countries said corruption in land management was a serious problem, nearly four out of every five people in low income countries shared the same concern (Berlin, Germany: TI, 2009).

Attempts to document the cost and extent of administrative corruption in the land sector have been made by further country-level work. A study in India estimates that US\$ 700 million worth of bribes are paid annually by users of the country's land administration services (Ibid). According to survey work in Kenya, the average bribe paid by those dealing with government land agencies was US\$ 65 in 2011, a figure that had been rising in the last two years but which has since fallen. The same survey also finds that Kenya's Ministry of Lands is the fourth most corrupt public administration body in the

entire country. Nearly 58 per cent of people who have sought land services from the ministry have been asked to pay a bribe; of those requested to make an illegal payment, more than one-third did (Ibid)

2.11.2. Political corruption

Political corruption in the land sector aims to gain control over a country's resources both what is above and beneath the ground. It can manifest as a result of opportunities created through land transactions, reforms and development projects that occur within a country, region or district (see side bar). Examples include when state-owned lands are privatized or leased, zoning or construction plans are approved, large-scale land acquisitions by investors are negotiated, and land is expropriated for government (or government-related) projects. While corrupt individuals at all levels can be involved in these acts, the roots of corruption often reside within the upper circles of power in the public and private sector.

Political corruption the land sector relies on broader weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. Illegal actions by elected leaders, public officials and the private sector may go unpunished as key national institutions are co-opted to serve the interests of the few. Parliament and parliamentary committees may be influenced or even controlled by members who have conflicts of interest when it comes to policy decisions on land governance. Judges may rule in favor of public officials and companies when land disputes arise, irrespective of evidence and the law.

Political corruption can be extremely hard to document and effectively prosecute, however, since the acts which trigger it may fall within the law. Political corruption can occur when influential groups seize the land of the poor and marginalized through forced, but legal, evictions (under the argument of eminent domain). Land may even be rightfully purchased by the state or private companies, but for significantly less than fair market value. This land, which often includes agricultural holdings found in peri-urban areas, may then be re-developed or sold but to the benefit of a few powerful individuals, as has been well-documented in Kenya's land reform over the last 50 years.¹⁹ In other cases, corruption can be used to inflate the price of legal land sales. Regardless of the form that political corruption takes, the impacts are the same: the land rights of individuals and communities are violated.

The political corruption tends to be particularly salient in the land sector where nations are undergoing economic and political transitions. This may be the result of moving from a centrally-

planned economy towards one that is based on markets and individual property rights (TI, 2009). It also may be a consequence of trying to rebuild a post-conflict country, where refugees are returning, or when countries are fragile and key institutions weak. In Cambodia, for example, investigations by the UN High Commissioner for Human Rights show that many state land concessions, granted after the country's civil conflict, have violated recently passed legislation and have been opaquely awarded to individuals who often come from the country's political and economic elite (UNOHCR, 2007).

2.11.3. Actors and forms of corruption

Corruption can involve various actors, ranging from public officials and local leaders to outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power. Customary and communal authorities may also be involved, engaging in corrupt dealings and practices. Land investors, developers, owners and users (including renters and slum dwellers), as well as related service providers (real estate agents, lawyers and land surveyors), may also get tangled in corruption's web, along with civil society organizations and even the media.

When investments are related to environmental initiatives, such as climate mitigation, corruption can taint these payments as local officials and influential people try to profit (Bofin., Standing and Williams 2011) In exchange for a bribe, local actors, including politicians and judges, may opt to secure land that is attractive to developers and investors for these types of projects. By their nature, investments in land, involve different areas of the sector: land administration and management, customary land tenure, and land use planning and conversion. Based on examples documented from literature and experience, it is possible to consider each of these components, assembling an overview of some of the key risk factors for corruption as well as the principal forms that it can take see table 2.1(Molen and Arbind 2007);

Table 2.1.Risks and Forms of Corruption in the Land Sector

Area	Risk Factors	Forms
Land Administration	<ul style="list-style-type: none"> • Inadequate land laws and procedures • Excessive or unpublished fees for land services • Lack of recognition of land uses and rights, • Under-developed and non-transparent land registration system 	

	<ul style="list-style-type: none"> • Absence of up-to-date and accurate land records • Existence of multiple land management authorities • Irregular practices in the collection of land taxes • Limited accessibility of services • Lack of effective complaint grievance and independent oversight in mechanisms • Absence of a code of conduct 	<ul style="list-style-type: none"> • Bribery of land administration officials and law enforcement authorities • Fraud and production of false land claim documentation
Customary land tenure	<ul style="list-style-type: none"> • Lack of legal recognition and delineation of customary land • Traditional practice of payments and exchanges • Opaque systems absence of outside control and lack of clarity in allocation of land • Monetization and speculation on land sales 	<ul style="list-style-type: none"> • Abuse of power by chiefs • Conversion of property and capture of revenues by chiefs and influential people • National institutions and business interests override local land rights
Management of state-owned land	<ul style="list-style-type: none"> • Lack of inventory, delineation and management of state land • Irregularity of land prices for disposal and acquisition • Unclear institutional responsibilities and decision mechanisms • Absence or lack of clarity of regulation for leasing land or exercising eminent domain , • Lack of effective complaint, grievance and independent oversight mechanisms 	<ul style="list-style-type: none"> • Bribery of government officials to obtain public land at a fraction of market value, • Manipulation of compulsory land acquisition and compensation processes by government officials and investors, • Irregular conversion of property and land classification status by government officials
Land use planning, conversion and investment	<ul style="list-style-type: none"> • Lack of transparency of planning processes and land allocation procedures • Opaque, slow and bureaucratic processes for issuing building development permits, • Unclear land use and property rights • Lack of effective complaint, grievance, independent oversight and enforcement mechanisms • Lack of independent media 	<ul style="list-style-type: none"> • Capture of rents and profits originating from land conversion and re-zoning by government officials and investors • Abuse of government officials' discretionary power to propose real estate and land developments that increase the value of her/his personal property • Acquisition of land through state capture and/or by investors and developers having received insider information from government officials • Bribery of government officials by investors and/or developers
Payment for	<ul style="list-style-type: none"> • Lack of legal recognition of tenure rights, 	<ul style="list-style-type: none"> • Capture of funds by developers,

environmental services	<ul style="list-style-type: none"> • Lack of recognition of protected areas and lands/reserved for environmental protection, • Opaque, slow and bureaucratic payment system 	<ul style="list-style-type: none"> investors and government officials, • Acquisition of parcels eligible for payment by developers, investors, and government officials
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Source: Molen and Arbind 2007

2.12. Conceptual Framework of the study

The Conceptual framework gives a depiction on how the variable related to one another. The variable defined here are the independent, and dependent variable. An independent variable influences and determines the effect of another variable (Mugenda 1999). It shows five major elements or analytical levels involved in this study.

The first element of framework presents designing development policy is one step for improving the urban situation in Ethiopia; it has some gaps that should be addressed. Lack of capacity is identified by different scholars in the field as the major challenge of implementing the policy; and hence, the government should give due emphasis to fully capacitate professionals working in the area apart from the routine politic focused activities and interventions. Land use studies are not considered as an integral part of the policy, in addition, urban expansion and associated infrastructural amenities are not given due emphasis. Unplanned expansion of urban areas and their surroundings to urban is because of housing shortage; the policy lacks projection and future detail planned action plans in such regards. So, the policy did not clearly stipulate local level participatory planning issues, which are vital for the successful implementation of the policy.

Land management system includes public land management, land value assessment, land taxation, land use and development, private land recordation and registration. Land registration and cadasters are the core component of land administration system, the former indicates the process of recording legally recognized in land and the latter implies an official record of information about land parcels including their boundaries, tenure, use, and value. Hence, an effective and efficient land administration system is essential for the government to manage land related issues are shown in the second element of the conceptual framework.

The third element concerns land corruption, whether administrative or political, does not favor the establishment of long-term national or local land strategies. When corruption is present in the land sector, related actions and decisions are driven by distorted interests and policies that favor the few.

The fourth conceptual frame work element deals about Oromia Regional State have emphasized private sector investment to accelerate growth and eradicate poverty. At present the government is pursuing a strategy of promoting different investment as a major part of its overall development strategy, which envisages making has been leased on a grand scale to both domestic and foreign investors. So far large swathes of land have already been transferred.

The last element that addresses the institutional arrangements within government strongly affect the efficiency of land administration systems and the services provided (Burns, 2007). The division of responsibility between central and local government institutions adds further complexity that often results in uncoordinated actions and high transaction costs (Deininger et al., 2012). Thus, institutional arrangement can be important for good land administration system. The various elements in the conceptual framework are related through casual relationships and feedback mechanisms.

Independent variables

Dependent variable

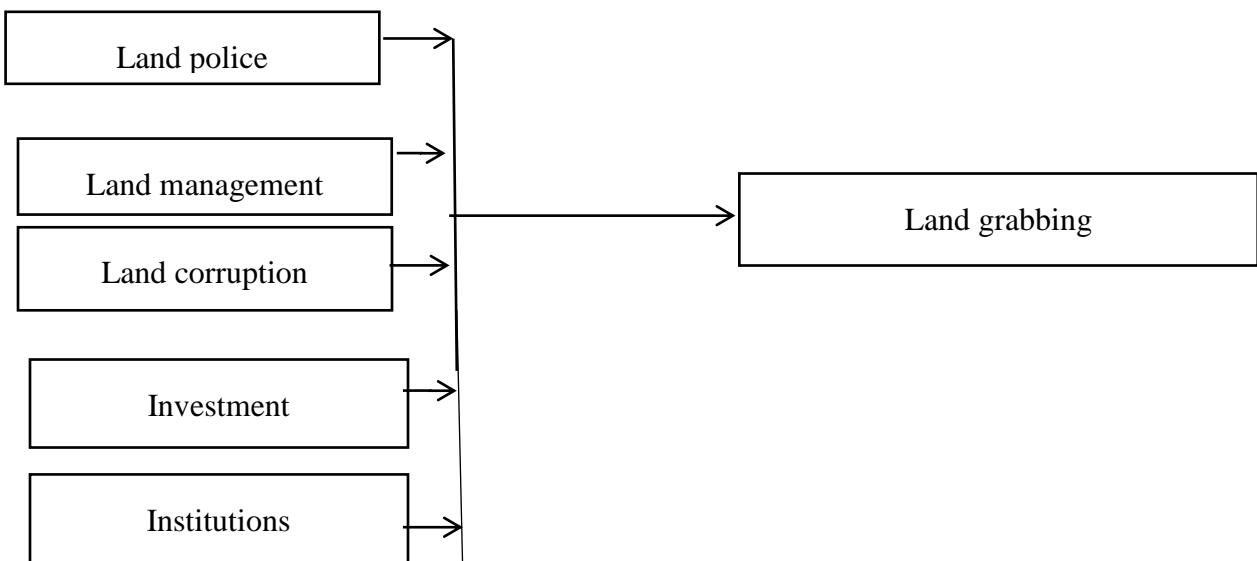


Figure 2.1. Conceptual Frameworks

CHAPTER THREE

3. METHODOLOGY

3.1.Introduction

Kothari (2004) defines research methodology as a way to systematically solve the research problem. It may be understood as a science of studying how research is done scientifically. When we talk of research methodology we not only talk of research methods but also consider the logic behind the methods we use. Therefore, this chapter presents the overall research design, background of the study area, sample size, sampling techniques that are used to select respondents, data collection techniques that are used to collect relevant information and data analysis.

3.2. Description of the Study Area

Sebeta Town is one of the Oromia Towns that emerged before the Italian invaded Ethiopia in 1935; sebeta is the capital town of sebeta Awas District of Oromia Special Zone Surrounding Finfine situated at about 24 KM south west of Addis Ababa along Jimma road. As the area close to Addis Ababa, a number of factors, which were much related to the development of the capital also contributed to the emergence and development of sebeta town. Sebeta got municipal status in 1953 up to 1954(Sebeta town administration plan &Economic development office, 2019).

However, there are no clear written evidences when and how exactly the town Sebeta was founded. Some information and researchers believed that its foundation can be traced back to the Menelik period. According our information, (Oi, No.3, 5, 8) Menelik II was attracted by the area's fertility and cool and attractive climate when he took rest while returning back from the Walaita campaign in 1894.on that location, Menelik made a temporary encampment at a place called Qarsaona and the local leader of the area, agreed to the request of Menelik to have a plot of land at this particular area. After the returning back of Menelik to his capital a group of Turks came to this area and demanded to appropriate the same land which Menelik had developed interest After much conflicting bargains the Turks bought land from the local leader called Anafi and established a liquor factory at sebeta .This establishment paved the way for late similar establishments in the area and became base for sebeta to emerged as a town (OI.No, 3, 8).The present Sebeta town consists of Ten major neighborhoods or (kebele) including Sebeta (01), Alemgana (02), Walate (03), Furi (04) ,Dimma (05)

,Dalati(06),SebetaAtebela(07) ,Alemgena around furi Kerabu (08) .Furi Gaara bollo (09) and Caffé Hora (10)(Sebeta town administration plan &Economic development office,2019).

According to the master plan of the town which was revised in 1999, the town kebeles was 5 before 2005E.C and at this time increased to 10 kebeles at now, as their name mentioned above because of Sebeta Awas District in case of urbanization some kebeles are added, In addition from the capital city migration of people is high and also it increases inflow of population from time to time. Again Sebeta town has served as the administrative, cultural, social and political center of the town.

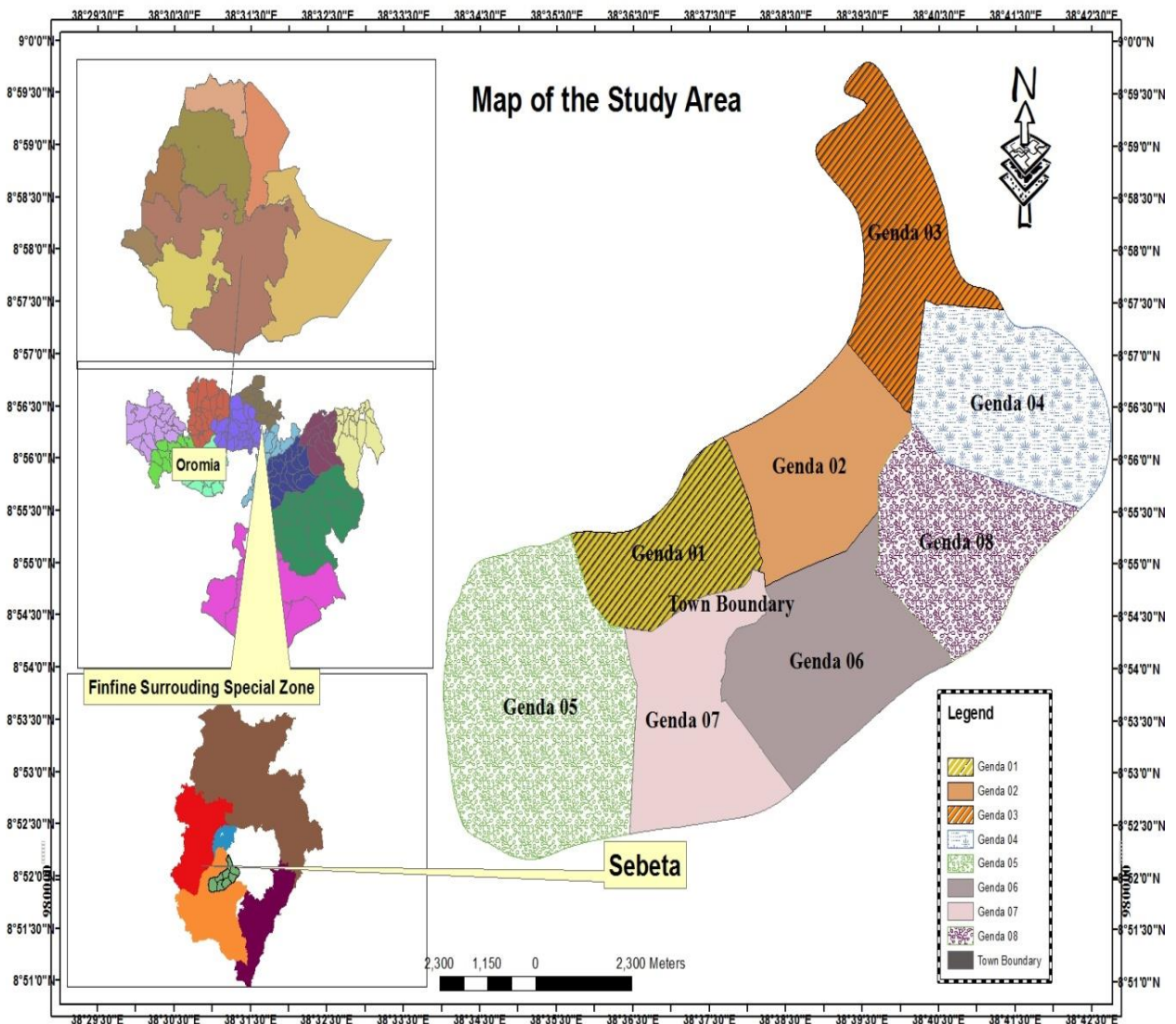


Figure 3.1: Study area Map

Sources: Sebeta town administration plan &Economic development office, 2019

Sebeta located within an approximate geographical coordinates of $8^{\circ}53'38.50''N$ $8^{\circ}59'58.17''N$ latitude and $38^{\circ}35'11.91''E$ $38^{\circ}39'33.75''E$ longitude. With regard to relative location, it shares common boundaries with Addis Ababa in the North, north east and east, Burayu town in the North and rural villages of Sebeta Awas district to the south and west (Sebeta town administration plan & Economic development office, 2019).

Total area that is covered with the current base /topographic map of the town is estimated about 99sqkm. According to the Master plan of the town which was prepared in 1988 E.C Sebeta has about 1762 hectares of a reserved total area from which about 433 hectares of land actually urbanized. In addition to this, according to the reform of 1996, Sebeta town total area is estimated that 17.62sq.kms accounting for 0.18% of the zonal area. It is the largest industrial zone in special zone of Oromia surrounding Finfine (Sebeta town administration plan & Economic development office, 2019).

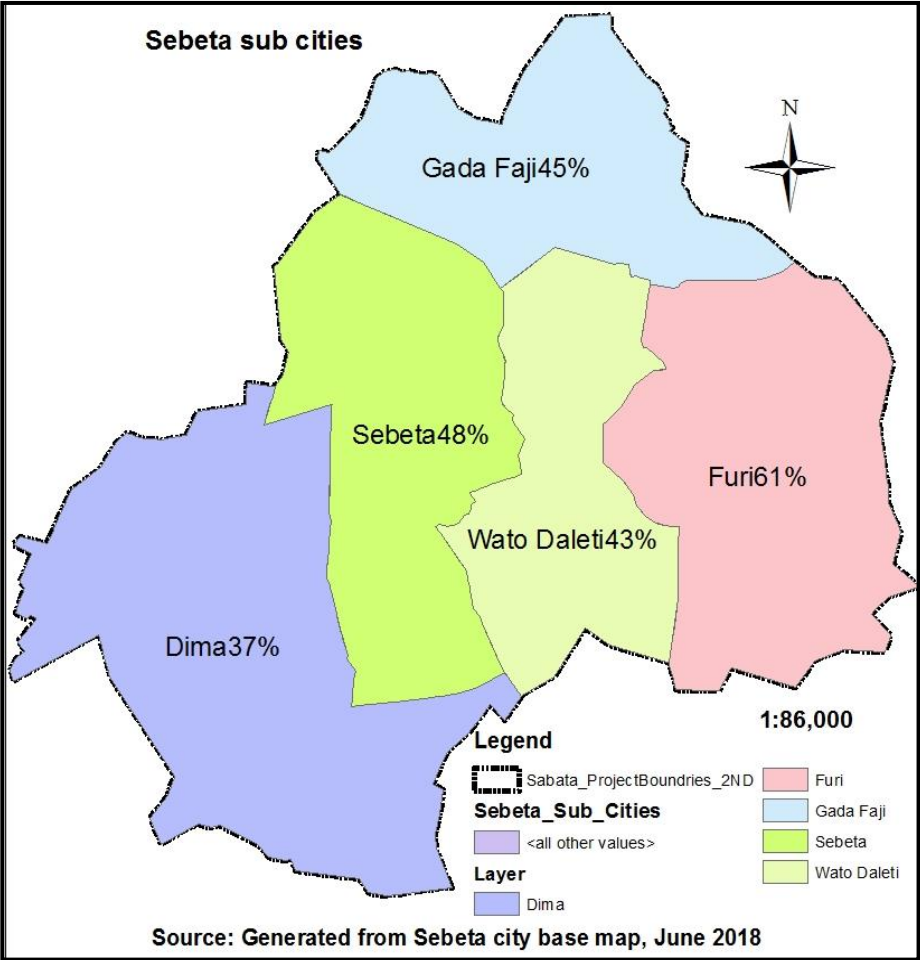


Figure 3.2: Map of Sebeta Sub City

3.3. Research Design

Research design adopted in this study is a descriptive research design. Mixed methods research is an approach that associates both qualitative and quantitative forms; mixing of both approaches in a study. Hence, it was more than simply collecting and analyzing both kinds of data (Creswell, 2009). The study employed mixed research approach in order to improve accuracy of finding by triangulating qualitative and quantitative data as well as to best understand the research problem. Creswell (2009) states that combination of research methods through triangulation of both data helps to develop a deeper understanding of a phenomenon. The selection is deliberately due to its relative advantage over the other designs, survey and experimental designs. Its advantages include;

- i. The economy of the design is favorable to the researcher who is in cost sharing scheme.
- ii. It will allow flexibility in the use of research tools. The researcher used different data collection methods such as documentary sources, interview and questionnaires.
- iii. It will enable the researcher to stage an in depth study of the organization under the study, due to its ability to identify attribute of a population from a small group of individuals.

3.4. The Sample and Sampling Techniques

Kothari (2006) defines sample as a collection of some parts of the population on the basis of which judgment is made. Sample size refers to a number of items to be selected from the universe to constitute a sample. The sample must be optimum. Purposive sampling technique was used to select respondents Sebeta town and its surrounding.

According to Kothari (2006), sampling is defined as the selection of some parts of aggregate of the totality based on which a judgment or inference about the aggregate or totality is made. It is a process of selecting a group of people, events, behavior, or other elements with which to conduct a study. An important issue influencing the choice of a sampling technique is whether a sampling frame is available. Due to difficult in access all employees, to capture the views of each group, time and reliability of data the researcher decided to select the respondents purposively.

Table 3.2 Sample size of the study (key informants)

No.	Target population of the study	Sampling Frame	Sample Size
1	Regional Government Advisors	5	1
2	Regional Investment Bureau expert's	10	2
3	Regional Bureau head's	7	2
4	Regional Bureau expert's	50	2
5	Ombudsman		1
6	Human Right Commission		1
7	Anti-Corruption Commission		1
8	Sebeta City Municipality officer	1	1
9	Sebeta City administration Land Administrator	20	3
10	Sebeta City administration Sectorial managers	40	1
11	Sebeta City administration Team leaders	40	3
12	Sebeta City administration Expertise	50	3
13	Rural and urban Kebele managers	10	4
14	Focus group discussion (elders of the city ,community leaders, representatives of investors, brokers, farmers association	100	13
15	Representatives of Farmers lost their land	50	24
	Total	383	62

3.5. Data Collection Methods

The study employed both primary and secondary source of data. Primary source of data which was original, field based, and directly gathered from the field by direct involvement of the researcher. They are first-hand information and provide tangible data and credible data for the researcher. As a result, this source of data was selected. Secondary source of data was used because it helps us to identify, better define the problem as well as interpret primary data more insightfully. Accordingly, this study collected the data from published and unpublished sources. In relation to this, qualitative and quantitative data would apply to the study because two data collection approaches can help to make better or more accurate inference (John W. 2009).

3.5.1. Primary data

The following methods were used to collect primary data.

3.5.1.1. Questionnaire

A questionnaire was a set of questions which are usually sent to the selected respondents to answer at their own convenient time and return back the filled questionnaire to the researcher. In this study questionnaires were distributed to selected respondents. The advantage of using questionnaires is because they cover large sample at low cost, and give respondents adequate time to give well thought out answers. A five-point rating scale (strongly agreed, agreed, disagreed, strongly disagreed and undecided) was used in the formulation of responses in the research questionnaire to accommodate a wide range of respondents opinions.

3.5.1.2. Key informant interviews

Key informant interviews to obtain in-depth information on important issues. This method was employed with key persons who had specialized knowledge on the identified issues as well as those who were responsible for land acquisition processes. The first interviews would be conducted with local government officials, including the leaders of the localities to be studied, including the members of the Board of Compensation, Support and Resettlement it exists. In these interviews, the information that collected was focused on issues surrounding the decentralization of land management, the legal frameworks for land acquisition, decision-making processes as well as information identifying stakeholders and benefit-sharing.

In addition, the interviews used to uncover the general perception of local leaders about the strengths and weaknesses of the current institutions involved in this process. At the village level, the interviews would be conducted with the village chiefs or the deputy chiefs, as well as the leaders of Farmer Association, Women Association, and Agricultural Co-operative if still exists. These interviews was address the level and nature of participation of local people, particularly of the affected households in compulsory land acquisition processes, benefit-sharing mechanisms in use among stakeholders, and personal perceptions surrounding the impacts of common patterns regarding livelihood strategies after land loss as well as forms of reaction to land grabbing. Finally, key informants from the investor side were also being interviewed to investigate their perceptions about their responsibilities to the affected households. The survey is used to reveal

3.5.1.3. Household surveys

To study the effects of required land gaining on affected households, household surveys (to be conducted through face-to-face interviews and guided by a questionnaire) will be employed. The questionnaire was address four central areas, namely:

- i) General household characteristics,
- ii) The amount of land lost, the level of participation, and the compensation process;
- iii) Changes in livelihood assets, livelihood activities, and livelihood outcomes;
- iv) Attitudes surrounding the impacts of land acquisition and urban growth on the daily life of the peri-urban population.

The survey would be conducted by using the recall method from those who lost their agricultural land for urban expansion without displacement. The interviews was mostly be conducted with one or two household members (usually the husband and/or wife). However, other members of the household also could contribute; since the questions involved information about additional household members, this proved to be very useful.

3.5.1.4. Semi-structured Interview

It was one of data collection techniques which contains structured and unstructured interview with standardized and open ended questions based on the topic areas. And, this method also involves directional and a flexible method. In this interview the researcher has a list of key themes, issues, and questions to be covered. The researcher applied this data collection method because this method gives freedom to the interviewer in the case of providing hints to encourage elaboration on the original response or to consider further question when interviewee facing provides a brief response or ask clarification if the answer was not clear.

The rationale behind to conduct these data collection techniques was to gather attitudinal information about effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town of the participants. Hence, the researcher undertook semi-structured interview from Regional bureau, town and kebele level. The researcher has, because those participants that have linkage with effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town.

3.5.1.5. Focus Group Discussion

Focus group discussion was that gathering the people together to discuss on a specific topical issue. This data collection conducted a group of 8 participants to discuss freely about the situation of effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town. The researcher employed this method to triangulate data and to explore different views and attitudes of respondents about implementation in land administration system. For this study focus group discussion was undertaken at kebele levels in relation with effect of land grabbing on lively hood carried out for one and half hour discussion with each group. And, the focus group method is conducted by guiding questions through depend on the core research objectives.

3.5.2. Secondary data

Secondary data is those which have already been passed through the statically process documentation method used. Because it enabled the researcher to get ready-made data and information by passing through various documents of land grabbing and urbanization at the effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town, employee booklet and performance reports, books and journals on the topic in question. The advantage of this method is to simplify the task by providing statistical information recorded in terms of numbers and percentages and represented in narrative, tables, charts and graphs.

3.5.2.1. Documentary research and analysis

Before starting the fieldwork, different newspapers would are reviewed to understand the nature and evolution of effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town are various aspects of the issue, such as areas of land lost (if data might be available for the concerned parry), compensation frameworks, impacts on livelihoods, and the reactions of affected people. In addition, this method was also be used to gather information on the general socio-economic characteristics of the research sites. This kind of information is mainly collected from different land administration sectors as well as urban development offices, including their annual reports. Finally, previous studies on land grabbing and urbanization were also being reviewed in order to understand the effect of land grabbing on lively hood on the study area.

3.6. Method of analysis

Data presentation techniques were used depending on the nature of the data. The data were presented by using table and textually in a narrative descriptions form. According to Kumar (2005), in order to analyze qualitative data, the researcher needs to do content analysis.

The last but most important step was integrating the main themes and responses. Therefore, in this study, all data collected are integrated with the review literature in order to assess and analyze the impact of land grabbing and urbanization on the natives' dweller in the effect of land grabbing on lively hood of peri-urban community: the case of Sebeta town. Since, the research was descriptive; both qualitative and quantitative data analysis techniques were employed. Specifically, simple statistical analysis like percentage, frequency, tabulation was used in order to analyze the data easily.

3.7. Ethical consideration

Arbnor and Bjerke (1997) argue that every worker in an organization or individuals within a society have a right to be protected from public scrutiny of their private life. Therefore, the researcher ascertained that the respondents and participants were well informed about the background and the purpose of this research and they were kept abreast with the participation process and regime. However, every respondent and participant was offered the opportunity to stay anonymous and their responses were treated confidentially. Permission was obtained from the appropriate authorities in the region and town where copies of questionnaire were distributed and interviews conducted.

3.8. Research Validity and Reliability

3.8.1. Validity

Validity refers to the extent of accuracy of the results of the study. Validity of the results can either be internal or external. Internal validity refers to the analysis of the accuracy of the results obtained. External validity refers to the analysis of the findings with regards to whether they can be generalized (Ghuri & Grønhaug 2005, 65). Where measurements are used, there exist different types of validity; face validity, which describes the extent to which the measure used is reasonably capable of what is due to measure, convergent validity, which describes the extent to which the measurement used can bring similar results if used elsewhere and divergent validity that describes the extent to which one construct is distinguished from another (Ghuri & Grønhaug 2005, 83 – 84).

Moreover, specifically four validity types for qualitative research exist, which are often emphasized. They are: descriptive, interpretative, theoretical and generalizable validity. Descriptive validity is associated with degree to which the actual description of the results is true. Interpretative validity is associated with the interpretation's goodness. Theoretical validity refers to how adequate the theory suggested is, such as whether the theory really supports the study subject. Generalizable validity is referred to what extent the results of the study can be generalized, for instance, are the results of this study true for other organization so in the same industry? (Ghauri & Grønhaug 2005, 216 – 218).

In this study, validity was taken into consideration. For example, because the questionnaire is constructed by the researcher, it is designed on the basis of the researcher's needs in relation to the study topic and so brings advantages in the sense that it measures exactly what the researcher intends to measure. The researcher therefore does not need to depend on other researchers for information on for example problem areas and relevance of the items included in the questionnaire. Further still, descriptive, interpretative, and theoretical validity were taken into consideration. Thorough literature review in the study area was conducted carefully before taking on the research. This enabled theories and the questions in the questionnaire to be identified. Theories and themes are well supported by the findings.

3.8.2. Reliability

Reliability refers to the stability of the measure used to study the relationships between variables (Ghauri & Grønhaug 2005, 81). The questions in the questionnaire were designed taking into consideration the issues related to the problem and goals of the study and theories on the subject. It is therefore believed that the responses and results from this study are reliable.

CHAPTER FOUR

RESULT AND DISCUSSIONS

4.1.Descriptive analysis

4.1.1. Demographic Characteristics of Respondents

Demographics characteristics are looking at the various categories into which the respondents are classified. This included gender, age, job position, and years of service.

4.1.2. Gender of Respondent

The research sort to establish the background and the demographics of the respondents which is a social measure of the authenticity of the responses on demographic data, questionnaires and interview were asked on gender, academic qualifications and years of service in Sebeta town and its surrounding rural area, from the population size of 38. In dealing with gender, there were 20 females with 42 males. Table 1 illustrates further.

Table 4.1: Sex distribution of respondents

	Frequency	Percentage
Female	20	32.26
Male	42	67.74
Total	62	100

Source: Survey data May, 2019

From table 4.1, it is realized that 20(32.26%) of respondents representing of the total number of participants were females while 42(67.74%) respondents representing of the total number were males. This clearly shows that there were more male participants than female in this survey and it may be as a result of the sample technique used in selecting respondents.

4.1.3. Age Distribution of Respondents

The data obtained from the questionnaire, shown in figure 4.1, reveals that 21 respondents between 46 to 55 years of age representing 33.87% formed the majority20 respondents, each between 36 to 45

years of age representing 32.26% and 14 respondents each between 26 to 35 years of age representing 22.58% respectively. 2 respondents each between 18 to 55 years representing 3.23%.The results reveal that the mainly aged people.

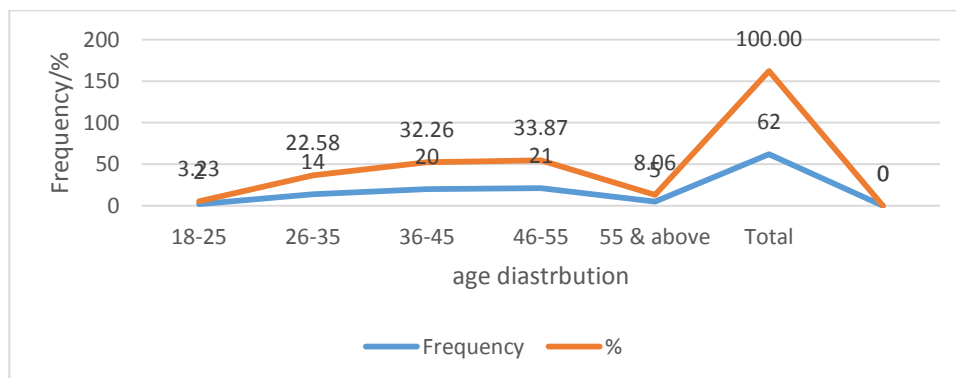


Figure 4.1: Age of respondents

Source: Survey data May, 2019

4.1.4. Marital status of Respondents

As we can see from table 4.2 below from 38 respondents 35 respondents are married i.e., 92.11% of total sample.

Table 4.2: Marital status of respondents

Items	frequency	%
single	3	7.89
married	35	92.11
widowed	0	0.00
separated	0	0.00
Total	38	100.00

Source: Survey data May, 2019

4.1.5. Service Years

This part was aimed to find out the number of years respondents had spent at their work post, as answers are illustrated here under;

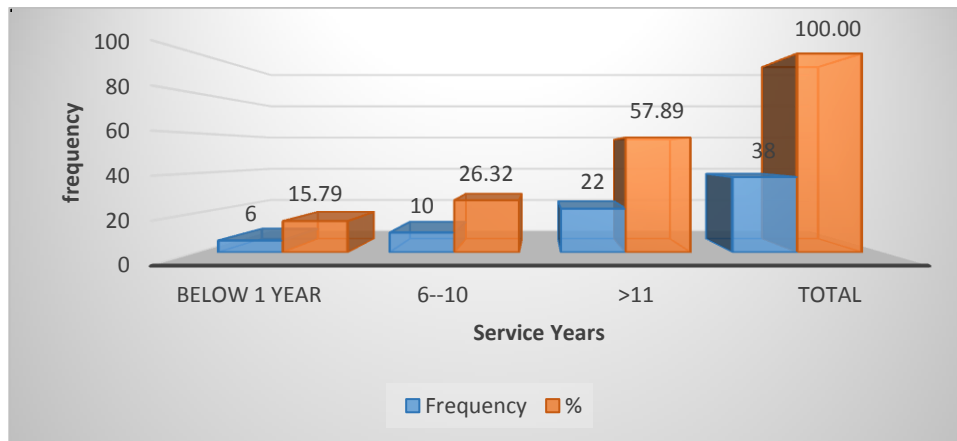


Figure 4.2: Service Years of respondents

Source: survey data, May 2019

Figure 4.2 shows that majority of respondents 22 (57.89%) of the population had worked with the above 11 years, while 10 (26.32%) respondents of the population had spent between 6-10 years and 6 (15.79%) respondents representing had spent between 1-5 years. This clearly shows the aged group is more than the younger.

4.1.6. Highest educational qualification attained

This section is concerned with qualification of the various respondents in the organization, responses are as follows;

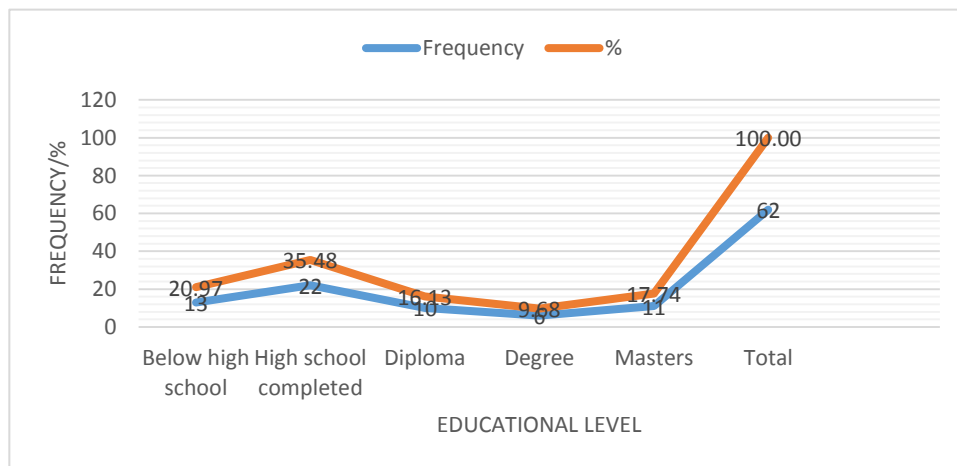


Figure: 4.3. Educational Qualification

Source: survey data, May. 2019.

Figure 4.3 shows that respondents 10(16.13%) of the population had level of diploma, 22(35.48%) high school completed, 13(20.97%) below high school 6(9.68%) had level of degree, 11(17.74%) had level of masters which concluded that majority of the respondents is high school level.

4.1.7. Field of specialization of Respondents

This part of the analysis focus on respondents' field of specialization as responded here under.

Table 4.3: Professional Qualification of the respondents

Job position	Frequency
Land Bank expert	1
High expert	1
Expert	1
Informal occupation of prevention Expert	1
Reform of Land management office	1
Expert	1
Compliant Handling	1
Project apprise and Delivery Expert	1
Land reform Expert	1
Urban Planer	1
Urban Planning Expert	1
Director of Legal service	1
Investigator of Maladministration officer	1
Program officer	1
Director	1
City land Bank Team leader	1
Total	16

Source: survey data, May 2019.

As we can see from table 4.3 shows that respondents are at various educational level .more from management categories and economics categories.

4.2. Analysis of Data Related to Basic Research Questions

4.2.1. *The main actors of land grabber*

The study aimed to identify the various practices in land grabber actors; the finding are summarized in the table 4.4 below; -

Table 4.4: Descriptive Statistics of main actors of land grabber

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fr	%	Fre	%	Fre	%	Fre	%
government officials (at the local and national level)	11	68.75	3	18.75	2	12.5	0	0	0	0
public officials	5	31.25	6	37.5	2	12.5	3	18.75	0	0
individuals that command political and economic power	11	68.75	4	25	0	0	0	0	1	6.25
local leaders	11	68.75	4	25	0	0	1	6.25	0	0
Customary	6	37.5	5	31.25	3	18.75	1	6.25	1	6.25
communal authorities	3	18.75	7	43.75	1	6.25	2	12.5	3	18.75
Investors	3	18.75	10	62.5	0	0	2	12.5	1	6.25
Non residential	5	31.25	7	43.75	1	6.25	2	12.5	1	6.25
Land owners and users (including renters and slum dwellers)	6	37.5	6	37.5	0	0	2	12.5	2	12.5
related service providers (real estate agents, lawyers and land surveyors),	8	50	4	25	1	6.25	1	6.25	2	12.5
civil society organizations	1	6.25	3	18.75	3	18.8	3	18.8	6	37.5
Media.	1	6.25	5	31.25	4	25	2	12.5	4	25
Land dealers (Broker)	11	68.75	4	25	0	0	1	6.25	0	0
Different religious institutions	3	18.75	5	31.25	1	6.25	2	12.5	5	31.25

Source: survey data, May 2019.

The findings on the likert scale used to cross check responses for accuracy and consistency. Regarding statement which says government officials (at the local and national level), 11 (68.78%) respondents strongly agreed while 3 (18.75%) agree. It is obvious that successful recruitment and selection will be expensive and time-consuming. And also unsuccessful recruitment and selection can be a cause of the death of the business.

Concerning statement which says individuals that command political and economic power, local leaders and Land dealers (Broker) 11(68.78%) respondent strongly agree, as this data indicated that they are more actors in land grabbing on lively hood of peri-urban community the case of Sebeta Town. Service providers (real estate agents, lawyers and land surveyors), 8 (50%) respondent replied that strongly agrees, while 4 (25%) in the table item responses on the statement of having agree.

As the data analysis, confirms that in relation to the major land grabber, the Government officials who have strong chain from up Federal to down local level administrative officials. And its surrounding are not purely investors, the network of land grabbers goes as deep as those professionals

who are working in land administration unity, besides the federal and regional officers of investment work together with investors who have demand of investing in the area.

4.2.2. Land administration system problems

Land administration is the process of determining, recording, and disseminating information about ownership, value and use of land; when implementing land management policies (UN/ECE 1996). As land administration is strongly related with land management (the rationale for land administration is to facilitate land management), and service delivery according to the rule regulation of the state. In this thesis both land administration and land management issues are addressed. The issue of land is very sensitive; land is not merely a commodity but is a critical component of the identity that needs appropriate and legitimate administration. This is what we see in the next table.

Table 4.5.Descriptive Statistics of Land administration system problems

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%
the processes and institutions related to securing access to land, recording security; cadastral mapping and legal surveys to determine parcel boundaries problems	9	56.25	4	25	3	18.75	0	0	0	0
the processes and institutions linked to the assessment of the value of land and properties;	5	31.25	7	43.75	2	12.5	1	6.25	1	6.25
The processes and institutions related to control of land use through adoption of planning policies and enforcement of land use regulations and adjudication of land use conflicts.	8	50	4	25	3	18.75	1	6.25	0	0
the processes and institutions associated to building of new physical infrastructure and utility, implementation construction planning, acquisition of land, change of land use, and distribution of development cost	3	18.75	7	43.75	4	25	2	12.5	0	0
Lack of legal recognition and delineation of customary land,	2	12.5	7	43.75	0	0	6	37.5	1	6.25
Traditional practice of payments and exchanges,	5	31.25	9	56.25	1	6.25	1	6.25	0	0
Opaque systems absence of outside control and lack of clarity in allocation of land,	4	25	6	37.5	2	12.5	4	25	0	0
Monetization and speculation on land usage	2	12.5	6	37.5	3	18.75	5	31.25	0	0
The system of bureaucratic service delivery and un-transparent land management problems,	13	81.25	1	6.25	1	6.25	0	0	1	6.25

Source: survey data, May 2019.

As seen in table 4.5 the processes and institutions related to securing access to land, recording security; cadastral mapping and legal surveys to determine parcel boundaries problems 9(56.25%) of respondents strongly agree on land administration system, on the other hand the processes and institutions related to control of land use through adoption of planning policies and enforcement of land use regulations and adjudication of land use conflicts 8(50%) strongly agree.

The results show that Land administration system problems in land grabbing on lively hood of peri-urban community the case of Sebeta Town management problems on recording, mapping, and planning policies. This could be caused by lack of legal recognition and delineation of customary land, Traditional practice of payments and exchanges, absence of outside control and lack of clarity in allocation of land, and the system of bureaucratic service delivery and un-transparent land management problems. This was possibly caused by the lack of management ability to better control by using their internal efficiency in times when influenced by uncontrollable external factors.

Form this finding it reviled that the expanded maladministration, inappropriate land used, high still of development, very low service delivery and inconsistent land use policy .The loss of land, whether farmland, communal areas, grazing areas, or areas of religious or cultural value, has serious adverse impacts on local people, their food security, their identity and their socioeconomic conditions.

4.2.3. Challenges of Land Administration System

Lack of checks and balances and of transparency are the main challenges in land sectors. Table 4.6 shows challenges of land administration system problems.

Table 4.6: Descriptive Statistics of challenges of land administration system

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%
inadequate material and financial resource,	4	25	6	37.5	0	0	5	31.25	1	6.25
inadequate professional and qualification human resource,	4	25	3	18.75	1	6.25	7	43.75	1	6.25
turnover	4	25	2	12.5	1	6.25	8	50	1	6.25
institutional structural accountability problem,	13	81.25	2	12.5	0	0	1	6.25	0	0
policy and legislative gaps	4	25	4	25	1	6.25	6	37.5	1	6.25
corruption	11	68.75	3	18.75	2	12.5	0	0	0	0
Lack of monitoring and evaluation system	9	56.25	5	31.25	1	6.25	0	0	1	6.25
lack of incentives and motivation,	3	18.75	6	37.5	1	6.25	5	31.25	1	6.25
inadequate institutional capacity	7	43.75	3	18.75	0	0	4	25	2	12.5

Source: survey data, May 2019.

From table 4.6 the respondents agree that 11 (68.75%) corruption. This can manifest in the land sector as a result of opportunities created through land transactions, reforms and development projects that occur land grabbing on lively hood of peri-urban community the case of Sebeta Town, while 31 (81.25%) respondents strongly agree on institutional structural accountability problem.

From this finding it can be concluded that land sector relies on weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. And also illegal actions by elected leaders, public officials and the private sector may go unpunished as key problems.

4.2.4. land corruption

Corruption has the most devastating effects in developing countries because it hinders any advance in economic growth and democracy (UNDP, 1998).The common forms of corruption which are identified in the study areas are abuse of discretion in favor of a third party in exchange of benefits given by the third party, abuse of discretion for private gain without third parties involvement, Favoritism, Nepotism and Clienteles (abuse of discretion not for self-interest but for the interest of family, clan, political party, ethnic group etc).

Table: 4.7. Descriptive Statistics of land corruption

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%
Lack of inventory, delineation and management of land usage	9	56.25	5	31.25	2	12.5	0	0	0	0
Irregularity of land prices for disposal and acquisition,	7	43.75	6	37.5	2	12.5	1	6.25	0	0
Unclear institutional responsibilities and decision mechanisms,	9	56.25	4	25	1	6.25	1	6.25	1	6.25
Absence or lack of clarity of regulation for leasing land or exercising eminent domain ,	4	25	6	37.5	4	25	2	12.5	0	0
Luck of effective complaint, grievance and independent oversight mechanisms	5	31.25	6	37.5	0	0	5	31.25	0	0
Lack of transparency of planning processes and land allocation procedures,	8	50	3	18.75	2	12.5	2	12.5	1	6.25
Opaque, slow and bureaucratic processes for issuing building development permits,	6	37.5	7	43.75	3	18.75	0	0	0	0
Unclear land use and property rights,	7	43.75	3	18.75	3	18.75	3	18.75	0	0
Lack of effective complaint, grievance, independent oversight and low enforcement mechanisms	7	43.75	6	37.5	2	12.5	1	6.25	0	0
Lack of independent media	5	31.25	7	43.75	3	18.75	1	6.25	0	0

Source: survey data, May 2019.

Findings from table 4.7 9(56.25%) shows that lack of inventory, delineation and management of land usage, unclear institutional responsibilities and decision mechanisms of the government bodies

which oversee the land sector are one of the public entities most plagued by service-level bribery. Among the 16 respondents surveyed in the study, more than 7(43.75%) irregularity of land prices for disposal and acquisition, who contacted a land authority reported paying a bribe. This rates of bribery show that lower income groups are often more affected. The same survey also finds that although 7(43.75%) of respondents consider unclear land use and property rights and lack of effective complaint, grievance, independent oversight and low enforcement mechanisms corruption in land sectors to be a very serious problem.

This shows that land corruption inland administration and usage system itself opens wide opportunity for corruption and also no independent institution to manage land and corruption independently and he added that both anti-corruption commission and mayors of big towns are accountable to the regional presidents in structural accountable. So there is seen interference of charging corrupter.

From the finding it can be concluded that land corruption in Sebeta Administrator Town and its surrounding involve various actors, ranging from public officials and local leaders to outside investors. Actors may include government officials (at the local and national level) as well as individuals that command political and economic power.

4.2.5. Level of risks factors in the Land Sector

Land administration system is troubled with a high degree of risks. The main causes of this are the absence of clear legislation as well as confusion about the applicability of legislation. Indeed, where there is legislation, implementation guidelines are often lacking, which creates confusion. The table 4.8 shows risk factors in the land sectors.

Table: 4.8. Descriptive Statistics of level of risk factors in the land sectors

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%
Inadequate land laws and procedures	6	37.5	5	31.25	2	12.5	3	18.7	0	0
Excessive or unpublished fees for land services,	6	37.5	4	25	2	12.5	4	25	0	0
Lack of recognition of land uses and rights,	5	31.25	5	31.25	1	6.25	5	31.2	0	0
Under-developed and non-transparent land registration system	7	43.75	9	56.25	0	0	0	0	0	0
Absence of up-to-date and accurate land records,	8	50	6	37.5	2	12.5	0	0	0	0
Existence of multiple land management authorities,	10	62.5	1	6.25	4	25	1	6.25	0	0
Irregular practices in the collection of land taxes,	3	18.75	9	56.25	2	12.5	1	6.25	1	6.25
Limited accessibility of services,	4	25	9	56.25	1	6.25	2	12.5	0	0
Lack of effective complaint grievance and independent oversight in mechanisms,	5	31.25	7	43.75	2	12.5	1	6.25	1	6.25
Absence of a code of conduct mechanism	4	25	9	56.25	2	12.5	1	6.25	0	0
Lack of awareness of land grabbing and unplanned urbanization impact	6	37.5	4	25	1	6.25	3	18.75	2	12.5

Source: survey data, May 2019.

From table 4.8 it realized that 10(62.5%) of the respondent strongly agree with existence of multiple land management authorities i.e. a means legal and institutional structure with regard to land administration has been criticized for being unnecessarily complicated. While 9(56.25%) of respondents agree with the statement of under-developed and non-transparent land registration system, irregular practices in the collection of land taxes, limited accessibility of services and absence of a code of conduct mechanism. So, from this it can be concluded that the Ethiopia’s federal structure gives its regions a lot of autonomy, which, in turn, has led to co-existence of different laws and institutions with unclear responsibilities.

On the other hand, 14 (87.5%) responders responded absence of up-to-date and accurate land record is one of risk factor in the land sectors. This leads to illegal land transaction of the pressing challenges. First, the rapidly growing demand of land imposed by urbanization is exerting pressure, also aware that the government/city administration will sooner or later expropriate their land and allocate it to those people who can pay for better lease price.

4.2.6. Compensation costs and land replacement to the Land owners.

Compensation in kind is possible this may be advantageous in contexts where cash compensation is unlikely to restore local livelihoods. Compensation costs may be borne by the governments or by the investor directly in which case they become part of project costs. In Sebeta Administration and its surrounding the following table shows how it practiced

Table 4.9: Descriptive Statistics of Compensation costs and land replacement to the land Owners

Items	strongly agree		Agree		Undecided		Disagree		strongly disagree	
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%
Unfairness compensation paid by the government.	12	75	3	18.75	0	0	0	0	1	6.25
paid by investors but considered as part of the cost of land lease	6	37.5	8	50	1	6.25	0	0	1	6.25
compensation is payable by the government when land is transferred from local Land owners to General Land status for purposes of leasing to large-scale investors	7	43.75	5	31.25	4	25	0	0	0	0
Land replacement is by the government is not sustainable and appropriate from local Land owners	6	37.5	7	43.75	1	6.25	2	12.5	0	0
in practice it is the investor that negotiates and pays compensation directly to local land rights holders and users	3	18.75	5	31.25	0	0	6	37.5	2	12.5

Source: survey data, May 2019.

As collected data shows that in relation with compensation costs and land replacement to the land holder 12 (75%) believe that unfairness compensation paid by the government and pushes the farmers to transfer their land to anybody else with better price illegally said by one of the Sebeta Hawas Woreda land administrator and usage official interviewer responded our general area situations of land grabbing on lively hood of peri-urban community the case of Sebeta Town is the place where different development activities are rendering and it is a place where the area are wanted for development expansion, due to different unfair and un-law full treatment of the government the farmers are complaining in relation with compensation and replacement of farm land said. This idea strongly agree with 12(75%) of the respondents said that compensation is payable by the government when land is transferred from local land owners to general land status for purposes of leasing to large-scale investors. This implies that sample area landholders were also asked to reflect their preference in the type of compensation they would be for when their land is needed for urban development.

While 13(80.80%) of respondents replied that land replacement is by the government is not sustainable and appropriate from local land owners. This means the majority of the landholders in Sebeta administration and its area would like to have either land-to-land compensation from other areas or keeping reasonable portion of land within the urban boundary. The result shows that sample respondents do not want to have cash compensation (see Table 4.8). This indicates that they would like to preserve their land rights rather than just only receiving cash compensation which later on implant them from the locality. In addition, they want to transfer their land to their sons and daughters as they have received it from their parents.

4.3.Key Informant Interviews

Depending on the objectives of the study the interviews were conducted with Regional Government Advisors, Regional land administration Bureau head, Human Right Commission, Ombudsman, Anti-Corruption Commission, Sebata City administration Municipality officer and rural and urban kebele managers. The major finding of the interview was analyzed below.

Concerning land grabbing the responded interviewer from Oromia Regional investment commission replied that the main objective of the issues are to change the demography of the town, to enrich in improper economic capacity so as to lead the political situation of the town.

The president office of Oromia Regional State Public complaint hearing and administration Department say that on his respond to the question, As I have information from different person who have brought complain about land grabbing it is very hay high in Sebeta and its surrounding area. The urbanization process is also performed against the legal procedure in this town and its surrounding. Land grabbing got worse in land grabbing on lively hood of peri-urban community the case of Sebeta Town due to local administration taking part in illegal transaction of land said in his final idea.

All key informant interviews are agree that unplanned land annexation under the cover of investment either in rural areas or urban fringes .it is usually under taken in urban fringe areas so as to utilize the existing infrastructure that is already constructed at the area. But urbanization is undertaken with the interest of expanding the already urbanized area of administrative boundary.

The exact number of displaced people are not known as the demand for the land to be grabbed is dependent on the inflow/invasion/of fake investors who are working with those invisible ones who are informally linked with investors in the process, it is not only the land of the local community to be grabbed but also their cultural/traditional/ language, identities and original name of their place are changed by the identities of the new land grabbers.

The major land grabber on lively hood of peri-urban community the case of Sebeta Town is

- The Government officials who have strong chain from up Federal to down local level administrative officials.
- The concerned sectors Engineers and their relatives of Sebeta Town, and in fact land grabbers in Sebeta town and its surrounding are not purely investors, the network of land grabbers goes as deep as those professionals who are working in land administration unity, besides the federal, regional officers of investment work together with investors who have demand of investing in the area.
- On the other said among this grabber according to our area situation Land brokers those who have financial capacity and strong relationships with government officials,
- Investors those who have an illegal land trade attachment with different government contrary to them real investments agreement.
- Government service givers those who are working area of land issue.
- Individual person from different place of the country, investors, local leaders, land dealers and government officials are among the major land grabber and facilitator for land corruption.

The major human right abuses include loss of cultural or traditional identities, because of the fact that local communities residing in urban fringe areas have a long history of settlement in the area together with their families, But, because of land grabbing they do not have sense of stability as their land is to be grabbed in unexpected time .Besides, their adult children are losing their land and hence their future economic base is disturbed.

Additionally, human rights abuses have been taken place in different manners in relation with land grabber and illegal house construction in Sebeta Town and its surrounding rural area against indigenous peoples by the local administration abuses in evicting from their land without their willing and fair compensation to their property transfer their land to rich people .and the other human right abuse is the local administration and government officials are keep silent and waiting while the citizen knowingly or unknowingly buy the land and construction going on, but after the construction is getting over or after they settle them life they are going to rush to demolish the construction after many years ,these are the main problem and abuse of citizens right.

Even though the land belongs to the state ,the state without citizens is meaningless so even traditional farming is exercising the Government should adopt best practice and adopt to the farmers land so as to assure better production. The government claim of government land ownership is a “pretext” of arranging land to be grabbed from local traditional farming methods, instead of grabbing the land from the local community and putting the farmers under stress and poverty, it could have been better for government to practice farmer’s inclusive investment. Unlike other areas, the local farmers of Sebeta Town have a long history of managing the unkempt and fragile environment by afforestation. It is now that environmental protection by current investors on water is extracting the water resource while the local community and urban residents are facing water thirsty.

The lease of land to local or foreign investors is to bring development and create job opportunities. But the problem is that the government claims if the lease of land to local or foreign investors that have capacity to work accordingly has been given development be registered and job opportunity can be created, but is government is claims development is no registered and no efficient job opportunities created due to the lease land is taken by un proper investors. It is only paper tiger “in the policy it is stated that the indigenous communities absorbed in the investment. But for investment security reasons those who are working in the investment are not local communities.

Land grabbing and urbanization is taking place in Sebeta Town and its surrounding. Legal frame proclamation, regulation and directives have to be revised and clearly cited and implemented, giving awareness to the community on the negative impact of land grabbing and urbanization, government should create well organized and accountable institutions.

If the government give the land to anybody else on temporary or permanent base, the indigenous community has to be paid additional compensation after ten years or they have to have share part to the extent of their land value, or return the land to their children after ten years of compensation paid due date .because the government has not set solution for the indigenous community and for their children after ten years of compensation due date for those who are evicted from their land by the government for different purpose. It is the only way to bring to government focused at kebele administrator, woreda and city land administrator bodies need attention in every direction, because without them knowledge any the court all parties who involve in selling, buying and changing the land which is not legally occupied and including those parties who facilitate this illegal activity. Particularly thing cannot happen or done.

The government gives a massive track of land to foreign and local investors, diasporas and some political elites. The local indigenous communities do not have a big say with regards to government action of investment .if they have some negative attitudes towards land grabbing of investments, the officials of the administrative unites and brokers of land frustrate the local community and their families not to oppose such so called investments that is not benefiting the indigenous people. This type of investments that displaces the local community is not investments but replacement of the local communities by so called investors who have linkage with the federal and regional administration as well as those working as land brokers in the investments market.

The government should facilitate and support the indigenous communities to be shareholder with the investor or other alternatives opportunities given to them, otherwise it can be a given of investors and development, because, it is expected from the government give equal opportunity for all citizens, the government not to be at the side of the rich in the name of investments,

4.4. Focus Group discussion

The FGD conducted with representatives of farmers lost their land, elders of the city, community leaders, representatives of investors, brokers, farmers association in Sebeta Town administrative town and its sounding. By introducing the objective of the discussion, they express them willing to discuss

and then they say that the land grabbing and urbanization is the business market of all parts that involve in land market ,from the poor to rich ,and the other added to him idea the land market is opened by the government themselves ,because if the government takes immediate action against the land seller there is no land buyer said, and the other say in addition the playing game of land grabbing and urbanization takes place between house builder and government body not land seller no action seen against land seller. The other participant say the government has issued different laws, regulations and directives about land usage and governance of law but the government has no any institution to implement it accordingly, and he is added the land has ownerless, even if the law say that land is belongs to government and people it is not clear to the citizen that which is belongs to government and which is not and which is belongs to people and complicated about land governance and usage in citizen and however the government has no capacity and moral to control and manage land grabbing and urbanization ,because the government take part in land invasion and corruption themselves.

The overall result obtained from the questionnaire survey as well as the reflection from the panel of experts in the FGD shows that the current urban development process in Sebeta administration and its area seems to be ignoring the land rights and livelihoods of the local communities and skewed to the urban people. During discussion the idea reflected land development method encourage participation of all stakeholders needs to be introduced in the urban planning and development process of Oromia.

CHAPTER FIVE

CONCLUSIONS AND RECOMMENDATIONS

4.5. Conclusions

The objective of the study was to identify effect of land grabbing on lively hood of peri-urban community: the case of sebeta town some conclusions can be drawn.

From survived sample the processes and institutions related to securing access to land, recording security; cadastral mapping and legal surveys to determine parcel boundaries problems 9(56.25%) of respondents strongly agree on land administration system problem, this clearly indicated and approved by key informants show that expanded maladministration, inappropriate land used, high stagnant of development, very low service delivery and in consistent land use policy .The loss of land, whether farmland, communal areas, grazing areas, or areas of religious or cultural value, has serious adverse impacts on local people, their food security, identity and their socioeconomic conditions.

The land sector as a result of opportunities created through land transactions, reforms and development projects that occur in Sebeta town and its surrounding rural area most are the respondents 11 (68.75%) corruption in the land sector relies on weaknesses or breakdowns in governance that compromise institutions' transparency, accountability and integrity. And also said illegal actions by elected leaders, public officials and the private sector may go unpunished.

From total respondents 9(56.25%) shows that Lack of inventory, delineation and management of land usage and Unclear institutional responsibilities and decision mechanisms of the government bodies which oversee the land sector are one of the public entities most plagued by service-level bribery. Among the surveyed respondents in the study, irregularity of land prices for disposal and acquisition, who contacted a land authority, reported paying a bribe. This figure exceeds reported rates of bribery show that lower income groups are often more affected. And also unclear land use and property rights, Lack of effective complaint, grievance, independent oversight and low enforcement mechanisms corruption in land authorities to be a very serious problem.

In relation with Compensation costs and land replacement to the land holder 12 (75%) are believe that it is Unfairness compensation paid by the government and pushes the farmers to transfer their land to anybody else with better price illegally. And 12(75%) of the respondents said that compensation is payable by the government when land is transferred from local land owners to general land status for purposes of leasing to large-scale investors. This implies that sample area landholders were also asked to reflect their preference in the type of compensation they would opt for when their land is needed for urban development. While 13(80.80%) of respondents replied that Land replacement is by the government is not sustainable and appropriate from local Land owners.

Based on these findings, the study concluded that, wide social, economic and political challenge to the government and also to the community itself for those who are sized the land and built illegally in unplanned manner, and in order to reshape it in accordance with the land usage policy and city plan is unthinkable easily.

According to this research study identified the land grabbing and urbanization has wide negative impact in every direction on government legal land governance service activity, on indigenous people, on city development, creates an obstacle to land usage policy implementation and land governance, difficulty to provide basic needs and social infrastructure to the community for those who are settled in grabbed land area, because of unplanned construction and amorphous urbanizations are creates volatility ,hate among community and government Security challenge.

4.6.Recommendation

From the gathered data and the analysis made and the summarized conclusion on some recommendation are drawn with the aim of reminding the regional government focus more for proper utilization of land resource and controlling system for better advancement of Land administration and service delivery system. Basically the recommendations focus to the regional cabin that has a vital role in facilitating the operation and supportive functioning of land management.

1. In the first place in order to secure the sustainable livelihood of farmers the government should facilitate everything necessary as to investors and capacitating to be productive on their own land rather than evicting and made them land less contrary to the constitution order.
2. The compensation proclamation has ignored or doesn't say or set anything solution or mechanisms after ten years of land compensation and also ignored the right of children below

age of eighteen in compensation process. Therefore, it has to be fulfilling these legal gaps and made stable livelihoods of the farmers by the government.

3. Institutions working not by the rule of law can easily become the symbol of disrespecting the law which both decreases their performances as well as liable to malpractices such as corruptions are expected that all members of the country should be under the law. Especially government institutions should needs to be abided by the laws of the country.
4. Politically biased institutions produces conflict and hinder the building of good governance in land sectors. The services being totally should independent from political influence encourage users and avoid the sense of discrimination among service users.
5. Urban areas in Sebeta surrounding area are expanding, and over spilling into the peri-urban areas located in between urban and rural jurisdictions. The government should amend national urban growth strategy.
6. Compensation is supposed to be paid by the government. However, due to budget constraints, it is paid by investors but considered as part of the cost of land lease. So the government should revise compensation payment policy.
7. In general, for governance not to be poor in public institutions training and awareness creation of officials and public institution employees through training, workshops and seminars, through pamphlets, journals and regional Medias is necessary.
8. Institutional mechanisms should be established for discussion with the society regarding good governances in land sector, so, the regional cabin should dive due attention.
9. Illegal urbanization and industrializations should not be constructed in ordinary and customarily way on farm land. It should be stopped in order to protect such a practice, the government has to govern strictly and made to be lead in plan and modern way.
10. Finally, this study has focused on effect of land grabbing on lively hood of peri-urban community: the case of Sebeta Town ,However, other studies could carry out a research on the specific activities involved in land grabbing and urbanization intentions

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Annexes

Annex I: Questionnaire to be filled by Employees/Expertise

**ADDIS ABABA UNIVERSITY COLLEGE OF DEVELOPMENT STUDIES
CENTER FOR REGIONAL AND LOCAL DEVELOPMENT STUDIES
(CRLDS)**

(Master of Arts Degree in Regional and Local Development Studies)

The purpose of this questionnaire is to collect data for the study entitled “**TO ASSESS AND ANALYZE THE IMPACT OF LANDGRABBING AND URBANIZATION IN SEBETA TOWN AND ITS SURROUNDING RURAL AREA**” The genuine responses you forward will be used as input for the study and have great contribution to the success of the study. Your privacy will be kept anonymously and, therefore, no one knows who provided the information. Furthermore, any information you provide in the questionnaire will be kept confidential and only used for the purpose of the study. Therefore, you are kindly requested to provide your genuine responses to different questions below.

Thank you in advance for your honest cooperation!!

General Instruction: - you do not need to write your name on this questionnaire. In all cases where answer options are available please tick (√) in the box provided among the provided alternatives but write your response in the space provided for open-ended questions. If you have any inquiry, please do not hesitate to contact me and I am available as per your convenience (Tel; 0911253259 or e-mail; admassuabeebee@gmail.com)

SECTION 1

1. Gender A. Male B. Female
2. Age A. 18 – 25 B. 26 – 35 C. 36 – 45 D. 46 – 55 E. 56 – 59
3. Educational level: A. Below high school B. High school completed C. Diploma D. Degree E. Masters
4. Marital status
A. Single B. Married C. Divorced D. Widowed E. Separated
5. What is your current Job position? _____
6. How long have you worked in your organization?
A. Below one year B. 1 –5 year, C. 6 - 10 D. >10 years

Part II: Basic Research Questions

1. The following questions refer to identify **the main actors of land grabbing in Sebeta town and its surrounding rural area**. Please respond to them by putting "√" mark for the alternative that best represent your degree of agreement to the items with respect to land grabbing in Sebeta town and its surrounding rural area. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	government officials (at the local and national level)					
2	public officials					
3	individuals that command political and economic power					
4	local leaders					
5	Customary					
6	communal authorities					
7	investors					
8	Non residential					
9	Land owners and users (including renters and slum dwellers)					
10	related service providers (real estate agents, lawyers and land surveyors),					
11	civil society organizations					
12	Media.					
13	Land dealers (Broker)					
14	Different religious institutions					

2. Please respond to them by putting "√" for the alternative that best represent your degree of agreement to the items with respect to **Land administration system problems in Sebeta town and its surrounding rural area**. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	the processes and institutions related to securing access to land, recording security; cadastral mapping and legal surveys to determine parcel boundaries problems					
2	the processes and institutions linked to the assessment of the value of land and properties;					
3	The processes and institutions related to control of land use through adoption of planning policies and enforcement of land use regulations and adjudication of land use conflicts.					
4	the processes and institutions associated to building of new physical infrastructure and utility, implementation construction planning, acquisition of land, change of land use, and distribution of					

	development cost					
5	Lack of legal recognition and delineation of customary land,					
6	Traditional practice of payments and exchanges,					
7	Opaque systems absence of outside control and lack of clarity in allocation of land,					
8	Monetarization and speculation on land usage					
9	The system of bureaucratic service delivery and un-transparent land management problems,					

3. What are the major causes of urbanization Sebeta town and its surrounding rural area? _____

4. The following questions refer to **Challenges of Land Administration System that opened holes for corruption, land grabbing, illegal urbanization and bureaucratic service delivery which influence land administration in Sebeta town and its surrounding rural area**. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5 by putting "√" mark for the alternative.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	inadequate material and financial resource,					
2	inadequate professional and qualification human resource,					
3	turnover					
4	institutional structural accountability problem,					
5	policy and legislative gaps					
6	corruption					
7	Lack of monitoring and evaluation system					
8	lack of incentives and motivation,					
9	inadequate institutional capacity					

5. Land corruption can involve various actors. Please respond to them by putting "√" mark for the alternative that best represent your degree of agreement to the items with respect to land corruption in Sebeta town and its surrounding rural area. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	Lack of inventory, delineation and management of land usage					
2	Irregularity of land prices for disposal and acquisition,					
3	Unclear institutional responsibilities and decision mechanisms,					
4	Absence or lack of clarity of regulation for leasing land or exercising eminent domain ,					
5	Luck of effective complaint, grievance and independent oversight mechanisms					
6	Lack of transparency of planning processes and land allocation procedures,					
7	Opaque, slow and bureaucratic processes for issuing building development permits,					
8	Unclear land use and property rights,					

9	Lack of effective complaint, grievance, independent oversight and low enforcement mechanisms					
10	Lack of independent media					

6. The following questions refer to **the level of risks factors in the Land Sector**. Please respond to them by putting "√" for the alternative that best represent your degree of agreement to the items with respect to the level of risks factors in Sebeta town and its surrounding rural area. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	Inadequate land laws and procedures					
2	Excessive or unpublished fees for land services,					
3	Lack of recognition of land uses and rights,					
4	Under-developed and non-transparent land registration system					
5	Absence of up-to-date and accurate land records,					
6	Existence of multiple land management authorities,					
7	Irregular practices in the collection of land taxes,					
8	Limited accessibility of services,					
9	Lack of effective complaint grievance and independent oversight in mechanisms,					
10	Absence of a code of conduct mechanism					
11	Lack of awareness of land grabbing and un planned urbanization impact					

7. What is your opinion to tackling corruption in the land sector is intrinsically linked to improving its governance may be borne by the governments or by the investor directly. _____

8. The following questions refer to **Compensation costs and land replacement to the Land owners**. Please respond to them by putting "√" mark for the alternative that best represent your degree of agreement to the items with respect to the level of compensation and land replacement in Sebeta town and its surrounding rural area. Rating scale ranges from strongly agree to strongly disagree and it is represented by numbers 1 to 5.

Scale: 1= strongly agree; 2= Agree; 3= Undecided (neither agree nor disagree); 4= Disagree; 5= strongly disagree

S/N	Items	1	2	3	4	5
1	Unfairness compensation paid by the government.					
2	paid by investors but considered as part of the cost of land lease					
3	compensation is payable by the government when land is transferred from local Land owners to General Land status for purposes of leasing to large-scale investors					
4	Land replacement is by the government is not sustainable and appropriate from local Land owners					
5	in practice it is the investor that negotiates and pays compensation					

	directly to local land rights holders and users					
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Annex II:-Key Informant Interview Questionnaires

1. What do you say about land grabbing and urbanization in sebeta town and its surrounding?
2. The government claims indigenous peoples' land has not been grabbed. But different sources indicate that traditional community lands have been grabbed and sold to private investors. How many people do you think have been displaced in such process?
3. In relation to land grabbing in sebeta town and its surrounding who are the major land gabbers?
4. Human rights abuses have been reported in various media due to land grabbing. Tell me about these human rights abuses in sebeta town and its surrounding?
5. In relation to land usage, sebeta town and its surrounding has traditional farming methods. The government claims land belongs to the state. What do you say about land usage in sebeta town and its surrounding?
6. The government claims that the lease of land to local or foreign investors is to bring development and create job opportunities. How true is this claim?
7. Land grabbing and urbanization is taking place in sebeta town and its surrounding. What do you think can be done to stop it?
8. The government gave a massive track of land to foreign and local investors, Diasporas and some political elites. What do the indigenous communities say about this and have they been consulted?
9. We are approaching the end of our interview. What additional message would you want to say?

Annex III Questionnaires for Focus Group Discussions

1. The Ethiopian government claims land lease policy is intended to bring development and create job opportunities to the people. What do you say about this?
2. The government claims no farmland has been taken away from local farmers. Except for common development benefits. Yet, various reports indicate farmlands have been leased out without local communities consent for individuals. What do you say about this?
3. What is the role of the regional government in land grabbing deals?
4. If the traditional arrangement demands that every community has its own land allotment, did the government have consultations with the community? If not, will this lack of consultation with the community bring conflict among the community?
5. We are concluding our interview. What do you think can be done for the future?

Annex IV Questionnaires for Farmers lost their lands

1. What are the major demographic challenges caused by urbanization?
2. What are the major land use policy and planning challenges?
3. How long since you last moved to live recent places?
4. What was/were the main reason(s) you to lose your land?
5. Did you got enough compensations when you left your lively hood land

Annex V: Lands held by different Investment projects in Sebeta Town and its surrounding areas

S.No	Types of projects	Lands in M ²
1	Manufacturing	364.015
2	Agro- Industry	57.259
3	Social Service	41.511
4	Commercial	14.325
5	Hotel and Tourism	10,053
6	Real estate	95.860
7	Flower farm	217
	Total Lands in Hectares taken from the farmers	1,230.69 Hec.

Source: Sebeta City Administrative Government Communication Office