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An Assessment of Land Valuation and Compensation: in
Amhara Regional State Dejen Town

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Addis Ababa, Ethiopia

ADDIS ABABA UNIVERSITY
COLLEGE OF EDUCATION AND BEHAVIORAL STUDIES
DEPARTMENT OF CIVICS AND ETHICAL EDUCATION

**An Assessment of Land Valuation and Compensation: in
*Amhara Regional State Dejen Town***

BY
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**A THESIS SUBMITTED TO THE DEPARTMENT OF CIVICS AND ETHICAL
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DECLARATION

The researcher declares that this thesis is his original work, and it has not been presented for a degree in any other university; moreover, all sources of the materials that are used in this thesis have been duly acknowledged.

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List of Acronyms

ANRS: Amhara National Regional State

ADB: Asian Development Bank

BLD: Black's Law Dictionary.

FDRE: Federal Democratic Republic of Ethiopia.

FDRERLA: Federal Democratic Republic of Ethiopia Rural Land Administration.

LUPN: Land Use Proclamation No.

UK: United Kingdom

USA: United State of America

UN-Habitat: United Nation Habitat.

PP: Public Purpose

Abstract

This study aimed at the assessment of the amount of compensation for pre urban land taken for residential housing development; the case of Dejen Town. In the study, the research method used to carry out this study was both descriptive and explanatory methods. Descriptive method is used to describe the amount of compensation, expropriation ,and valuation took place, how the compensation is calculated, by whom are valuation performed, which components of compensation was considered, what losses and damages do the affected people lost, whereas the explanatory method was used to gather qualitative information and to interpret it. In addition to this sampling techniques applied was both probabilistic and non-probability techniques to identify the samples required for it. The sample size for the study was 98 households, and 9 were from different organizations. In order to collect relevant information for the study both primary and secondary data were collected from systematic randomly sampling selected from Dejen town households, purposefully selected and key informants from government officials, and experts from a study population on purposive bases. The collected data were edited, refined and entered into the computer and finally analyzed using Microsoft excel and SPSS computer software's. Based on the findings, all of land in Dejen town has low implementation of amount of valuation techniques, expropriation and compensation procedures. The implementation of the rules and regulation on the ground very weak in terms of the valuation techniques, expropriation and compensation procedures for the adequate and fair amount compensation, participation by the affected people during the valuation processes, time manner of appropriate land and property values in the area, amount of valuation methods procedures, and basis of amount valuation and compensation. Accordingly; the study recommended that the government should have be follow up the valuation techniques, expropriation and compensation procedures, also revised the rules and regulations the various levels of government structures so that expropriation and compensation procedure can be implemented as per the provision of the constitution and the relevant laws.

Key words: *Expropriation, valuation, market value, pre- urban land, compensation*

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the Study

Land remains the single most important sources of material wealth and social prestige in many societies of the world. According to Ling and Archer (2005) cited in Daniel (2009), land holds the lion's share in the income generation of nations or real estate is estimated to represent approximately one half of the world's total economic wealth. Likewise, land has special significance in the lives of the Ethiopian people as it is the primary source of economic welfare and allows citizens to afford their basic necessities.

As an urban territory extends into pre-urban areas adjacent to the municipal boundaries, the existing land tenure relation is expected to cease compulsorily (Adam, 2014b). Therefore, the termination of holding rights exercised by local pre urban communities through expropriation decisions and later reallocation of the expropriated land to the urbanities is the most important constituent of urbanization and urban development processes in Ethiopia (Adam, 2014c).

The compensation requirement under the law demands that the expropriator reimburses the expropriated for the property interest taken and places the latter in as good a pecuniary position as if the property had not been taken (Epstein, 1985:182). The reason for the payment of compensation is justified on socio-political and economic, theories. Compensation is a means to keep the balance of social justice. It protects the rights of the politically under-represented groups, (Ndjovu, 2003: 21) requiring the government to bear the inconveniences resulting from expropriation.

Land Expropriation, which is also termed as compulsory acquisition, eminent domain, compulsory purchase, compulsory land acquisition or resumption in the different legal system and countries, has been defined as a compulsory taking of private property by the government for public purpose activities without the willingness of its owner through giving an advance payment of fair compensation to the property owners (Daniel W/G., 2013).

In Ethiopia property valuation is carried out for payment of compensation for both rural and urban development activities, private and government development project. As proclamation NO.455/2005, Article 7 of FDRE that the government of urban administration may expropriate private property for public purpose where it believes that it was used for a better development

project to be carried out by public entities, private investors, cooperatives, societies or other organs with payment of compensation.

The Amhara National, Regional State as it has been given a power to issue and regulate directives for the proper implementation of proclamation No. 455/2005. As the Federal Democratic Republic of Ethiopia Rural Land Administration and Land Use Proclamation No. 456/2005, holder of rural land who is evicted for the purpose of public use should be given compensation proportional to the development he/she has made on the land and the property acquired, or should be given substitute land there on. Where the rural landholder is evicted by the federal government, the rate of compensation was determined based on the federal land administration law (Federal Democratic Republic of Rural Land Administration and Land Proclamation No.456/455).

1.2. Statement of the Problem

The basic concern of Dejen town development is the internal form, structure, function and appearance of urban areas. The rapid growth of urban population due to rural to urban migration and natural growth, leads the urban areas to expand their boundaries to the urban peripheries of rural areas. The increased demand for urban land for residential housing, for social and physical infrastructure developments, the agricultural land founds around the cities was converted into urban land use. The rising demand for urban land therefore tends to be met primarily by converting pre-urban agricultural land at the periphery of existing built-up areas (UN-Habitat, 2010, Toulmin, 2006). At this time, due to the massive residential developments in Dejen town, the town is experiencing rapid horizontal urban expansion (Amhara Institutional plan 2010).Dejen town development plan.

The word ‘pre-urban’, it can refer to rural agricultural areas located between urban built-up areas in cities and predominantly rural agricultural areas (Narain and Nischal, 2007).According to the Federal Expropriation and Compensation Proclamation No.455/2005, a proclamation to provide for the expropriation of land holding for public purposes and payment of compensation “Just Compensation” “Fair” Compensation.

An applicant wants to land for many purposes, because of land is the sources of income and fixed assets. Therefore, Dejen town is one of the towns in Amhara region, which has faced many challenges regarding the amount of compensation for pre urban land the implementation of the rules and regulation, the valuation techniques, expropriation and compensation procedures for

the adequate and fair amount compensation, participation by the affected people during the valuation processes, time manner of appropriate land and property values in the area, amount of valuation methods procedures, and basis of amount valuation and Annual Report (2018). Dejen Town Administration Urban Development and Construction Office.

Land and property valuation for compensation in the study area professionals valuation background as well as adequate short term trainings in the area of property valuation, qualified and experienced land and property valuers, the valuation technique itself which ignores the current market price and location value side, and lack of participation by the affected people during the processes Annual Report (2018). Dejen Town Administration Urban Development and Construction Office.

The amount of compensation pre-urban land taken for residential housing development inappropriate implementation of land related laws including weak institutional capacity, weak implementation of land expropriation and compensation legislation, inadequate valuation methods and financial constraints for compensation Annual Report Dejen Town Administration Urban Development and Construction Office (2018).

Therefore, to solve and minimize these the amount of compensation problems and challenges found conducting research as a mandatory by using an appropriate data design and methodology in order to identify the problems of existing situation and the amount of payment compensation pre-urban land taken for residential housing development is in fact relevant in such situation.

1.3. Objectives of the Study

1.3.1. General Objectives

The main objective of the study is assess the amount of compensation for peri-urban land taken for residential housing development the case of Dejen town.

1.3.2. Specific Objectives

1. To assess the valuation techniques and procedures, expropriation and compensation in the peri-urban areas of the community in the study area.
2. To evaluate the fairness of compensation paid during expropriation.
3. To examine the laws applicable to compensation of peri-urban land expropriation and the adequacy and fairness of the amount of compensation.

1.4. Research Questions

1. What are the valuation techniques and procedures, expropriation and compensation in the peri- urban land areas of the community in the study area?
2. How fair is the compensation paid during expropriation?
3. What are the laws applicable to compensation of peri- urban land expropriation and the adequacy and fairness of the amount of compensation?

1.5. Scope of the Study

This research study was focused up on assessment of the amount of compensation for peri- urban land taken for residential housing development in Dejen town that was participated different concerned parties. This study doesn't cover all expropriation and compensation process of the town. It was focused on the samples of peri- urban parts of the town. They focus of this paper is more about the policy, process, rules, regulation and management issues of exportation and amount of compensation.

1.6. Significance of the study

The study was to identify, investigate and understand the land expropriation and amount compensation for peri- urban land in the study area of the town. There are different critiques on the amount of compensation paid for expropriated peoples. Although the constitution guarantees the rights of landholders against eviction without just compensation for their property and its improvements, the proclamation and its regulation are criticized on the method of valuation and other procedures regarding payment of fair compensation.

The amount of compensation practice and pointing out the challenge and means to their correction the study was be significant with regard to make the amount of compensation more efficient and effective. Moreover, the study was served as the starting idea for future research to be conducted on land expropriation and the amount of the compensation process of the town.

1.7. Limitations of the Study

The major limitations of the study were lack of adequate quantitative and quantitative data, due to the inadequate municipal data recording poor documentation. Not get gathered information. Though, the paper may have certain limitations because of lack of certain data, but the team feels that it could be taken as the first step to start with for further detailed investigation in such an important field.

1.8. Organization of the Paper

This research study contains five consecutive chapters that are logical, sequenced as follows chapter one contains the following portions introduction, background of the study, statement of the problem, objective of the study, research question, scope of the study, significance of the study, limitation of the study, organization of the study. Chapter two contains literature review, Chapter three contains research methodology, data type and source, data sampling and sampling techniques, data analysis method and ethical require. Chapter four contains data analysis and finding and the final chapter contains conclusion and recommendation.

1.9 Description of the Study Area

1.9.1. Location

The location of Dejen town is in Amhara National Regional State in East Gojjam Zone which is 230km North West of the capital city of Ethiopia Addis Ababa, and 535km south of the Amahara Regional state,center of Bahir Dar. The wereda is adjacent to Kuye wereda, and Enemaye wereda at the North: Shebele Berenta wereda at East, Awabel wereda at West, Oromia Region at South. The town lies at a geographical coordinate of 10⁰ 09'57" North latitude and 38⁰ 09'03" East Longitude. Currently it serves as the Residential, administrative and trade centre. The location of Dejen town tied with Oromia regional state this enabled to have cultural relation ship with Oromo society.

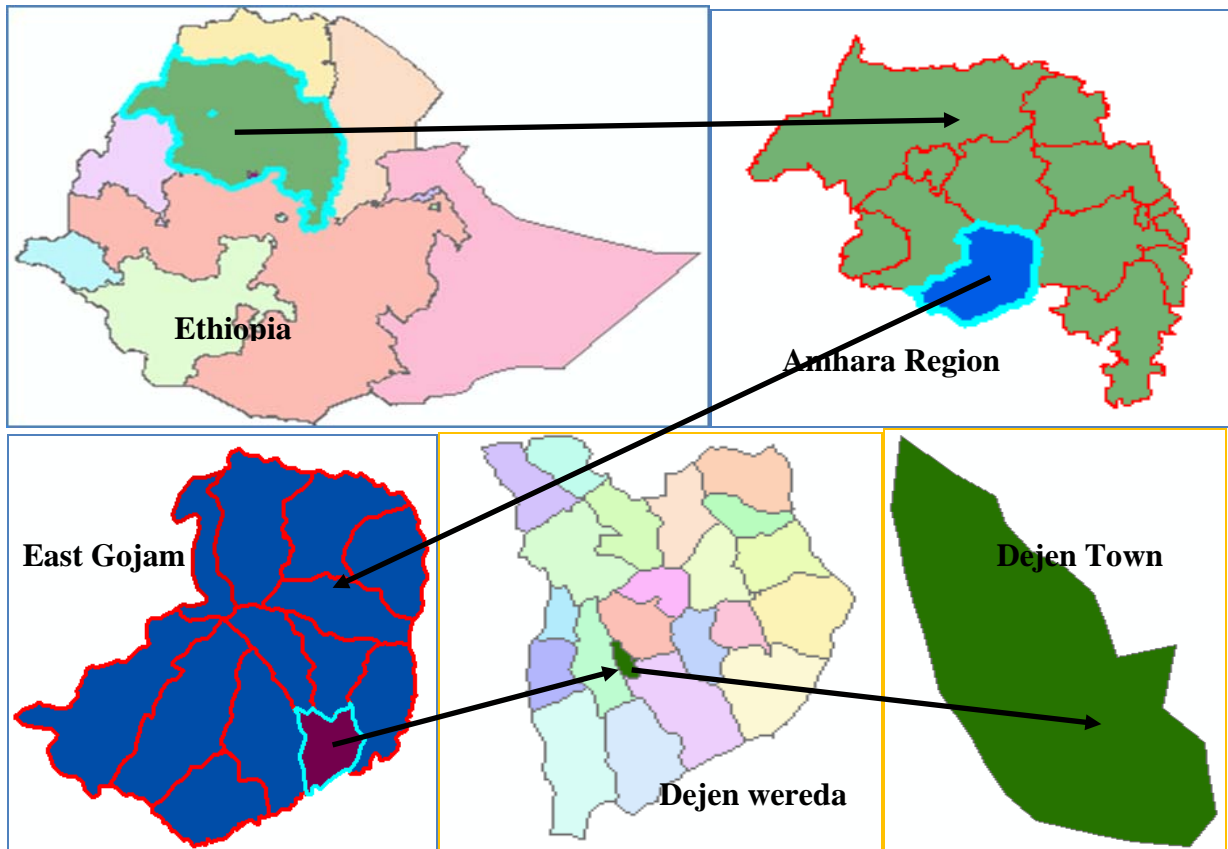
1.9.2. Population

Population study is used to supply relevant and basic information on the current and past trends of the total population size and its characteristics so as to forecast the planning period of the town. Currently the town has a total population of 32,560 of which 17,527 are males and 15,033 are females. From this population, 52.6% Of the residents were Orthodox Christian, 47% were Muslim and the rest 0.4% Protestant. Offical document Dejen Town Act (Dejen Town Economic and Finance Office, 2018) annual report.

1.9.3. Topography

The town is found on a site, which has 38.8%flat, 11.8% sloppy and 49.4% less sloppy land form. This can be substantiated by the attitude range and by the result of slope analysis. Generally the appropriate flat topography of the town is more suitable for development Amhara Institutional plan 2010).Dejen town development plan.

Figure1. 1A Location Map of Dejen Town



Source: Ethiopia Geographic Information System Data.

CHAPTER TWO

2. LITRATURE REVIEW

2.1. INTRODUCTION

The purpose of this research assessment of the amount of compensation for peri-urban land taken for residential housing development. To evaluate the fairness the amount of compensation for paid during the expropriation, and valuation the study bases itself on the literature. As a result, understanding the theoretical concepts and the practices of other countries about the valuation techniques and procedures, compensation and expropriation, the effectiveness fairness of compensation during expropriation, valuation methods, principles and standards of compensation and the amount of compensation payable for the affected parties the law applicable is very important. Accordingly, theoretical and empirical literatures and best practices of other (developed and developing countries) that are more related and relevant to the research topic are discussed under here.

2.2. The Conceptual Framework

2.2.1. Legal Requirements for Expropriation

There are a number of different requirements that needs to be fulfilled in order to go through with an expropriation in Ethiopia. Most of these requirements were found in Proclamation 455/2005 and they were explained further in this section. Public purpose in the proclamation that all expropriation was done for public purpose. The official definition is found in article 2 (5): “Public purpose means the use of land defined as such by the decision of the appropriate body in conformity with the urban structure plan or development plan in order to ensure the interest of the people to acquire direct or indirect benefits from the use of the law and to consolidate sustainable socioeconomic development.” This definition leads to the conclusion that for an expropriation to take place there was some kind of benefit, direct or indirect, for the people and sustainable socioeconomic development.

At least 90 days before the expropriation starts an expropriation order, or notice, was distributed to those affected. This is regulated in article 4 (1): “Where a woreda or an urban administration decides to expropriate a landholding in accordance with Article 3 of this Proclamation, It should be notify the landholder in writing, indicating the time when the land has to be expropriated and the amount of compensation to be paid.”

2.2.2. Basis and Amount of Compensation

The process of evaluating the expropriated property is rather well defined in the law. The bases are found in the Proclamation 455/2005 and more details in the Regulation 135/2007. In article 7 in the Proclamation 455/2005 it is defined for what a landholder is eligible for compensation. The landholder has the right to be compensated for the property situated on the land and permanent improvements to the land. Improvements to the land for example trees that was planted or crops other types of permanent improvements.

The basis of compensation was the replacement cost of the property (article 7 (2)), meaning that the compensation was cover the costs of reproducing an equivalent property. This also means that factors such as the location of the property, access to infrastructure or other market conditions are not considered during the valuation of the property.

According to the law, people who are displaced due to expropriation in rural areas have the right to be compensated for loss of income from the land if they do not receive replacement land. The compensation is defined as 10 times the yearly income from the land, based on the average income for the last 5 years (article 8 (1)).

2.3. Expropriation, Valuation and Compensation

The term expropriation is used in its widest sense to include all forms of taking of private property by a state for public use, in time of peace, war or national emergency (Epstein, 1985). This word properly denotes involuntary surrender of rights or claims, the act of divesting oneself of that which was previously claimed as one's own, or renouncing it. In this sense it is the opposite of "appropriation." But a meaning that was attached to the term, imported from its use in foreign jurisprudence, which makes it synonymous with the exercise of the power of eminent domain, i.e., the compulsory taking from a person, on compensation made, of his private property for the use of railroad, canal, or other public work (Black's Law Dictionary, 2006).

Expropriation is the compulsory acquisition of property. The remedy available to him is compensation determined in accordance with the statutes. The expropriator (usually the state) and expropriates (the affected people) may come to an agreement with regards the amount of the compensation. The underlying principle of expropriation by a statutory power is generally not aimed at acquisition but rather to serve some or other public need (Chan, 2003).

2.4. Purposes and Rationale of Expropriation

Development is the main rationale of expropriation. The key factors are that it must be for a public purpose, in accordance with due process of the law and accompanied by compensation. The purpose of this study is to determine how well those regulations align with the methods practiced in the field and issues to implement the regulations. This includes the judicial, social and financial aspects of the expropriation process. Compulsory acquisition is more likely to be regarded as legitimate if land is taken for a purpose clearly identified in the legislation. An exclusive list of purpose reduces ambiguity by providing a compulsory acquire land. When we see the Ethiopian constitution of 1995 and Proclamation No. 455/2005, the purpose of expropriation is not clearly defined; Even the term public purpose is not defended explicitly in such a way that it is clear to both the expropriator government agents and the expropriate (Daniel, 2009).

2.5. The Expropriation Process under in the law

The present FDRE “Expropriation of Landholdings for Public Purposes and Payment Compensation Proclamation No.455/2005” provides for power to expropriate landholding under Art.3(1) Which leads. A woreda or urban administration should, up on payment in advance of compensation in accordance with this proclamation, have the power to expropriate rural or urban land holdings for public purpose where it believes that was be used for a better development project to be carried out by public entities, private investors, cooperative societies or other organs, or where such expropriation was decided by the appropriate higher regional or federal government organs for the same purpose.”

The expropriation process passes through a long procedure beginning with the awareness creation stage up to the payment of compensation. The need to acquire land many arise from the woreda administration itself or from a government organization or private individuals and investors. When the proposal for land is presented, the woreda administrative checks whether the land is suitable and affected people and their economic status, the type of holding and the legality. Once the administrative checks the suitability of the land for the proposed development, the woreda and Kebele administration organizes a consultative meeting with the affected people and informs them the project benefits, the payment of compensation, the offering of substitute land and the protection of their legal right (Daniel, 2009).

2.5.1 .Preparatory Phase

The initiative for an expropriation was come from what the law defines as an “implementing agency”; a government agency or a public enterprise with the interest to undertake development (Proclamation No 455/2005 article 2 (7)). The implementing agency is responsible to provide detailed data about the land needed in the development, at least one year in advance to the expropriation (article 5 (1)).

2.5.2. Valuation Phase

Before any expropriation takes place all property that was expropriated must be evaluated, in accordance with the regulations. A valuation committee consisting of up to five appointed officials generally does the valuation in rural areas the appointed official was “experts having the right qualifications (Proclamation No 455/2005 (article 10 (1)).

2. 5. 3. Handover Phase

The word must then notify those affected by the expropriation at least 90 days in advance before the expropriation starts. At this time it was also made public how much compensation each individual is entitled to base on the work of the valuation committee (Proclamation 455/2005 article 4(2)). Each landholder must expropriate the land within these 90 days, and at the time of this the compensation should be paid. According to proclamation No.455/2005, Article 11 (4) if the expropriated land holder is not satisfied, he/she may appeal to a first instance court and then “regular appellate court”.

2.6. The Procedures of Expropriation, Valuation and Compensation

Under FDRE constitution of 1995, and Land proclamation No. 455/2005 and Regulation No 135/2007, both the Federal and Regional governments have a right to expropriate “property” for public purposes and must both notify and compensate “persons interested” in the property. As proclamation No.455/2005, Article 4, where a government agency such as a word or an urban administration decides to expropriate a landholding for public purpose, it should notify the landholder in writing indicating the time when the land has to be expropriated and the amount of compensation to be paid. The period of notification should not by any means be less than ninety days. Any “landholder who was served with an expropriation order” should hand over the land to the woreda or urban administration within 90 days from the date of payment of compensation. According to sub article 4, if there is no crop, perennial-crop or other property on the expropriated land, the landholder should hand over the land to the woreda or urban

administration within 30 days from the date of receipt of the expropriation order. As sub article 5, where a landholder who has been served with an expropriation order refuses to hand over the land within the period specified, the woreda or urban administration may use police force to take over the land. However the proclamation No. 455/2005 and regulation No. 135/2007 stated clearly the procedure of expropriation and compensation, the practice undertaken on the ground is extremely different from the rules.

Most countries with reasonably developed legal systems was adopted procedural guidelines for expropriation of assets that place some significant constraints on state power help better balance the information asymmetry, and at least partially, protect the rights of affected people against excessive expropriation and unjust compensation the government's expropriator power. Exportation statutes in most countries require that the state notify affected people regarding the state's plan to expropriate land and attached properties and compensate or resettle affected people. Affected people's access to information, their full participation in the process of expropriation, and the ability to enforce their rights are not the only components of democratic development, but also effective mechanisms of institutional check (ADB, 2007).

Effective procedures include the right to receive adequate notice and information, the rights to participate and influence decision making, and the right to appeal on decisions to independent bodies such as courts. The Ethiopian expropriation and payment of compensation laws state that where a decision to expropriate a private land holding is made, notification is required to indicate the period within which the holding has to be "expropriated and the amount of compensation to be paid". Participation of affected people in the process of expropriation plays a crucial role action and prevent or arbitrary land expropriation. Given the relatively low level education and unfamiliarity with governmental or legal procedures of the affected people pre-urban land farmers in particular the right to participate before decisions are made is the key to prevent unjust or even disastrous outcomes (Girma, 2011).

2.7. Compensation

Compensation is defined, under the proclamation No.455/2005 Art 2 (11), which is the current federal law on valuation of compensation, as "payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding". According, compensation in Ethiopia can be paid either in cash or in kind or both. In general, these definitions have important elements regarding the word compensation, such as the principle of indemnity, the

concept of mode of payments (in cash or in kind), the importance of securing the consent of the owner/holder on the amount and kind of the property.

The word “public purpose” stated as the main motive for expropriation in Ethiopian laws from the superior constitution to the lower directives, manuals, standards, etc. It can be defined as the decision of the government body in conformity with urban structural or development plan in order to ensure the interest of the peoples to acquire direct or indirect benefits from the use of the land and to consolidate sustainable socioeconomic development (Expropriation Proclamation No. 455/2005).

Land Expropriation, which is also termed as compulsory acquisition, eminent domain, compulsory purchase, compulsory land acquisition or resumption in the different legal system and countries, has been defined as a compulsory taking of private property by the government for public purpose activities without the willingness of its owner through giving an advance payment of fair compensation to the property owners (Daniel .2013). It is a constitutional power of government which founded in the FDRE constitution under Article 40 (8); “The government may expropriate private property for public purposes, subject to payment in advance of compensation commensurate to the value of the property”.

2.7.1. The Compensation Laws of Ethiopia

In Ethiopia according to the FDRE Constitution 1995, Article 44(2) resettlement and rehabilitation are recognized as civil rights. It has a clause stating that:”All persons who have been displaced or whose livelihoods have been affected as a result means of compensation, including relocation with adequate state assistance”.

This is the basis for the compensation procedures and the legal framework for the resettlement and rehabilitation policy framework of Ethiopia. All the per urban land affected peoples and organization (Whether public or private) that loose, houses, crops or sources of income was compensated or rehabilitated according to the type and amount of their losses. Compensation was not also be paid for any structure erected or crops and trees planted purely for the purpose of gaining additional compensation (Ndjovu, 2003).

According to proclamation No.455/2005, compensation can be made in cash, in kind or both to a person for his or her property situated on the expropriated holdings. The Ethiopian Constitution, the constitution of 1995, Article 40 (8), puts an obligation on the government to pay, in advance, compensation” commensurate” to the value of the property expropriated.

2. 7. 2. Principles of Compensation for Expropriation

Payment of compensation is the second, but equally important, limitation on the government's power of expropriation. This is a fact generally found in all legal systems of the world, whether or not private property is respected. This means, even in countries where the private ownership of land is not yet allowed, like China and Ethiopia, payment of compensation to the holder of rights on the property is recognized by law (Daniel, 2009).

The affected property owner should be in the same economic position as if the compulsory acquisition had never happened. Compensation is to repay the affected people for the losses they suffered, and should be based on principles of equity and equivalence. The principle of equivalence is the most crucial to determine the compensation of affected owners and occupants should be enriched nor impoverished as a result of the compulsory acquisition. Financial compensation on the basis of equivalence of only the loss of land rarely achieves the aim of putting those affected in the same position as they were before the acquisition; the money paid cannot fully replace what is lost i.e.in some circumstance monetary compensation is either inadequate or inappropriate (Crawford,2007).

In the USA, UK and most commonly countries, there exists a "just terms compensation" (also known as just compensation) principle that is aimed at financially reimbursing a dispossessed person adequately (Chan, 2003). Nevertheless, the meaning of "just terms compensation" is not defined in the compensation laws and has different interpretations in different countries. In the USA, the market value of the compensation of the subject property is generally held as just compensation for the disposed land owners (Eaton, 1995).In contrast, in the UK, compensation is based on the principle is made up of market value together with other losses suffered by the claimant (Brown, 1991: Denye-Green, 1994).

2.7.3. Rational For Compensation Payment

According to the federal Expropriation and Compensation Proclamation No.455/2005 and the practice in the Amhara Regional State, the amount of compensation is fixed at ten (10) years annual income, based on the average annual income of the previous five (5) years. This method is neither scientific nor has any logical explanation as to why the previous income value is considered for estimating the present value. Many writers on the same issue question this thing and it is simply arbitrary and there is no law or legislature ordering this system. The concept of

current market price is not acceptable by the Ethiopian government and actually there is no expropriation and compensation law for the regions and they fully adopted the federal system. According to the FDRE Proclamation No.455/2005, Article 2 (1) defined compensation as payment to be made in cash or in kind or in both to a person for his or her property placed on his expropriated landholding.

2.7.4. Time and Manner of Compensation Payment

Compensation must be prompt or paid within a reasonable time and the expropriate was the possibility of rejecting it (Crawford, 2007). International law requires that compensation be “appropriate”. Also with regard to the manner and time of compensation. It was be paid with a “reasonable” time and in such a manner that the recipient of the compensation is able to make use of the compensation (Treeger, 2004). Legislation was required the possession takes place only after a substantial percentage of the compensation was paid. The laws of some countries include provisions for payment plans, time limits, and other procedures by which people can force payment (Girma, 2011).

According to the FDRE Proclamation No.455/2005 Article 3 (1) and 4 (3) make it clear that compensation in cases of expropriation was made in advance of evicting the land holder. According to Article 4 (3) of the same proclamation, any holder who was served with an expropriation order should hand over the land to the Woreda or urban administration within ninety days from the date of deposit of the compensation in a blocked back account in the name of the word or urban administration. As may be appropriate, the landholders were hand over to the land expropriator without considering the types of asset situated on the land. The overall purpose of compulsory acquisition must therefore be socially and economically viable, and in all cases there must be sort of balanced between public and private interests to a forced acquisition of the property.

2.7.5. Compensation for Prei- Urban Land (Farm Land)

Proclamation 455/2005, Article 8 (1) states that a rural land holder was expropriated permanently paid for the loss equivalent to ten times the average annual income him/her during the five years preceding the expropriation of the land. Hence, for valuing compensation for loss of or undetermined the unit rate/value per hectare of farmland, average production and the unit price of the major crops grown in the area taken into consideration and the weighted average is calculated to gain the amount of money calculated per hectare. The chosen option for loss of per

urban lands permanently is based on land to land compensation with similar productive potential, location advantages and other factors at least equivalent to the occupied one.

Expropriation is justified on the primacy of social interest over that of the individual. And yet, the interest of the individual is not completely disregarded as mechanisms are set to recompense the loss at the expense of society. Compensation for land expropriation is conceived to be an insurance against adverse effects arising from the governments as a form of insurance, this compensation aims at indemnifying or reinstating the affected party to a position prior to the expropriation order (Alias & Daud, 2006).

2.8. Valuation methods for expropriation and compensation

Wyatt (2007) suggested that the methods employed to estimate the value of the property expropriated are not different from those that are adopted in other market valuations (Wyatt, 2007). The main rule for the assessment of compensation for the property expropriated is the market value (Denyer-Green, 1998; Kalbro, 2001). In the appraisal theory, market value can be established by using three methods of valuation which are briefly discussed.

2.8.1. The Cost Approach

The nature of the property influences the choice of the method to be used in valuation for expropriation (Duvall and Black, 2001). Cost approach is one of the accepted methods to consider when estimating values for compensation (Ellsworth, 2000; cited in Ndjovu, 2003). It is mostly used where the assets are “special,” i.e. those that do not produce incomes and they have very little or no sales comparables, such as churches, public schools, historical buildings, mosques, water treatment plants, etc. Like other methods, cost approach is also used in compulsory purchase in determining values that could be used in compensation payment, both as the main method in determining the values and also as supporting method, depending on the circumstances of each case. The method develops the value in terms of the current labor and materials required in assembling a similar asset of comparable utility. The theory, the method and the concept of replacement cost are based on the belief that an asset should be worth no more than the cost of a similar asset possessing equivalent utility (Ndjovu, 2003).

2.8.2. The Sales Comparison Approach

The sales comparison approach is a valuation technique in which the value of the subject property is determined by comparing it with the properties recently sold in the subject property. It relies on market information to value the property. The underlying concept is that a recent sale

from a willing seller to a willing buyer of a property (the comparable property) can best reflect the value of a similar property (the subject property) in the vicinity. It assumes that a rational and prudent buyer will not pay more for the comparable property, while a seller in the same situation will not accept less for the same property (Lorenz, 2006). The sales rates are adjusted for differences in the property or neighborhood attributes and the time of sale before being applied. An appraiser uses sales comparison approach when there is availability of accurate and complete data on comparables, recent sales, similarity of comparables and stability of local market conditions, regional and nation economic factors (Appraisal Institute, 2001).

2.8.3. The Income Capitalization Approach

The income approach is based on the principle that the value of an investment property reflects the quality and quantity of the income it is expected to generate over the life of the property at issue. In other words, the value of the land derived from this approach is the estimated present value of future benefits, including streams of incomes during the lifetime of the property and proceeds from the sale of the property (Ndjovu, 2003).

The present value of this income is calculated by applying a capitalization rate intended to approximate the net rate of return on investment “reasonably” expected by the owner. Once the net income is established by deducting the outgoings from the gross income, the appropriate capitalization rate should be applied. The capitalization rate specifies the “interest rate” to be used as a discounting rate for the capitalization of incomes during the entire period of the rights. This method is used in the income producing properties such as residential buildings. This method is based on the model that capital value is the product of net income and a chosen capitalization rate (Ndjovu, 2003).

2.9. Empirical Review of Related Literature

2.9.1. Land Expropriation and Compensation System in China

Cities and urbanization are critical to the success of modernization according to the international experiences. More generally, cities are the engines of growth. In China, a country with a large portion of peasants, urbanization is considered to be a very critical way to solve the agricultural problems. China has experienced more than two decades of rapid urbanization; the level of urbanization has increased from 17.9% in 1978 to 46.6% in 2009. It is estimated that rapid urbanization was continue, and most likely accelerate, over the next two decades or so, and the level is expected to be 52% by 2015 and 65% by 2030 (Pan & Wei, 2010).

Experiences from developing countries show that compulsory acquisition of land is historically inevitable in the process of urbanization, since land is necessary for urban expansion. Farmers receive adequate compensation for land loss and become workers in urban manufacturing industries. As a result, more and more rural labor moves from under-employment in lower productivity, rural activities to full employment in higher productivity urban manufacturing activities. Rural population decreases and urban population increase in this process. Similarly, a new group, expropriated farmers, appears and keeps growing into a larger and larger group during the past three decades of high-speed urbanization in China as the government expropriates their land for non-agricultural uses in the name of public interests.

Most of the countries in the world believe in “complete compensation” or “just compensation”, i.e., compensating the farmers for all of their direct and indirect loss caused by land acquisition. Theoretically, the land property value should be evaluated by the market. The farmers lose ownership of the land forever after the expropriation, so the compensation fees should be the capital of the undated income of land (Peng & Li, 2006). In China, the government expropriates and grants the land-use right of the collective land to potential users and gets the land grant fees at the same time. In theory, the land grant fee is the reflection of the price of land-use right granting and is determined under market conditions and based on the new purpose of the land.

However, according to China’s Land Administrative Law, the compensation fee should be made according to the original purposes of the land expropriated which is far below the land grant fee. The huge gap between the land grant fee and the compensation fee encourages the government to compensate expropriated farmers at the lower limit of compensation standards many concerns have been addressed in determining the compensation fees on the basis of market Value of land acquisitions. However, land is state-owned and collective owned in China. There is no actual land ownership for farmers and no real market for land ownership trading. The primary market of the land-use right granting is monopolized by the government (Yang & Yang, 2005).

Article 47 of China’s Land Administration Law (1998) provides clear compensation principles and compensation standards in land acquisition. “Compensation should be made according to the original purposes of the land requisitioned. The total compensation fees for cultivating land requisitioned include a land compensation fee, resettlement fee, compensation for the above ground buildings and other attached objects, and compensation for green crops on the land. The land compensation fee is 6-10 times of the average annual output value three years preceding the

expropriation. The resettlement fee shall be calculated according to the agricultural population to be resettled, and it shall be 4-6 times the average annual output value for the three years preceding the requisition of the cultivated land.

In China's practice, compensation standards are usually made according to the original purpose of land expropriated (Liu, 2007). In addition, the compensation standards range from 10 times the average annual output value in the three years preceding the expropriation to 30 times that, which has left much more room for local governments to execute the lower compensation.

There are several forms of compensation and settlement for expropriated farmers in China, for example, purely financial resettlement, resettlement with the job, resettlement of endowment insurance, and so on. Financial resettlement, the lump sum compensation, is the key one among them, and it is adopted by almost 90 % of the land acquisition projects. However, it is not an appropriate way for expropriated farmers to receive this type of compensation because it doesn't cover the whole social cost of their resettlement (Zhang & Lu, 2006). In other words, the current compensation and resettlement standards are not enough to rebuild their long-term sustainable livelihoods.

2.10. Land Expropriation and Compensation in South Africa

Article 25 (3) of the South Africa constitution requires compensation for expropriated property to be "Just and equitable" in its amount, timing and manners of payment. Just and equitable compensation would mean market value compensation (Erasmus, 1990). Article 25(3) requires a balancing test between the public interest and the interest of those affected by the expropriation when calculating the amount of recompense for expropriation and there by requires that account of taken of all relevant factors including the current use of the property, the history of the property, the extent of direct state investment and subsidy in the acquisition and beneficial improvement of the property and purpose of the expropriation (Treger,2004).

2.11. Land Expropriation and Compensation System in Namibia

Land expropriation is an appropriate, necessary and legal part of Namibia and the reform process. At the same time it is a difficult legal process that requires great care and transparency. According the Namibian constitution, expropriation is in principle lawful, Provide that the constitution of public interest and just to compensation is meeting.

According to Article 16 (2) of the Namibian Constitution, expropriation of property in the public interest by the state must be subject to the payment of "just compensation". Article 25 of the

Agricultural (Commercial) Land Reform Act deals with compensation for expropriation. Although it does not specify the amount of compensation to be paid for land that is expropriated, it does establish relevant criteria for the assessment of the amount of compensation (Tregeer.2004).

2.12. Land Expropriation and Compensation System in Ethiopia

In Ethiopia; land expropriation was introduced, at least in law, during the Menelik era. Conceptually the issue of expropriation introduced in 1908 Menelik land related legislation, the first systematic definition of the concept in the Ethiopia legal system is given in the civil Code of Ethiopia, which provides expropriation preceding are proceedings where any the competent authorities compel as an owner to surrender the ownership of an immovable required by such authorities for public purposes. Moreover, recently the government has developed new master plans for existing and newly established urban settlement. As a result a large area of land is required for private and public investment, or the expansion of urban areas the establishment of new ones and for the construction of roads and other types of infrastructure in all areas of the country. Thus, presently large tracts of land are being taken by the way of expropriation for roads, streets, irrigation works private mechanized farming, horticulture investment, real estate development and other massive infrastructure development (FDRE, Proclamation. (No. 455/2005).

The currently issued federal land laws also fail to clearly and compressively define the concept of expropriation. Neither does the concept being clear in the Tigray proclamation No.136/2007 or Oromo Proclamation No. 130/2007 revised land administration and use proclamation. Exceptionally, the ANRS Rural Land Administration and use proclamation define expropriation of land holding means taking the rule land from the holders or user for the sake of public interest paying compensation in adequate by government bodies, private investors, cooperatives societies and other to undertake development activities by the decision of government, body vested in power (ANRS proclamation No,133/2006 Art 2(18). This legislation views the concept from the point of view of state or public ownership of land. Ethiopia Constitution, under Art 40 (8), puts an obligation on the government to pay, in advance, compensation (Commencement to the value of the property) expropriated.

Expropriation is forced is forced sale and is distinguished confiscation in that the owners was compensated for the property taken. Payment of compensation is second, but equally important,

limitations on the over the powers of compensation. Thus the fact generally found in all legal systems of the world, whether or not private property is respected. This means, even countries where the private ownership of land is yet to be allowed, like China and Ethiopia, payment of compensation to the holder if a right on the property is the payment is recognized by law (Daniel,2009).

Compensation is a means to keep the balance of social justice. The compensation for the property situated on the land includes buildings, fences, utilities, graveyards, trees, payment plants, crops and grass. Generally, it said that the amount of compensation for property situated on the land should be determined on the basis of replacement cost (FDRE proclamation No.455/2005 Art 7 (2)).

2.13. Lesson Learned From the Literature Review

The lesson learned from the literature review the study was conducted on the issue of the assessment of the amount of compensation in different country the valuation techniques, expropriation and compensation procedures both on the implementation procedure was seen as something to be researched and the formula applied further researches were conducted so as to bring better implementation of the issue. Additionally, the issue of adequacy and fairness the valuation techniques, expropriation and compensation procedures was the great issue as a result of the importance of the expropriated people.

Therefore, both on the implementation the valuation techniques, expropriation and compensation procedures and the formula applied further researches were conducted so as to bring better implementation of the issue.

2.14. Research Gap

Expropriation, Valuation and Compensation Practice in Amhara National Regional State (ANRS) the Case of Two Cities (Bahir-Dar and Gonder) by Belachew Yirsaw Alemu, Land Expropriation for Cooperative Housing in Amhara Region, Ethiopia: Impacts on the pre urban Farming Communities by Abubekrer Mohammed Hassen, Ethiopia. However, and the studies did not focus on practical procedures of compensation and practices on Dejen Town. So the researcher conducted this study on practical application of compensation procedures for expropriation in the study area (Dejen town).

CHAPTER THREE

3. RESEARCH DESIGN AND METHODOLOGY

3.1 INTRODUCTION

The methodology of this study involves the method of research design, target population, sampling method and the techniques that were used to select the sample size. It also describes the type of data collected and its sources, how data were collected, analyzed, interpreted and presented.

3.2. Research Design

In this study survey and Descriptive methods of research was used. This type of research used to get evidence regarding the existing status of circumstances and to analyses and interpret the nature of the problem under study in its present status. In addition to survey and descriptive methods, interview was conducted in order to obtain more information from resourceful individuals and stake holders.

3.3. Research Approach

The research approach is to get adequate and complete data about the assessment of the amount of compensation pre urban land taken for residential housing development both quantitative and qualitative research approach data in the study. According to Kothari (2004) there are different research types depending on its function, scope and the required level of professional competency to undertake the process. Descriptive research design was used to describe and interpret the fact that the amount of compensation , expropriation ,and valuation took place, how the compensation is calculated, by whom are valuation performed, which components of compensation was considered, what losses and damages do the affected people lost, as well as what the affected parties' attitudes and perceptions towards the existing practices should be described and interpreted in their context using descriptive research design and expropriation, appropriateness of valuation method was analyzed based on the indications of the relationship between various variables indicated here without measurement.

3.4. Research Method and Technique

3.4.1. Research Method

Based on the research questions and over all research nature the researcher was employ descriptive research method. Moreover, descriptive research may be characterized as simply the attempt to determine, describe or identify what questions. Therefore, the research was focused on

an assessment of the amount of compensation for peri-urban land taken for residential housing development in the study area, descriptive research method is more appropriate to discuss and describe current situation of the amount of compensation for peri-urban land taken for residential housing development. It also had an opportunity to integrate the qualitative and quantitative methods of data collection. In this manner, the descriptive method highly supported with survey research technique.

3.5. Sampling Design

The sampling design of this study is encompassed population universe, sampling frame, sampling unit, sampling technique, sampling size and the sample itself in detail. Selection of individual observation intended with the selection of individual observations intended to yield same potential knowledge about the population of Study area.

3.5.1. Population or universe

The target population study area in Koncher Kebele 240 household. The sample size also determine 107 households responsible government office such as, mayor/manager the town, , experts of land valuation committee compensation for peri urban land taken for residential housing development issues and the influential persons like Keble leaders and key informants who was expected to give detailed information on the bases.

3.5.2. Sampling Frame

The sampling frame of the study is the list of households from selected one Keble of koncher sub-population in which the sample was selected. According to the information obtained from the Municipality, a total of 240 households were dislocated due to the amount of compensation for peri-urban land expropriated farmer and this list serve as a sample frame.

3.5.3. Sampling Units

The sampling unit for the study was selected sample individual household and stakeholders of the amount of compensation for expropriation peri-urban land taken for residential housing development .At the same time from the key official and experts, the mayor of towns, expropriated the selected household was selected sample units.

3.5.4. Sampling Technique

The target population is a universe that the sample frame, sample size and units of analysis are extracted from and to which the finding of the research is generalized or interpreted. Thus, the target population of this study is affected 240 households was dislocated due to the amount of

compensation for per urban land expropriated in the town, and this list serve as a sample frame. In this study, both probability and non-probability sampling techniques was used. The probability sampling method is used to select the representative number of respondents from the affected households by Systematic random sampling technique to get highly representative of the population being studied.

The Sampling technique Probability sampling Systematic random sampling was used to select the individual households. Sampling frame 240 and sample size is 98 then K- value $240/98=2$

The first household was selected at random and a subsequent element within the sample was selected using 2 as the interval. Systematic random sampling was used to select individual households.

Non-probability sampling method is employed for the study of the selected one Keble and key informants are selected purposive sampling technique was used to select the sample from officials, experts and key informants from a study population on purposive bases.

Accordingly, to select representative sample from, the study was employed a systematic random sampling technique. Concerning about key informants, from the study of the selected Keble, property valuers, expert's higher officials, furthermore the valuation committee member of the town determining the amount of compensation and expropriation peri urban land for each of these group samples was taken purposefully.

3.5.5. Sample Size

The sample households from one Keble are select by systematic random and purposive sampling procedures using the formula. According to Kothari (2004) sample size of the population of interest (N) household number less than 10,000, the sample size is calculated by using the following formula.

The sample size is actually the total number of units which was selected for analysis in the research. The sampling frame of this study is the total 240 households which is less than 10,000 target population. According to Kothari (2004), in order to determine the sample size of a population which is less than 10, 000, the sample size was calculated using the following formula:

If N is greater than 10,000 ($N > 10,000$) using the formula of: $n = Z^2 pq / e^2$ Kothari (2004)

Where, n=Desired sample size

N=population size

Z=the standard normal variables at the required confidence level or Z statics (93%)

P=Estimated characteristics of target population

q=1-p, non-estimated characteristics of the target population

e=Level of statistical significance or margin of error (7%).

The above formula was used to get the desired sample size (n) when N>10,000 with 93% confidence level, if there is no estimated characteristics of e² the target population, 50% sued then, p=0.5 and q=1-p=0.5. And the Z statistics is 1.181 (93% confidence level) and the desired accuracy at the 0.07 level of significance. Therefore, based on above explanation the sample size is computed as follows

The sample size of the study was $n = \frac{z^2pq}{e^2}$ where; z=1.81=0.5q=1-0.5 e=0.7

$n = (1.81)^2 = (0.5) / (0.07)^2 = 3.2761 * 0.25 / 0.0049 = 167$ n=167n or N is 1,000 to 10,000

$n = \frac{z^2pq}{e^2} = (1.81)^2 \times 0.5 \times 0.5 / (0.07)^2 = 167 = 167$

According to Kothari, if N<10,000 the following formula was used:

$fn = n / 1 + n / N = 167 / n + 167 / 240 = 98.476 = 98$

Where: fn=the desired sample size when the target population is less than 10,000 which is 98

n= the sample size when the population is greater than 10, 000, which is 167 at 93% confidence level. N=target population size accordingly, n=98, N=240

Therefore, Sample size is 98 Households and Key informant 9, totally 107 respondents.

Table 3.1 Summary of the Respondent Population and Sample Size

No	Target Groups	Target Population size	Sample size and selected kebeles (01)
1.	Local residents from the selected Koncher Keble Keble's	240	98
2.	Mayor and Municipal Manager		3
3.	The key official experts valuation committee		6

3.6 Sources of Data

In order to achieve the objective of assessing the amount of compensation for peri urban land taken for residential housing development, both primary data and secondary data was the basis for these research findings.

Primary data was collected from households and key informants through questionnaires and interviews. Secondary data was collected from various published journals, unpublished document and any acceptable literatures, constitution of the country, proclamation and regulation of expropriation, compensation and valuation were the main source of secondary data.

3.7. Methods of Data Collection

3.7.1 Questionnaires for Households

Questionnaires are very important data collection tools in the study to cover a large area so, the structured questionnaires which contain close-ended and open-ended questions to collect primary data from the households was designed. The questionnaires was prepared in English language and then translate into Amharic as it is easily understand by the local people in their mother tongues or official languages.

3.7.2. Interview

An interview was administered for those higher officials and professional experts who have full awareness to the issue and they participate in the expropriation in order to get depth information about the issue.

3.7.3. Observation

Based on the field survey, it was seen that those whose properties was expropriated in the amount of compensation for pre- urban land taken for residential housing development in the study areas.

3.8. Data Analysis and Interpretation

Quantitative was analyzed by descriptive statistics such as frequency, percentage, and SPSS, Micro soft word excel and thematic analysis was done for qualitative data. A secondary analysis was done for secondary or document review.

3.9. Data Presentation

The data Presentation was used both quantitative and qualitative data. Quantitative data was presented by tables, maps, graphs and etc. Qualitative data was presented with, text and narratives.

3.10. Methods of Ensuring Data Quality

The reliability and validity of the outcome of this proposal was ensured as much as possible by taking the following precautions. The mixed approach from the combined use of quantitative and qualitative methods simultaneously increases the strength of the conclusion. The methods of

ensuring data quality, knowledgeable persons (experts, development agents, researchers) on issues that require expertise and crosschecking information obtained through interviewing with information gathered from public records and published materials on the issue.

3.11. Limitation of the Study

The major limitation the study is time constraint searching and reviewing related literatures as well as collecting and analyzing the data and documents or update data so interviews helped to fill this gap.

CHAPTER FOUR

4. DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.1. INTRODUCTION

This chapter presents analysis and interprets the research findings of the assessment of the amount of compensation for peri-urban land taken for residential housing development in the case of Dejen town. This is as per data obtained from the affected property owners, both qualitative and quantitative methods were applied to collected data from primary and secondary data sources through questionnaires, document reviews and observations.

Descriptive statistics (charts, graphs, tables, frequencies and percentages) are used to analyze the quantitative data which were gathered through questionnaires were analyzed using SPSS, Version 20. The qualitative data obtained using questionnaires are utilized to aid in the presentation and interpretation.

4.2. Response Rate

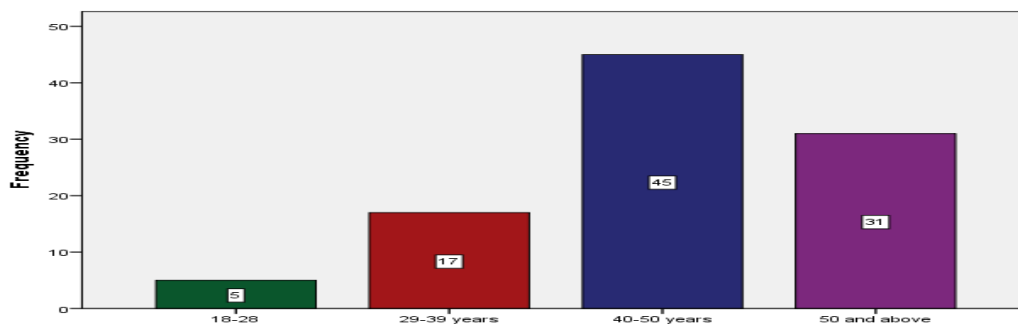
The research questionnaire and interview guide was prepared in English and translated into one local language (Amharic) to make easy and clear for respondents in order to gain convenience and accurate data. Totally 107 questionnaires were published and distributed to the selected samples. Out of these all 107 (100) % were returned. The response rate is 100% in field survey and research technique is systematic random sampling method

4.3. Demographic Data of the Respondents

4.3.1. Ages of the Respondents

In case of data collection the researcher classified the respondents into ages 18-28 years, 29-39 years, 40-50 years, 50 and above years.

Figure 4.1 Ages of the Respondents



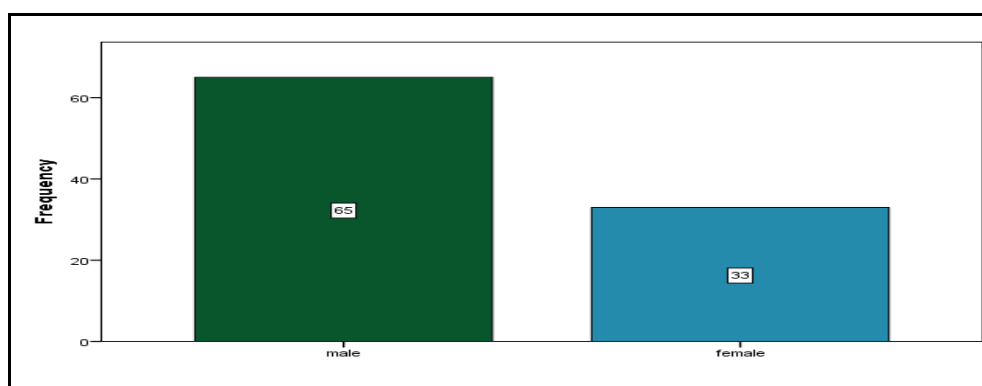
Source: Field survey, 2019

According to the above bar chart 4.1, the age of respondent classified into four classes and the respondents were include in 40-50 ages class were 45 in number, 31 respondents were 50 and above years, 5respondents 18-28years,17 respondent below 29-39years.The majority of the respondents in 40-50 ages’ class were 45 in elderly head of the families’ are the main source of income for their family agricultural economic activity and they don’t have any prior experience on other livelihood than agriculture. The surviving challenges begin when they evicted from their holding. Based on the data collection methods the amount of compensation payment affected the peri-urban farming communities of the study areas.

4.3.2. Sex of Respondents

As the below bar chart 4.2, indicate the maximum number of the respondents are male which their number is 65 and 33 number of the respondents are female. This bar chart indicates that the majority of the respondents are ownership rights are Male and the rest respondents are Female.

Figure 4.2 Sex of Respondents



Source: Field survey, 2019

4.3.3. The Marital Status of the Respondents.

Table 4.1 Marital Status of the Respondents

Marital Status of respondent	Frequency	Percent	Valid Percent	Cumulative Percent
Married	71	72.4	72.4	72.4
Divorced	14	14.3	14.3	86.7
Windowed	13	13.3	13.3	100.0
Total	98	100.0	100.0	

Source: A household survey, 2019

According to the table above 4.1, 71(72.4%) of the respondent were married, 14(14.3%) respondents were divorced and 13(13.3%) respondents were widowed. The above data of respondent implies the majority of the respondents were married whose lead their family by their agricultural economic activities. The main source of income for their family agricultural economic activity and they don't have any prior experience on other livelihood than agriculture. The surviving challenges begin when they evicted from their holding.

4.3.4. Family Size of Respondents

Table 4.2 Family Size of Respondents

Family Size of respondent	Frequency	Percent	Valid Percent	Cumulative Percent
1-2	6	6.1	6.1	6.1
3-5	58	59.2	59.2	65.3
6 and above	34	34.7	34.7	100.0
Total	98	100.0	100.0	

Source: A household survey, 2019

According to the table above 4.2, shows 6(6.1%) of the respondent were 1-2 family, 58(59.2%) of the respondent were 3-5family, 34(34.7%) of respondents were 6 and above family. The above data of respondent implies the majority of the respondents were 3-5 family size agricultural land from local peri-urban farmers who have given a lifetime right through giving least price as amount of payment of compensation. Most of the peripheral communities affected by land expropriated peri urban land farmer amount of payment of compensation not to sustain their livelihoods as alternative after they expropriated from their agricultural land.

4.3.5. Educational Background of the Respondents

Table 4.3 Educational background of the respondents

Educational background of the respondents	Frequency	Percent	Valid Percent	Cumulative Percent
Illiterate	77	78.6	78.6	78.6
primary school(1-8)	18	18.4	18.4	96.9
secondary school(9-12)	3	3.1	3.1	100.0
Total	98	100.0	100.0	

Source: Field survey, 2019

According to the table above 4.3, show 77(78.6%) respondents were illiterate, 18(18.4%) respondents attended primary school (1-8) grade, 3(3.1%) respondents attended secondary school (9-12) grade. From the above table the majority of the respondents were illiterate. This table indicate that most of the peripheral communities whose affected by amount of compensation have not educational qualification by which they able to sustain their livelihoods as alternative after they expropriated from their agricultural land.

4.3.6. Occupation of Respondents

Table 4.4. Occupation of Respondents

Occupation of respondent	Frequency	Percent	Valid Percent	Cumulative Percent
private(NGO,s)	5	5.1	5.1	5.1
Farmer	89	90.8	90.8	95.9
self-employment	4	4.1	4.1	100.0
Total	98	100.0	100.0	

Source: A household survey, 2019

According to the table above 4.4, show 5(5.1%) respondent were private (NGO, CBOs), 89(90.8%) respondents ate farmer, 4(4%) respondents were self employment. From the above table the majority of the respondents were farmer. This table e indicate that most of the peripheral communities whose affected by land expropriated pre urban land farmer amount of payment of compensation not to sustain their livelihoods as alternative after they expropriated from their agricultural land.

4.4. Results and Finding

4.4.1. The Valuation Techniques and Procedures for Expropriation and Compensation in the Town.

Table 4.5 Expropriated Pre Urban Land Respondents.

Expropriated pre urban respondent	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	98	100.0	100.0	100.0

Source:-Field Survey, 2019

According to the table above 4.5, show 98(100%) respondents were expropriated land holding farmer. From the above table the majority of the respondents were farmer. This table indicates that most of the peripheral communities affected by land expropriated pre- urban land farmer

amount of compensation to sustain their livelihoods as alternative after they expropriated from their agricultural land.

Table 4.6. Expropriated Land Holding Number of Farmer, Expropriated Land in Hectares, Compensated Amount (Birr), Compensated Per, Hectare.

Year	No of farmers	Expropriated land(ha)	Compensated amount(birr)	Compensated amount per hectare
2009	44	14.2246	4,661,554.70	327,710.776
2010	46	20	11,021,177	551,058.85
2011	35	12.6446	8,234,651	651,238.552
Total	125	46.8692	23,917,382.7	1,235,068.18

Source: - Dejen Woreda Administration Office, 2009-2011.

According to the table above 4.6, show Dejen woreda administration office, 2009-2011 expropriated land holding number of farmer, expropriated land in hectares, compensated amount (birr), Compensated per, hectare were expropriated land holding farmer This table indicate that 2009 year number of expropriated farmers 44, expropriated land in hectare 14.2246, compensated amount of birr 4,661,554.70, compensated amount per hectare 327,710.776. In 2010 year number of expropriated farmers 46, expropriated land in hectare 20, compensated amount of birr 11,021,177, compensated amount per hectare 551,058.85. In 2011 year number of expropriated farmers 35, expropriated land in hectare 12.6446, compensated amount of birr 8,234,651, compensated amount per hectare 651,238.552. From the above table 2009-2011 total 125 expropriated land holding number of farmer, expropriated land in hectares 46.8692, compensated amount (birr) 23,917,382.7, Compensated per hectare were expropriated land holding farmer 1,235,068.18.

This data may help us to understand the expropriated pre urban land farmer amount of payment of compensation most of the peripheral communities who's affected by land expropriated pre urban land farmer amount of compensation to sustain their livelihoods as alternative after they expropriated from their agricultural land. The expropriated pre urban land farmer was not fair amount of payment compensation per hectare/price.

According to figure 4.3, below, which is taken from goggle earth image shows that the expropriated and developed land for residential housing development in Dejen town. From 2017-

2019, from this area around 125 farmers were displaced from their farm. The total areas of this site were 46.8692 hectare. This Google earth image the pre urban land farmers before used for agricultural purpose. The rapid growth of urban population due to rural to urban migration and natural growth, leads the urban areas to expand their boundaries to the urban peripheries of rural areas.

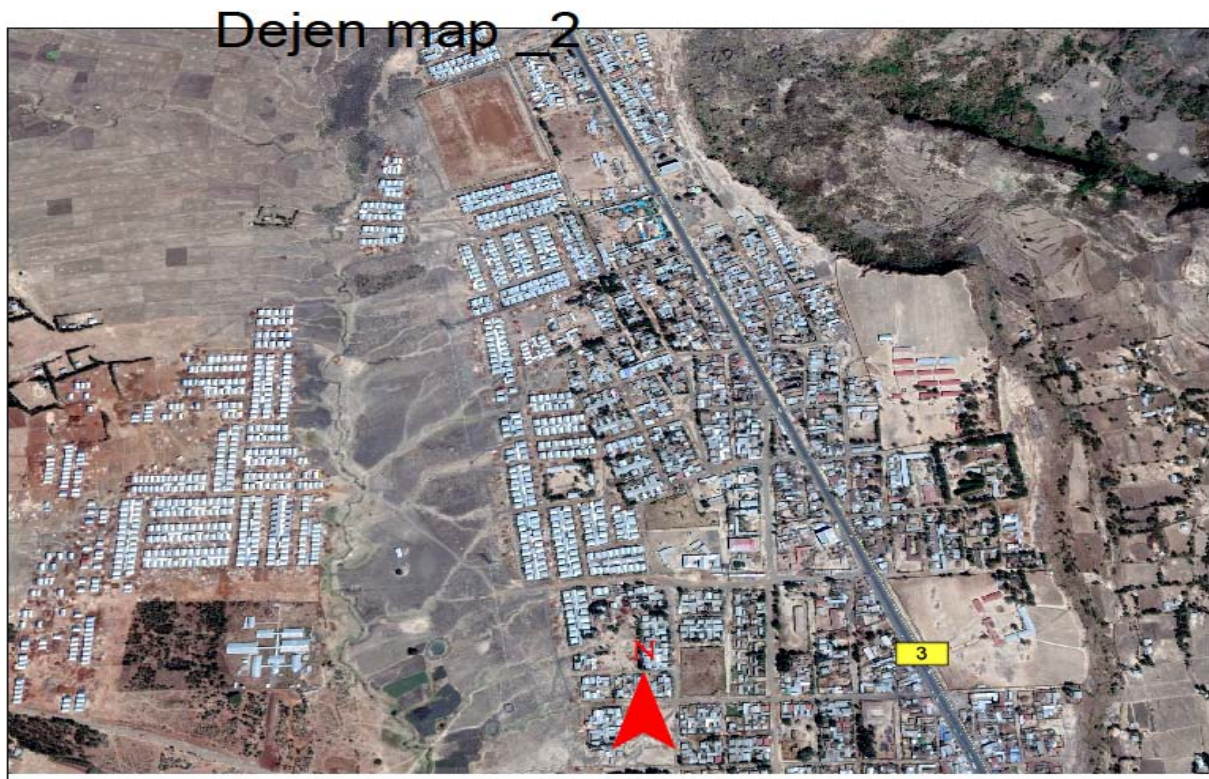
Figure 4.3 Expropriated Peri -Urban Land Area Taken for Residential Housing Development in Dejen Town.



Source:-Google Earth Image, 2018

From the below Google earth image shows that expropriated the pre- urban land owner farmers the agricultural land change for residential housing development in Dejen town. From 2017-2019, from this area around 125 farmers were displaced from their farm. The total areas of this site were 46.8692 hectare (Show Figure 4.3 and 4.4).The increased demand for urban land for residential housing developments the agricultural land founds around the cities was converted into urban land use. The rising demand for urban land therefore tends to be met primarily by converting per-urban agricultural land at the periphery of existing built-up areas. At this time, due to the massive residential developments in Dejen town, the town is experiencing rapid horizontal urban expansion. This indicated that expropriated the pre- urban land farmer the agricultural land change for residential housing development.

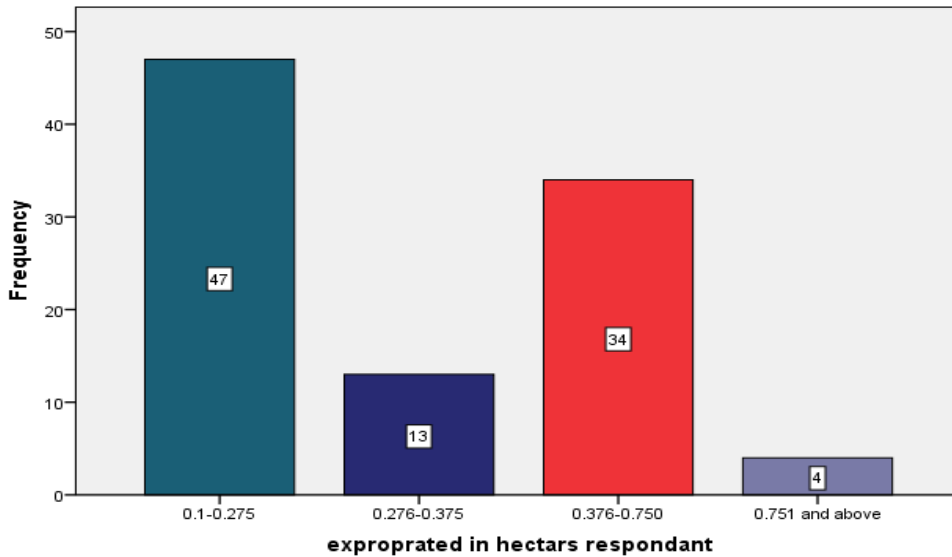
Figure 4.4 Expropriated Pre -Urban Land Area Taken for Residential Housing Development in Dejen Town.



Source:-Google Earth Image, 2018

According to Figure 4.5 below, 47 respondents were expropriated land holding 0.1-0.275hectar, 13respondant were expropriated land holding 0.276-0.375hectar, 34 respondents were expropriated land holding 0.376-0.750hectar, 4 respondents were expropriated land holding 0.751and above hectare. From the above figure the majority of the respondents 47 respondents were land expropriated 0.1-0.275 hectare communities who are affected by land expropriated peri -urban land farmer not fair amount of payment compensation per hectare/price.

Figure 4.5 Expropriated Land Holding Farmer in Hectares.



Source: A household Survey, 2019

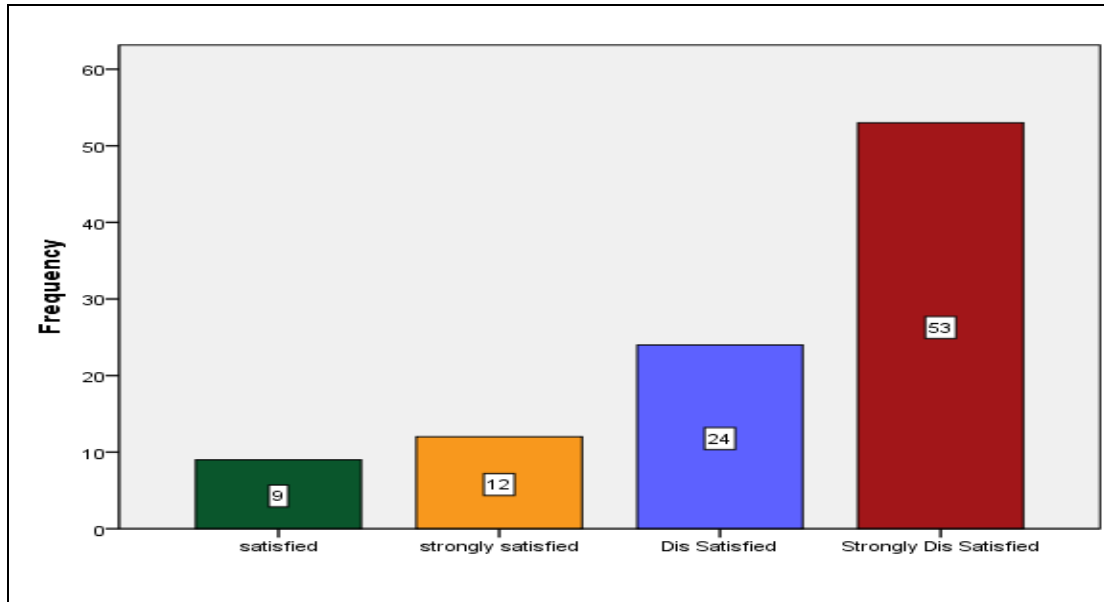
Table 4.7. Expropriated Peri- Urban Land House Holding Farmer Awareness Respondents.

	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	12	12.2	12.2	12.2
No	86	87.8	87.8	100.0
Total	98	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.7, show concerning awareness of the displaced farmer during the land expropriation and compensation procedures was the displaced farmers 86(87.8%) were not aware about the amount of the valuation compensation procedures of the town. Only 12 (12.2%) were aware the amount of compensation payment of compensation and valuation procedures. From the above table the majority of the respondents 86(87.8%) respondents were land expropriated land holding communities were not aware about the amount of the valuation compensation procedures of the town affected by land expropriated pre urban land farmer amount of compensation. Poor amount of the valuation compensation procedures of the respondents were expropriated pre urban land farmer.

Figure 4.6 Expropriated Pre -Urban Land House Holding the Amount of Compensation Valuation Procedures.



Source: A household Survey.2019

According to the above 4.6, bar chart show concerning the amount of the valuation compensation procedures during the land expropriation and compensation procedures were 53of respondents strongly dissatisfied amount of the valuation compensation procedures of the town and 24 respondents dissatisfied amounts of the valuation compensation procedures, 12 respondents were strong satisfied amount of compensation payment of compensation and valuation procedures and 9 respondent were satisfied amount of compensation payment of compensation and valuation procedures. From the above bar chart the majority of the respondents 54 were strongly dissatisfied amount of the valuation compensation procedures of the respondents were land expropriated land holding communities were the amount of the valuation compensation procedures of the town whose affected by land expropriated pre- urban land farmer amount of compensation.

4.4.2. Evaluation of the Fairness of Compensation Paid During Expropriation

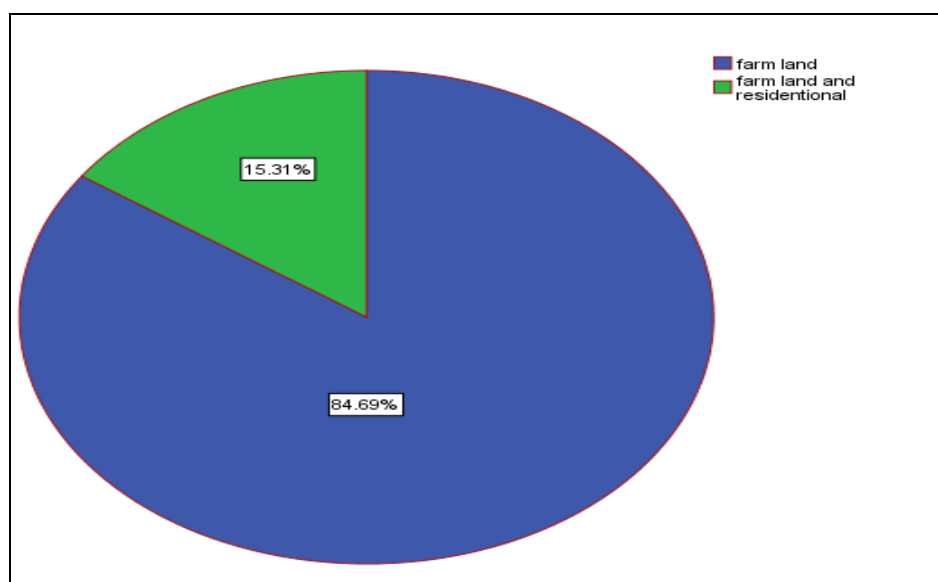
Table 4.8. Evaluate the Fairness of Compensation Paid During Expropriation Respondents.

Evaluate fairness of compensation respondent	Frequency	Percent	Valid Percent	Cumulative Percent
The amount of compensation valuation procedure accountability and transparency	23	23.5	23.5	23.5
Create awareness to calculate the amount of valuation process	27	27.6	27.6	51.0
The amount of compensation and procedures participate peri urban land farmer	15	15.3	15.3	66.3
The regulation used for property valuation	33	33.7	33.7	100.0
Total	98	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.8, show to evaluate the fairness of compensation paid during expropriation the amount of compensation valuation procedure accountability and transparency 23(23.5%) respondents, 27(27.6%) respondents to evaluate the fairness of compensation paid during expropriation create awareness to calculate the amount of valuation process, 15(15.3%) respondents to evaluate the fairness of compensation paid during expropriation the amount of compensation and procedures participate peri urban land farmer,33(33.7%) respondents to evaluate the fairness of compensation paid during expropriation the regulation used for property valuation. From the above table the majority of the respondents to evaluate the fairness of compensation paid during expropriation the regulation used for property valuation.

Figure 4.7 Before Land Expropriation Purpose Landholding Use Respondents.



Source: A household Survey, 2019

According to the above 4.7, pie chart show before land expropriation purpose land holding use the majority of the respondent 84.3% were farmland purpose, 15.31% respondent farmland and residential purpose before land expropriation land holding the pre urban land farmer. From the above pie chart the majority of the respondents 84.3% were farmland purpose before land expropriation land holding the pre urban land farmer agricultural economically benefitted.

Table 4.9. Expropriated Pre urban Land holding Average Production Land in Quintal Respondents.

Average production of land in quintal respondent	Frequency	Percent	Valid Percent	Cumulative Percent
5-10 kun.	51	52.0	52.0	52.0
11-15 kun.	35	35.7	35.7	87.8
16-20 kun.	11	11.2	11.2	99.0
21-26 kun.	1	1.0	1.0	100.0
Total	98	100.0	100.0	

Source: A household survey, 2019

According to the above table 4.9, average production of land in quintal respondent the majority of the respondents 51(52.0%) were 5-10 quintal, 35(35.7%) of respondents were 11-15 quintal, 11(11.2%) of respondents were 16-20 quintal, 1(1.0%) of respondents were 21-26 quintal. From

the above table average production of land in quintal 5-10 quintal the majority of the land expropriation land holding the pre- urban land farmer. The data shows the pre-urban land farmers can produce a given amount of production for their livelihood. The expropriated pre-urban land holding the amount 10 years production compensated. The amount of payment of compensation does not replace a loss of life time the average annual income gained for the last five years and multiplied by 10 years. The expropriated pre- urban land holding the amount of payment of compensation unacceptable for the land holders, since the value of products (price) in the last five years can not represent the present market value of the product.

Table 4.10. Five years Average Croup Production per hectare and Price in Quintal in the Study Area

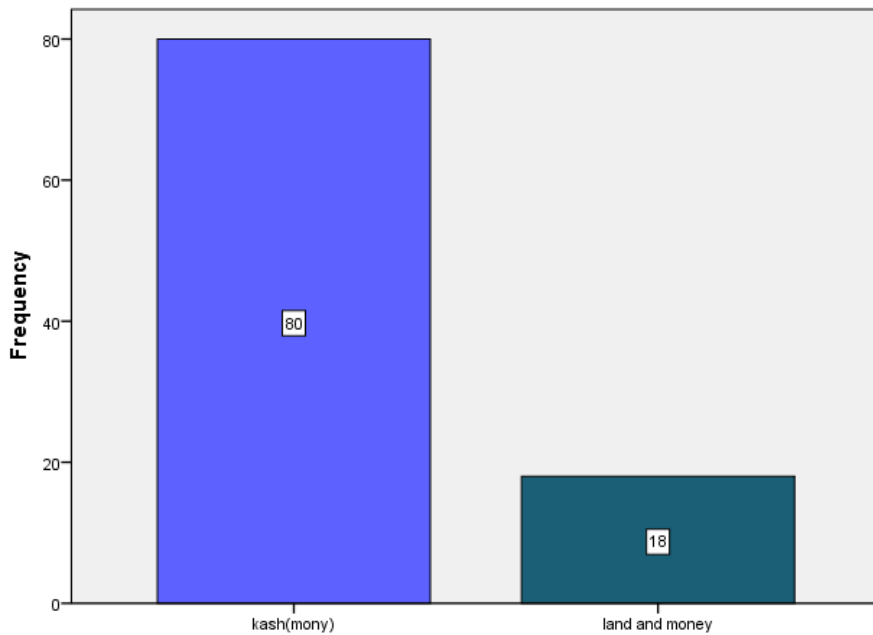
No	Crop type	Measure ment Hec/Quin tal	2006 Producti vity	2007 Producti vity	2008 Producti vity	2009 Producti vity	2010 Producti vity	Average producti vity
1	Teff	Hec/Quin tal	26.7	29.9	29	25.76	27	27.67
2	Shembra(chic kpea)	Hec/Quin tal	19	24	28	28	26	25
3	Guaya	Hec/Quin tal	23	22	30	30	28	26.6
4	Maze	Hec/Quin tal	48	58	61.2	51	48	53.24
5	Wheat	Hec/Quin tal	34	34	37.7	35.3	35.72	35.34

Source: Dejen Woreda Crop since Expert, 2010

According to the above table 4.10, shows the five years average croup production per hectare and price in quintal in the study area. The sample market value of croups used for the estimation of land and its improvement in the pre- urban land expropriated in the residential housing development area. To determine the average production per hectare/ quintal, it's necessary to have the data of the past five years from the date of valuation. These the five years average

croup production per hectare and price in quintal does not consider years to year inflation of products in the town. The expropriated pre -urban land farmer was not fair amount of payment compensation per hectare/price. The amount of compensation payment directives were revised and changed from time to time, the compensation paid before the revision of directives the individuals were think this situation as compensation payment was not fair but for every individual society's compensation was paid based on compensation payment rules, regulations and directives. Therefore, mostly unfair amount of compensation paid for expropriated farmer in Dejen town was the compensation payment did not consider the land market value of the lost land

Figure 4.8Type of Compensation (Mode of Compensation) Expropriated Pre- urban Land Holding Respondents.



Source: A household Survey, 2019

According to the above 4.8, bar chart 80 respondent of the total households displaced were the type of compensated cash (money), 18 respondent of the total households displaced were compensated land and money. From the above bar chart the majority of the respondent of the total households displaced were the type amount of payment compensated cash (money) peri urban land farmer.

Table 4.11 Amount of Compensation Appropriate Time Manner Expropriate Peri Urban Land Farmer Respondents.

Compensation appropriate time manner	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	14	14.3	14.3	14.3
No	84	85.7	85.7	100.0
Total	98	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.11, 14 respondent of were amount of compensation appropriate time manner expropriate pre urban land farmer,84 respondent of were amount of compensation not appropriate time manner expropriate pre urban land farmer. From the above table respondent of the majority of respondent, of were amount of compensation not appropriate time manner expropriate pre urban land farmer.

4.4.3 The Laws Applicable to Compensation of Pre- Urban Land Expropriation and the Adequacy and Fairness of the Amount of Compensation.

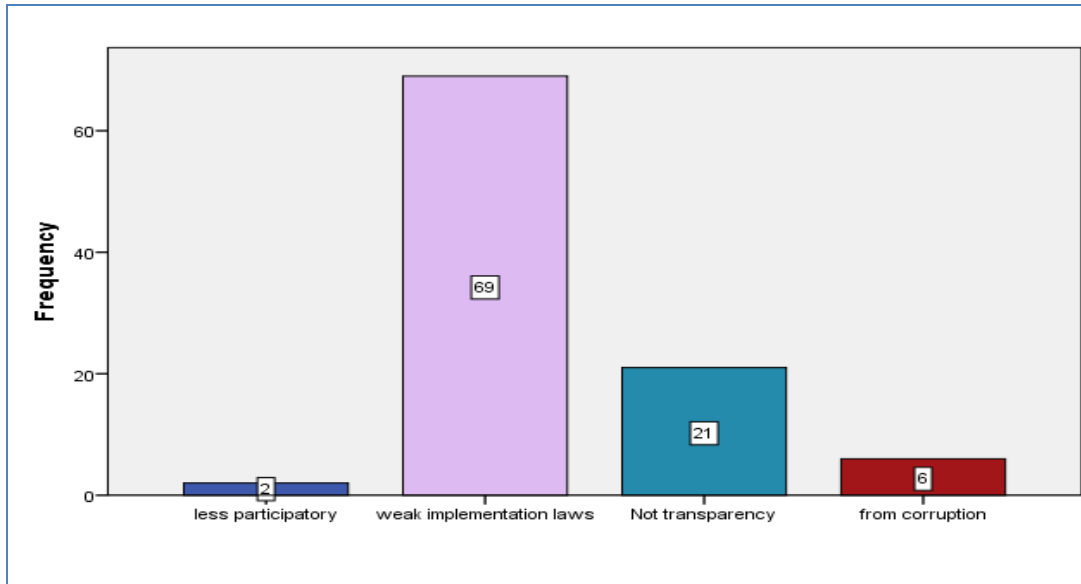
Table 4.12 Fairness of Compensation Paid During Expropriation of Respondents.

Amount of payment compensation	Frequency	Percent	Valid Percent	Cumulative Percent
Unfair	98	100.0	100.0	100.0

Source: A household Survey, 2019

According to the above table 4.12, 98(100%) the total sampled of household respondent of viewed the compensation as inadequate and not fair amount of compensation pre urban land farmer. This indicated that the majority of the respondent of the total households displaced were not satisfied and not happy with the amount of payment compensation paid for during the expropriation pre urban land farmer.

Figure 4.9 Reasons for unfair Amount of Compensation Paid During Expropriation in Pre-Urban Land Farmer Respondents.



Source: A household Survey, 2019

According to the above bar chart 4.9, the reason unfair amount of compensation paid during expropriation in pre-urban land farmer 2 respondent of less participation the valuation compensation procedures, 69 respondent weak implementation of the law, 21 respondent not transparency, 6 respondent from corruption. From the above bar chart of respondent weak implementation of the law the majority of the respondent of reason unfair amount of compensation paid during expropriation in pre-urban land farmer.

Table 4.13 Amount of Payment of Compensation for Expropriated Pre-Urban Farmers Complain Respondents.

Amount of compensation complain respondent	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	93	94.9	94.9	94.9
No	5	5.1	5.1	100.0
Total	98	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.13, amount of payment of compensation for expropriated peri-urban farmers 93(94.9%) respondent of amount of payment compensation complain, 5(5.1%) respondent were not complain amount of payment compensation pre urban land house holding farmer. From the above table the majority of the respondents of reason the amount of

compensation paid during expropriation in pre-urban land farmer amount of payment compensation complain unfair amount of compensation paid during expropriation in pre-urban land farmer.

Table 4.14 Best Benefitted Pre-Urban Land Farmers Respondents.

	Frequency	Percent	Valid Percent	Cumulative Percent
Agricultural land used	67	68.4	68.4	68.4
Amount of land compensation used	3	3.1	3.1	71.4
Amount of land compensation Not used	28	28.6	28.6	100.0
Total	98	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.14, best benefitted pre-urban land 67(68.4%) respondent of agricultural land used, 3 (3.1%) respondents were amount of land compensation used, 28 (28.6%) respondents were amount of land compensation not used. From the above table the majority of the respondents of agricultural land economically best benefitted pre- urban land farmer.

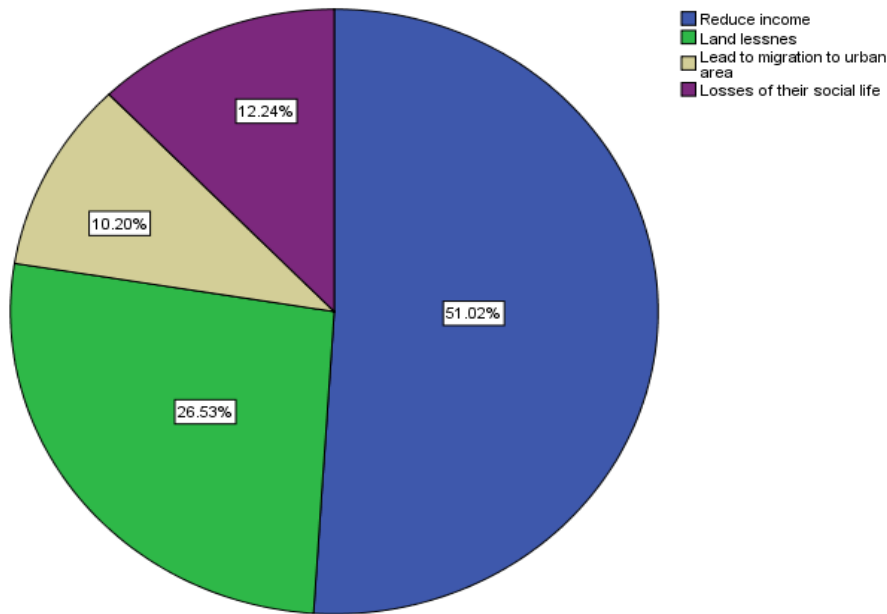
Table 4.15 Amount of Compensation Challenges Respondents

Challenge of amount of compensation respondents	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	98	100.0	100.0	100.0

Source: A household Survey, 2019

According to the above table 4.15, 98(100%) of the total respondents were amount of compensation challenges respondents were expropriate pre urban land farmer. From the above table the total majority respondents were amount of compensation challenges expropriate pre urban land farmer. The expropriated pre urban land farmer was not fair amount of payment compensation per hectare/price.

Figure 4.20 Reason the Amount of Compensation Challenge Expropriated Peri Urban Land Farmer Respondents.



Source: A household Survey

According to the above pie chart 4.10, reason the amount of compensation challenge expropriated pre urban land farmer 51.02% respondents reduce income, 26.53% respondents landlessness, 10.20% respondents were lead to migration to urban area, 12.24 % respondents were losses of their social life. From the above pie chart the majority of the respondent of the amount of compensation challenge expropriated pre urban land farmer reduce income. The amount of compensation challenge expropriated pre- urban land farmer the implementation the appropriate valuation method that applicable to the type of properties and the valuation process.

4.5. Data from Key Informants Land Administration Concerned Government Official/Valuation Committees.

4.5.1. Educational Background of the Respondents.

Table 4.16 Educational Background of the Respondents Key Informant Land Administration Concerned Government Official /Valuation Committees

Level of education respondent	Frequency	Percent	Valid Percent	Cumulative Percent
Degree	9	100.0	100.0	100.0

Source: Field Survey, 2019

According to the table above 4.16, show 9 (100%) of respondent degree were the key informant of concerned land administration valuation committee and office. This table indicates that most of the respondent education background degree was the key informant of land administration valuation committee and office. Education is one of the important factors that can determine the efficient and effective performance on the given activity and to provide professional weight on their study area of the respondent.

Table 4.17 Job Position of the Respondents Key Informant Land Administration Concerned Government Official /Valuation Committees.

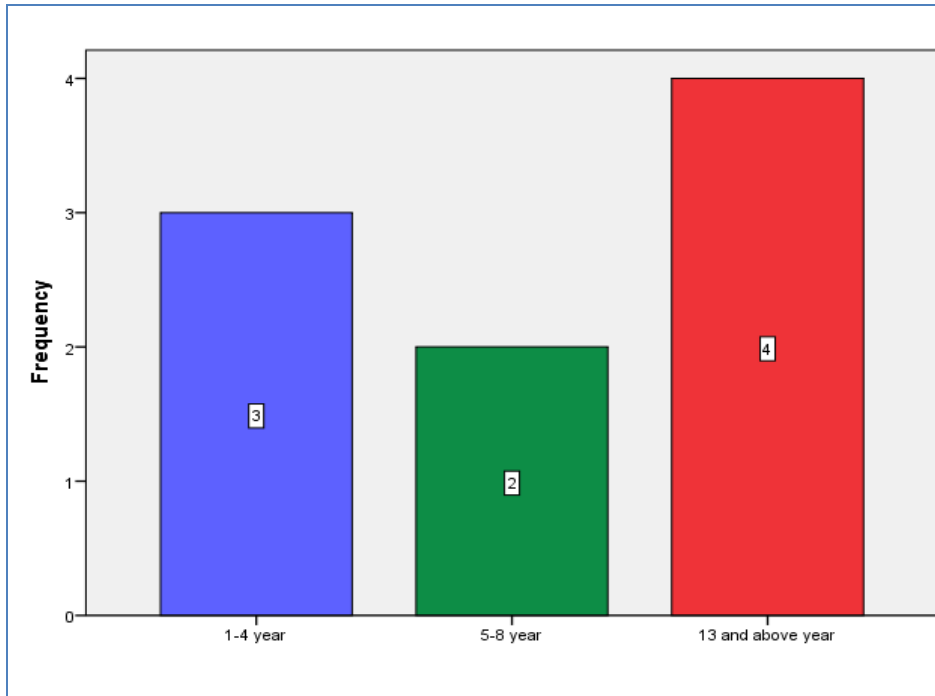
	Frequency	Percent	Valid Percent	Cumulative Percent
Expert	6	66.7	66.7	66.7
Manager	3	33.3	33.3	100.0
Total	9	100.0	100.0	

Source: Field Survey, 2019

According to the table above 4.17, show 6(667%) of respondent job position of respondent key informant of land administration office valuation committee expert, 3(33.3%) of respondent job position of respondent key informant of urban land development and construction office and Mayer of city administration This table indicates that most of the respondent job position of respondent key informant of land administration office valuation committee expert.

According to the below bar chart 4.11, show 3 of respondent years of experience 1-4 year key informant of land administration valuation committee and office, 2 of respondent years of experience 5-8 year key informant of land administration valuation committee and office,4 of respondent years of experience 13 and above year key informant of land administration valuation office.This bar chart indicates that majority of respondent years of experience key informant of land administration valuation committee and urban land development and construction office and Mayer of city administration 13 and above year. As we can see below even though most of them do you have better work experience and training that do makes efficient and effective the valuating property.

Figure 4.3 Key Informant of Land Administration Office Valuation Committee years of experience respondents.



Source: Field Survey, 2019

4.6. Data from Key Informants Land Administration Concerned Government Official/Valuation Committees

4.6.1. The Valuation Techniques and Procedures for Expropriation and Compensation the Town.

Table 4.18 Types Valuation Compensation Method Respondents Key Informant Respondents.

Types of valuation compensation method respondents	Frequency	Percent	Valid Percent	Cumulative Percent
Comparable Sale Method	7	77.8	77.8	77.8
Income approach Method	1	11.1	11.1	88.9
Replacement Method	1	11.1	11.1	100.0
Total	9	100.0	100.0	

Source: A household Survey, 2019

According to the above table 4.18, show 7(77.8%) of respondent comparable sale method key informant of land administration valuation committee and urban land development and construction office and Mayer of city administration, 1(11.1%) of respondent income approach

method year key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration, 1(11.1%) of respondent replacement method year key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration. This table indicates that majority of the respondents' comparable sales method key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration 13 and above year. According to the above table shows the types of valuation compensation method respondents most of respondents comparable sale method the five years average croup production per hectare and price in quintal in the study area. The sample market value of croups used for the estimation of land and its improvement in the pre- urban land expropriated in the residential housing development area. To determine the average production per hectare/quintal, it's necessary to have the data of the past five years from the date of valuation.

Table 4.19 Basis Amount of Compensation Valuation Techniques and Procedures of Respondents

Basis of amount of compensation valuation technique and procedures respondents	Frequency	Percent	Valid Percent	Cumulative Percent
Productivity of Soil	9	100.0	100.0	100.0

Source: A household Survey, 2019

According to the above table 4.19, show 9(100%) of respondent productivity of soil basis amount of compensation valuation techniques and procedures key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration. This table indicates that majority of respondent's productivity of soil basis of amount of compensation valuation techniques and procedures key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration. The basis of amount of compensation valuation techniques and procedures to determine the average production per hectare/quintal the average annual income gained for the last five years and multiplied by 10 years production compensated.

4.6.2. Evaluation of the Fairness of Compensation Paid During Expropriation

Table 4.20 Valuation Techniques and Procedures Amount of Compensation Participatory Stakeholder Key Informant Respondents.

Valuation techniques and procedures amount of compensation participatory	Frequenc y	Percent	Valid Percent	Cumulative Percent
Medium	6	66.7	66.7	66.7
Low	3	33.3	33.3	100.0
Total	9	100.0	100.0	

Source: Field Survey, 2019

According to the above table 4.20, show 6(66.7%) of respondent medium valuation techniques and procedures amount of compensation participatory stakeholder key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration,3(33.3%) of respondent low valuation techniques and procedures amount of compensation participatory stakeholder key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration.

This table indicates that majority of medium respondent valuation techniques and procedures amount of compensation participatory stakeholder key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration.

Table 4.21 Valuation Committee Education Background Respondents.

Valuation committee education background	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	1	11.1	11.1	11.1
No	8	88.9	88.9	100.0
Total	9	100.0	100.0	

Source: Field Survey, 2019

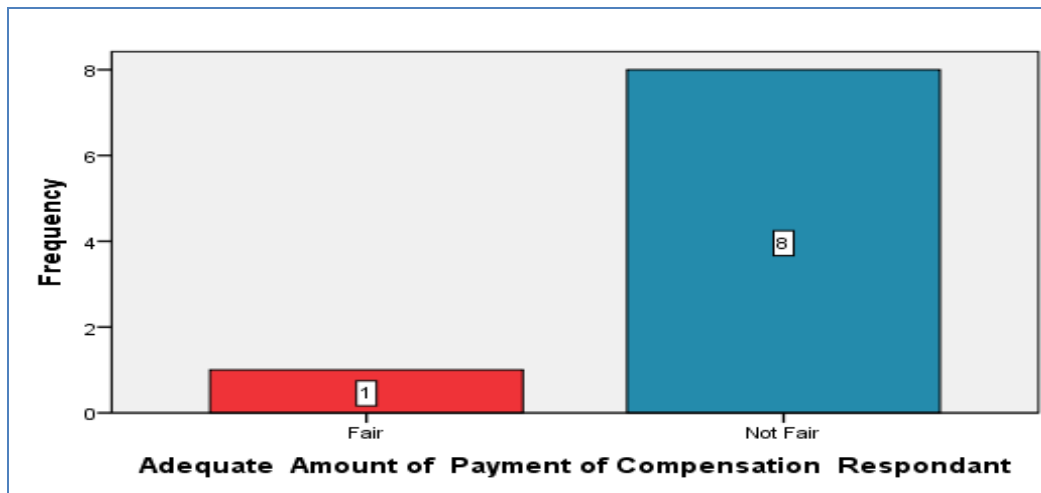
According to the above table 4.21, show 1(11.1%)of respondent valuation techniques and procedures amount of compensation valuation committee educational background key informant respondent land administration office valuation committee, 8(88.8%) of respondent valuation

techniques and procedures amount of compensation valuation committee not educational background key informant respondent land administration office valuation committee.

This table indicates that majority of the respondent valuation techniques and procedures amount of compensation valuation committee not educational background key informant respondent land administration office valuation committee.

4.6.3. The Laws Applicable for Pre- Urban Land Expropriation Adequacy and Fairness the Amount of Compensation.

Figure 4.4 Adequate Amount of Payment of Compensation Key Informant Respondents.



Source: A household survey, 2019

According to the above bar chart 4.12, show 1of respondent adequate fair amount of payment of compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration, 8of respondent not fair amount of payment of compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration. This bar chart indicates that majority of the respondent not fair amount of payment of compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration.

From below to shows table the secondary data format used by valuation is determined for expropriation of the amount of compensation pre-urban land taken for residential housing development. The data is sample taken from Dejen woreda land property valuation committee.

Table 4.22 Valuation Format for Compensation Expropriated Pre Urban Land Area for Residential Housing Development in Dejen Town.

No	Property Owners Name	Property Type	Measure ment	Area of Land in Hectare	Product ion on per quintal	Displacem ent period	Total	Singl e Price		Total Price	
								Birr	Cen	Birr	Cents
1	Asemamaw Gebyehu	Agricultural land	Hec	0.178	33.44	10	59.52	1329	50	79149	70
		Counter	K/m	0.14			21	37	50	787	50
		Total								79937	20
2	Challachew Asemamawe	Agricultural land	Hec	0.05	33.44	10	16.72	1329	80	22,234	25
3	Mosey Yeferdew	Agricultural land	Hec	0.1863	33.44	10	62.3	1329	80	82,826	50
		Counter	K/m	0.05			8	37	50	300	00
		Total								83,146	50
4	Yniworke Kasa	Agricultural land	Hec	0.145	33.44	10	48.9	1329	80	64,482	00
		Counter	K/m	0.105			16	37	50	600	00
		Total								65,082	00
5	Zeritu Deguale	Agricultural land	Hec	0.6681	33.44	10	223.4	1329	80	297,090	60
6	Siferh	Agricultural land	Hec	0.1662	33.44	10	55.58	1329	80	73,910	30

Source: Dejen Woreda Administration Office, 2009

According to the above table 4.22, shows the valuation is determined for expropriation of the amount of compensation pre-urban land taken for residential housing development. For permanent expropriation, it takes into account area, production per hectare, displacement period/10 years/and single price of the product grow on the land.

The amount of compensation was basically paid by 3 types of compensation payment methods for expropriated farmers. These were by kind, by cash and by both cash and kind. Based on these ideas the pre- urban land property valuation was valuated differently based on the type of land, assets on the land and family age structures. For instances compensation paid for land lost was by hectare or by m^2 * the value of 1 hectare by birr that was 1 hectare of land * 1329.50, for plant compensation = number of plants * prices of current market value of plant* 10 years, compensation for agricultural cereal products= area of land by hectare (s) * number of product produced from one hectare by suck (s) * current market value of products * 10 years +fixed land transform cost. So like these above explained formulas or compensation payment methods which explain about different urban property had different compensation payment methods.

In this case compensation was paid by differently and compensation paid individuals also raid different grievances related to compensation paid. The above proclamation shows that only 10 times average annual income is payable for permanent expropriation. The expropriated pre-urban land farmer was not fair amount of payment compensation per hectare/price.

Table 4.23 Amount of Compensation Payment Complain Respondents.

Compensation payment complain respondent	Frequency	Percent	Valid Percent	Cumulative Percent
Yes	9	100.0	100.0	100.0

Source: Field Survey, 2019

According to the above table 4.23, show 9 (100%) of respondent amount of compensation payment complain respondent compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration.

This table indicates that majority of the respondent amount of compensation payment complain respondent compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration.

Table 4.24 Community Awareness the Amount of Compensation Payment Respondents

Community awareness of respondent	Frequenc y	Percent	Valid Percent	Cumulative Percent
Yes	1	11.1	11.1	11.1
No	8	88.9	88.9	100.0
Total	9	100.0	100.0	

Source: Field Survey, 2019

According to the above table 4.24, show 1(11.1%) of respondent community awareness the amount of compensation payment respondent key informant land administration office valuation committee and urban land development and construction office and Mayer of city administration, 8 of respondent not community awareness the amount of compensation payment respondent key informant land administration office valuation committee and urban land development and construction office and Mayer of city administration. This table indicates that majority of the 8 (88.9%) of respondent not community awareness the amount of compensation payment respondent key informant land administration office valuation committee and urban land development and construction office and Mayer of city administration.

Table 4.25 Problems and Challenges Faced Amount of Compensation Respondents.

Challenge faced amount of compensation respondent	Frequenc y	Percen t	Valid Percent	Cumulative Percent
Yes	8	88.9	88.9	88.9
No	1	11.1	11.1	100.0
Total	9	100.0	100.0	

Source: Field Survey, 2019

According to the above table 4.25, show 8 (88.9%) of respondent problems and challenges faced amount of compensation key informant respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration, 1(11.1%) of respondent not problems and challenges faced amount of compensation key informants respondent land administration office valuation committee and urban land development and construction office and Mayer of city administration. This table indicates that majority of the 8 of respondent problems and challenges faced amount of compensation key

informant respondent land administration office valuation committee and urban land development and construction office and Mayor of city administration.

4.7. Interpretation and Discussion

4.7.1. The Valuation Techniques and Procedures for Expropriation and Compensation.

The procedures of expropriation, valuation and compensation under the constitution of 1995, proclamation No. 455/2005 and Regulation No 135/2007, both the Federal and Regional governments have a right to expropriate “property” for public purposes and must both notify and compensate “persons interested” in the property.

As proclamation No. 455/2005, Article 4, where a government agent such as a woreda or an urban administration decides to expropriate a landholding for public purpose, it should notify the landholder in writing indicating the time when the land has to be expropriated and the amount of compensation to be paid. The period of notification should not by any means be less than ninety days.

Any “landholder who has been served with an expropriation order” should handover the land to the woreda or urban administration within 90 days from the date of payment of compensation. According to sub article 4, if there is no crop, perennial-crop or other property on the expropriated land, the land holder should handover the land to the woreda or urban administration within 30 days from the date of receipt of the expropriation order. As sub article 5, where a landholder who has been served with an expropriation order refuses to handover the land within the period specified, the woreda or urban administration may use police force to take over the land. However the proclamation No.455/2005 and regulation No. 135/2007 stated clearly the procedure of expropriation and compensation, the practice undertaken on the ground is extremely different from the rules.

The actual practice of Dejen town the law procedures of expropriation; valuation and compensation process does not follow guiding principles and standardized procedure. They are not part of the decision on compensation amount and procedures. Most of the time, the affected people are not considered as part of the decision of the process of expropriation, valuation and compensation land expropriated land holding communities were not aware about the amount of the valuation compensation procedures land expropriated pre urban land farmer, the amount of compensation not appropriate time manner expropriate pre urban land farmers, amount of compensation valuation committee not educational background (Field Survey, 2019).

The main rule for the assessment of compensation for the property expropriated is the market value (Denyer-Green, 1998; Kalbro, 2001). In the appraisal theory, market value can be established by using three methods of valuation the cost approach, the sales comparison approach, the income capitalization approach.

The cost approach is one of the accepted methods to consider when estimating values for compensation (Ellsworth, 2000; cited in Ndjovu, 2003). It is mostly used where the assets are “special,” i.e. those that do not produce incomes and they have very little or no sales comparables, such as churches, public schools, historical buildings, mosques, water treatment plants, etc.

The sales comparison approach is a valuation technique in which the value of the subject property is determined by comparing it with the properties recently sold in the subject property. An appraiser uses sales comparison approach when there is availability of accurate and complete data on comparables, recent sales, similarity of comparables and stability of local market conditions, regional and nation economic factors (Appraisal Institute, 2001).

The income approach is based on the principle that the value of an investment property reflects the quality and quantity of the income it is expected to generate over the life of the property at issue. In other words, the value of the land derived from this approach is the estimated present value of future benefits, including streams of incomes during the lifetime of the property and proceeds from the sale of the property (Ndjovu, 2003).

The valuation methods for expropriation and compensation most of the time used the sales comparison approaches method key informant of land administration office valuation committee and urban land development and construction office and Mayer of city administration (Field Survey, Interview and Questioner, 2019.)

The valuation techniques and procedures for expropriation and compensation the income that was generated from the expropriated land was considered, however, it is fixed not considering land market values. The valuation techniques and procedures for expropriation and compensation limitations of inconsideration of location advantages, rigidity of formula and not considering market price of property, infrastructure, and it is fixed not considering market values (Field Survey and Interview, 2019).

4.7.2. Evaluation of the Fairness of Compensation Paid during Expropriation.

According to (Land Proclamation No. 455/2005,art 9(11)), the valuation of property situated on land to be expropriated should be carried out by certified private or public institutions or individual consultants on the basis of valuation formula adopted at the national level.

According to the Federal Expropriation and Compensation Proclamation No.455/2005 and the practice in the Amhara Regional State, the amount of compensation is fixed at ten (10) years annual income, based on the average annual income of the previous five (5) years. The concept of current market price is not acceptable by the Ethiopian government and actually there is no expropriation and compensation law for the regions and they fully adopted the federal system.

According to the FDRE Proclamation No.455/2005, Article 2 (1) defined compensation as payment to be made in cash or in kind or in both to a person for his or her property placed on his expropriated landholding. Most of the expropriated pre- urban land holding respondents displaced were the type amount of payment compensated cash (money) pre urban land farmer(Field survey and interview,2019).

In Ethiopia, as stated in Proclamation No. 455/2005, and the Council of Ministers Regulation No. 135/2007, the amount of compensation for property situated on the expropriated land should be determined on the basis of replacement cost of the property.

Proclamation 455/2005, Article 8 (1) states that a rural land holder was expropriated permanently paid for the loss equivalent to ten times the average annual income him/her during the five years preceding the expropriation of the land. Hence, for valuing compensation for loss of or undetermined the unit rate/value per hectare of farmland, average production and the unit price of the major crops grown in the area taken into consideration and the weighted average is calculated to gain the amount of money calculated per hectare. Most of the expropriated peri-urban land holding average production land in quintal amount of payment of compensation does not replace a loss of life time the average annual income gained for the last five years and multiplied by 10 years (Field survey and interview, 2019).

In Ethiopia, according to the 1995 constitution, Article 40(8), the government should pay, in advance, compensation “commensurate to the value of the property” expropriated. Most of the expropriated peri-urban land farmer not fair amount of compensation paid during expropriation less participation the valuation compensation procedures, weak implementation of the law, not

transparency, from corruption. Weak implementation of the law amount of compensation paid during expropriation in pre-urban land farmer(Field survey and interview, 2019).

The evaluation of the fairness of compensation paid during expropriation follows standardized, fair, impartial, well-known and well-structured procedures for land expropriation, the probability of creating gap on implementation of policy and proclamation was too low(Field survey and interview, 2019).

Accordingly, experts have at least related educational qualification of background of land property valuation committee .They are not providing enough justification for pre-urban farmers during property valuation on fairness and reasonability of amounts of money allocated for compensation (Field Survey and Interview, 2019).

4.7.3. Examination of the Law Applicable to Compensation of Pre- Urban Land Expropriation Adequacy and Fairness of the Amount of Compensation.

In Ethiopia, according to the 1995 constitution, Article 40(8), the government should pay, in advance, compensation “commensurate to the value of the property” expropriated. The law applicable to the amount of compensation for pre- urban land expropriation the compensation as inadequate and was not fair amount of compensation and not satisfied and not happy with the amount of payment compensation paid during the expropriation pre- urban land farmer (Field survey, 2019).

In Ethiopia, as stated in Proclamation No. 455/2005, and the Council Of Ministers Regulation No. 135/2007, the amount of compensation for property situated on the expropriated land should be determined on the basis of replacement cost of the property. The law applicable the amount of compensation for pre urban land expropriation adequacy and fairness the amount of compensation the actual practice of farmers expropriation process does follow guiding principles and standardized procedure, consideration of location advantages, constant formula ,and considering market price of property, infrastructure, and it is fixed not considering market values(Field survey and intervirw,2019).

The law applicable to compensation of pre- urban land expropriation adequacy and fairness of the amount of compensation not fair amount of compensation paid during expropriation in pre-urban land farmer less participation the valuation compensation procedures, weak implementation of the law, not transparency, from corruption, Weak implementation of the law.

Most the expropriate pre- urban agricultural land economically best benefitted pre- urban land farmer (Field survey and interview, 2019).

The laws applicable to the amount of compensation for pre- urban land expropriation adequacy and fairness the amount of compensation. The reason the amount of compensation challenge expropriated pre urban land farmer reduce income, landlessness, were lead to migration to urban area, were losses of their social life (Field survey and interview,2019).

The laws applicable to the amount of compensation for pre- urban land expropriation adequacy and fairness the expropriated and developed land for residential housing development in Dejen town. From the above table 2009-2011 total 125 expropriated land holding number of farmer, expropriated land in hectares 46.8692, compensated amount (birr)23,917,382.7, Compensated per hectare were expropriated land holding farmer 1,235,068.18(Dejen Woreda Administration Office, 2009-2011).

The law applicable to compensation of pre- urban land expropriation adequacy and fairness of the amount of compensation valuation format for compensation agricultural cereal products expropriated pre urban land area for residential housing development in the town to show compensation for agricultural cereal products= area of land by hectare (s) * number of product produced from one hectare by suck (s) * current market value of products * 10 years. These the five years average croup production per hectare and price in quintal does not consider years to year inflation of products in the town. The expropriated pre -urban land farmer was not fair amount of payment compensation per hectare/price (Field Survey, 2019).

The amount of compensation payment directives were revised and changed from time to time, the compensation paid before the revision of directives the individuals were think this situation as compensation payment was not fair but for every individual society's compensation was paid based on compensation payment rules, regulations and directives. Therefore, mostly unfair amount of compensation paid for expropriated farmers in the town was the compensation payment did not consider the land market value of the lost land (Field Survey, 2019).

CHAPTER FIVE

5. CONCLUSION AND RECOMMENDATION

5.1 Introduction

In order to address the objective of the research that clearly stated in chapter one as per that clearly stated objective and its intended aim important elements and pin-points (possible related literatures) were interviewed, relevant method of data collection was applied and detailed data analysis and interpretation techniques was made. The major objective of this study was to assess the amount of compensation for pre- urban land taken for residential housing development the case of Dejen town. Hence, this chapter presents conclusion and possible recommendation concerning compensation for pre- urban land.

5.2. CONCLUSION

The pre-urban farmers to sustain their life with the main income source of agriculture economic activity to fulfill their basic necessity (shelter) the pre-urban areas. Based on the assessment of the amount compensation for pre urban land taken for residential housing development. The valuation techniques and procedure for expropriation and compensation, evaluation of the fairness of compensation paid during expropriation and the laws applicable for peri- urban land expropriation and the adequacy and fairness of the amount of compensation foregoing discussion and analysis, the researcher concluded the followings.

The findings of the study shows the existence of a big gap between implementation in the valuation techniques and procedure for expropriation and compensation laws and the actual practice on the ground.

Lack of using standardized valuation methods and procedures have created situations of unfair valuation and compensation. The actual practice of Dejen town expropriation process does not follow guiding principles and standardized procedure. Most of the time, the affected people are not considered as part of the decision of the process of expropriation, valuation and compensation land expropriated land holding communities were not aware about the amount of the valuation compensation procedures land expropriated pre urban land farmer.

The amount of compensation not appropriate time manner expropriates pre urban land farmers, amount of compensation valuation committee not educational background.

The valuation methods for expropriation and compensation most of the time used the sales comparison approaches. The valuation techniques and procedures for expropriation and

compensation limitations of inconsideration of location advantages, rigidity of formula and not considering market price of property, infrastructure, and it is fixed not considering market values.

The evaluation of the fairness of compensation paid during expropriation most of the expropriated pre- urban land holding average production land in quintal amount of payment of compensation does not replace a loss of life time the average annual income gained for the last five years and multiplied by 10 years.

Most of the expropriated pre-urban land farmer not fair amount of compensation paid during expropriation less participation the valuation compensation procedures, weak implementation of the law, not transparency, from corruption, weak implementation of the law amount of compensation paid during expropriation in pre-urban land farmer.

The reason the amount of compensation challenge expropriated pre urban land farmer reduce income, landlessness, were lead to migration to urban area, were losses of their social life.

The majority of the respondents were farmland purpose before land expropriation land holding the pre urban land farmer agricultural economically benefitted. The expropriated pre- urban land holding average production land in quintal amount of payment of compensation does not replace a loss of life time the average annual income gained for the last five years and multiplied by 10 years.

The type of compensation expropriated pre- urban land holding cash (money) and land and money. But the majority of the expropriated pre- urban land holding respondents displaced were the type amount of payment compensated cash (money) pre urban land farmer. The evaluation of the fairness of compensation paid during expropriation follows standardized, fair, impartial, well-known and well-structured procedures for land expropriation, the probability of creating gap on implementation of policy and proclamation was too low.

The laws applicable compensation paid during for pre-urban land expropriation respondents' inadequate and not fair amount of compensation pre urban land farmer. This indicated that the majority of the respondent of the total households displaced were not satisfied and not happy with the amount of payment compensation paid for during the expropriation pre urban land owner's farmer.

5.2 RECOMMENDATION

The recommendation on assessment of the amount of compensation for pre-urban land takes for residential housing development. The valuation techniques and procedure for expropriation and compensation, evaluation of the fairness of compensation paid during expropriation and the laws applicable for pre- urban land expropriation and the adequacy and fairness of the amount of compensation, the researcher concluded the followings recommendation.

- ❖ Improved standardized valuation methods and procedures have created situations of valuation and compensation the actual practice of town expropriation process does follow guiding principles and standardized procedure. In addition to this most of the time, the affected people should be considered as part of the decision of the process of expropriation, valuation and compensation land expropriated land holding communities were create awareness, amount of compensation appropriate time manner, amount of compensation valuation committee educational background.
- ❖ To improve the problems related to compensation property values should have property valuation background if possible or at least they should get adequate on job training on property valuation techniques.
- ❖ The valuation methods for expropriation and compensation the time span of used to calculate the compensation value should be increased. In addition to this the location advantage of the area should be considered in the valuation process which means the availability of infrastructure, the proximity of the city, environmental and topographic conditions of the area in the municipality e.t.c should be consider.
- ❖ Proper displacement and property valuation and compensation payment should be done according to the legal provision. A rural landholder whose landholding has been permanently expropriation, valuation and compensation expropriated should be paid displacement compensation which should be equivalent to ten times the average annual income he/she secured during the five years preceding the expropriation of the land.
- ❖ Establishing appropriate valuation committee should also include representatives of affected persons in order to make expropriation, compensation and valuation procedures participatory, transparent and to create accountability.
- ❖ Increasing public participation and transparency thevaluation techniques and procedure for expropriation and compensation, evaluation of the fairness of compensation paid

during expropriation and the laws applicable for pre- urban land expropriation and the adequacy and fairness of the amount of compensation

- ❖ Land holders should be informed with reasonable time when, which, of their land is going to be expropriated, the amount of compensation and time of compensation.
- ❖ Awareness creation on laws, regulations and directives on expropriation, valuation and compensation should be made paid during expropriated the amount of payment of compensation.
- ❖ Participatory, accountable, transparent and knowledge best (training of legal issues for valuations Committee) and implementation of policy and proclamation should be practice during expropriation, compensation and valuation procedures and process.
- ❖ Regulations and directives should be updated by considering the current market price and the increasing rate of the market price the property and crop production.

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Appendixes

Appendix-1

A. Questionnaire Prepared Expropriated Land Holding

Dear Respondent

Please be informed that I am a post graduate student in the Addis Ababa University. The purpose of this questionnaire is to collect primary data for conducting a study on the Topic, “assessment of amount of compensation for peri-urban land taken for residential housing development” for the partial fulfillment of the requirement of MSC; in Civics and Ethical Studies. I am interested in studying the assessment of amount of compensation for peri-urban land taken for residential housing Development in the Case of Dejen town. I kindly request you to provide me reliable information. You will be expected to complete the blank space objectively from different documents with genuine, accurate, and balanced response.

Thank you in advance for your cooperation

Part I. Demographic Characteristics of Respondents

1. Please what is your gender/sex?

A. Male B. Female

2. Please select your age group? A. 18-28 B. 29-39 C. 40-50 D. 50 and Above

3. What is your marital status? A. Single B. Married C. Divorced D. Widowed

4. How much your family members: - A. 1-2 B. 3-5 C. 6 and above

5. Select your highest academic qualification? A. Illiterate B. Primary School (1-8)

C. Secondary School (9-12) D. Certificate E. Diploma F. Degree and above

6. What is your employment status:-A. public servant B. Private (NGO, CBOs) C. Farmer D. Self-employment

Part II. Question prepared for related to assess amount of compensation for peri-urban land taken for residential housing development.

A. To assess the valuation techniques and procedures, expropriation and compensation in the peri-urban areas of the community in the study area.

1. Is their your land expropriated for residential housing development?

A. Yes B. No

2. If Yes, How many hectares was expropriated?
 A.0.1-0.275h B.0.276-0.375h C.0.376-0.750h D.0.751 hand above
3. Did you get official information about the valuation techniques and procedures expropriated the peri-urban land community awareness?
 A. Yes B. No C.Others-----
4. How do you assess the procedure steps and implementation level of performance during expropriation and amount of compensation?
 A. Satisfied B. Strongly Satisfied C .Disatisfied D.Strongly Disatisfied E .Other
- B. To evaluate the fairness of compensation paid during expropriation
5. How do you evaluate the fairness of compensation paid during expropriation?
 A.The amount of compensation valuation procedure accountability and transparency B. Create awareness to calculate the amount of valuation process C. The amount of compensation and procedures participate peri urban land farmer D. The regulation used for property valuation E.Other-----
6. What was used before the expropriation of the land taken from residential housing development? A. Farm land B. Residential C.Farmland and residential D. Others
7. What was the average yearly production you get from the land per hectare in quintal?
 A.5-10 B. 11-15 C. 16-20 D.21-26 E.27-31 F.32 and above
8. What form amount of compensation taken from residential housing development?
 A. In kind B. In cash C.Both kind and cash
9. Did you pay for peri-urban land farmer amount of compensation appropriate time?
 A. Yes B.No
- C. To examine the laws applicable to compensation of pre- urban land expropriation and the adequacy and fairness of the amount of compensation
10. What are the law applicable amounts of compensation paid during expropriation in peri-urban land farmer? A. Fair B. Unfair C.Others
11. What is the reason unfair amount of compensation paid during expropriation in pre-urban land farmer?
 A. Less Participatory B. Weak implementation laws C.Not Transparency D. From Corruption E.Others
12. Did you amount of payment of compensation for expropriated pre-urban farmers complain?

A. Yes B.No what it? Explain -----

13. What was used best benefitted peri-urban land?

A.Agriculture land used B.Land compensation used C.Land compensation no used D.Other

14. Did you faced any challenge due to the expropriation and amount of compensation?

A. Yes B. No

15.What was the amount of compensation challenge?

A. Reduce income B. Landlessness. C. Lead to migration to urban areas

D. Losses of their social life E. Other

16.. What are the possible suggestion amount of compensation for peri-urban land taken for residential housing development ?-----

Thankyou!!!

Appendix-II

AAU UNIVERSITY

B. Questionnaires for Key informants land Administration Concerned Government Official/Valuation committees

Dear Respondent

Please be informed that I am a post graduate student in the AAU University the purpose of this questionnaire is to collect primary data for conducting a study on the topic, “assessment of amount of compensation for pre- urban land taken for residential housing development” for the partial fulfillment of the requirement of MSC; in Civics and Ethical studies. I am interested in studying the assessment of amount of compensation for pre-urban land taken for residential housing development in the case of Dejen town .I kindly request you to provide me reliable information. You will be expected to complete the blank space objectively from different documents with genuine, accurate, and balanced response.

Thank you in advance for your cooperation

I. Background of respondent.

Address -----Wordea----- Keble -----

1. Level of education: - A. 10 +3 B. Diploma C. Degree D.Master
2. Your position in this organization: A .Head B.Survey C.Expert D.Manager
3. Year of services in this organization: A.1-4year B.5-8year C. 9-12year D.13 and above years.

II.General Information.

A. To assess the valuation techniques and procedures, expropriation and compensation in the pre- urban areas of the community in the study area.

4. What are the valuation techniques and procedures compensation methods used?

- A. Sales comparison method B. Income capitalization method C. Replacement method
D. Others

5. What are the valuation techniques and procedures basis amount of compensation paid during expropriated peri-urban land farmer?

- A. Productivity of soil B. Location C. Infrastructure D. Other

B. To evaluate the fairness of compensation paid during expropriation

6. What are the valuation techniques and procedures during expropriation and compensation process participatory stakeholders?

A. High B. Medium C. Low

7. Did you evaluate the amount of compensation paid during expropriation pre-urban land taken for residential housing development educational background?

A. Yes B.No

8. Did you community awareness the amount of compensation payment respondent?

A. Yes B.No

C. To examine the laws applicable to compensation of pre- urban land expropriation and the adequacy and fairness of the amount of compensation.

9. Did you pay fair amount of compensation paid during expropriation in pre-urban land farmer?

A. Fair B. Unfair What it? Explain

10. If unfair amount of payment of compensation around peri-urban land farmer complain?

A. Yes B.No what it? Explain-----

11. Did you faced any challenge due to the expropriation and amount of compensation pre-urban farmer?

A. Yes B.No

III. Interview Questionnaire for Key informants land Administration Concerned Government Official/Valuation committees.

A. To assess the valuation techniques and procedures, expropriation and compensation in the pre- urban areas of the community in the study area

1. What are the valuation techniques and procedures basis amount of compensation paid during expropriated pre-urban land farmers?-----

2. What are the valuation techniques and procedures basis amount of compensation paid during expropriated pre-urban land farmer?-----

B. To evaluate the fairness of compensation paid during expropriation

3. How to evaluate the fair amount of compensation paid during expropriation?-----

4. Did you pay fair amount of compensation paid during expropriation in peri-urban land farmer fair or unfair amount of compensation? What it? Explain-----

C. To examine the laws applicable to compensation of pre- urban land expropriation and the adequacy and fairness of the amount of compensation.

5. Did you pay fair amount of compensation paid during expropriation in pre-urban land farmer?-----

6. What are the laws applicable to the rule and regulation the adequacy and fair amount of compensation?-----

7. W hat was the amount of compensation challenge? What it? Explain?-----

8. What are the possible suggestion amount of compensation for pre-urban land taken for residential housing development?-----

Thank you!!!

Appendix-III

Guides for Field Observation for Expropriated Farmers.

An Academic Research on the Assessment of the Amount of Compensation for Pre-Urban Land Taken for Residential Housing Development; the Case of Dejen Town.

Introduction: I am one of the students of AAU University, As a partial requirement for the completion of the program, I am undertaking a research on the above title. The purpose of this is to capture first-hand information on the issue of under consideration. All questions to be are purely for academic purpose. Your individual answers are kept strictly confidential. Therefore, please feel free to respond to questions to the best of your knowledge so as to realize the objective of this study which is a fruitful work without your whole hearted cooperation.

Thank you, in advance of your cooperation!!

Date of observation: _____

Time of observation: _____

Place of filed observation: _____

Areas of filed observations: _____