



ADDIS ABABA UNIVERSITY
COLLEGE OF BUSINESS AND ECONOMICS

THE TREND AND LEVEL OF SQUATTER SETTLEMENT IN BURAYU CITY

Prepared By - SAMUEL GEMECHU

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THE TREND AND LEVEL OF SQUATTER SETTEMENT IN BURAYU CITY

BY SAMUEL GEMECHU

ADVISOR: FENTA MANDEFRO (Ph.D.)

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Addis Ababa, Ethiopia

STATEMENT OF THE AUTHOR

I declare that this thesis entitled “The **Trend and level of Squatter Settlement in Burayu City**” is my work and that all sources of materials used for this thesis have been appropriately acknowledged. This thesis is submitted in partial fulfillment of the requirements for Master of Arts degree in Public Management and policy, Addis Ababa University. The information presented in this paper is collected from Residence of Burayu Squatter houses the primary data and secondary data from city administration and other sources are used as per stated in the document. I declare that this thesis is not submitted to any other institution anywhere for the award of any degree or diploma.

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Samuel Gemechu _____

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DECLARATION

I, the undersigned declare that this thesis entitled “The Trend and level of Sqatter Settlement in Burayu city” was my original work and composed by myself, with the guidance of my advisor, this thesis has not been presented to any other university and is not concurrently submitted in the candidature of any other degree. Further, I certify that this work was free of plagiarism and all materials appearing in this thesis have been properly quoted and attributed.

Samuel Gemechu

Signature

Date

ADVISOR’S DECLARATION

This is to certify that this thesis entitled “The Trend and level of Squatter Settlement in Burayu city” accepted in partial fulfillment of the requirements for the award of the Degree **of Master of Arts** in Public Administration by the school of Graduate Studies, Addis Ababa University through the College of Business and Economics, done by Samuel Gemechu is a genuine work carried out by him under my guidance. The matter embodied in this thesis work has not been submitted earlier for the award of any degree or diploma

The assistance and help received during the course of this investigation have been duly acknowledged. Therefore, I recommend that it can be accepted as fulfilling the research thesis requirements.

Major Advisor	Signature	Date
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Addis Ababa University
School of Graduate Studies
Final Thesis Approval form

As members of the board of examiners of the final M.A thesis open defense, we certify that we have read and evaluated the thesis prepared by Samuel Gemechu under the title The Trend and level of Squatter Settlement in Burayu and recommended that the thesis be accepted as full filling the thesis requirement for the degree of masters of Arts in MA

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Final approval and acceptance

Thesis approved by

Department	Signature	Date
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College Dean	Signature	Date
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Certification of the final thesis

I hereby certify that all the correction and recommendation suggested by the board of examiners are incorporated into final thesis entitled The Trend and level of Squatter Settlement in Burayu by Samuel Gemechu.

Dean of SGS	Signature	Date
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ACRONYMS

AAU	Addis Ababa University
BTM	Burayu City Municipality
CSA	Central Statistical Agency
DC	Data collector
KENSUP	Kenya Slum Upgrading Program
PI.....	principals investigator,
Res.....	Responsible body
UNCH	United nation center for human settlement
OSZSF.....	Oromiya Special Zone Surrounding Finfine
FGD	Focus Group Discussion
IDI.....	In-depth interview
SPSS.....	Statistical Package for Social Science
LDMA.....	Land Development and Management Agency

Abstract

The first dilemma that millions of poor in urban areas of the developing world face and which is likely to persist for a long period was the question of adequate housing. In this regard, 70 percent of the urban population of Ethiopia is living in slums and squatter settlements. This research study was focus on the trend of squatter settlements in Burayu city in Oromiya National Regional State, Ethiopia. The research tries to identify the practices of squatting and assess the local government responses in Burayu city. By the combination of random and purposive sampling method, 300 squatter households were selected from different parts of the city and quantitative data and qualitative information were collected from primary as well as secondary sources to analyze. The result shows that squatter settlements growth rate is alarming and long run practice in its nature with an average growth rate of 18.6% per year in the past five years. Currently there is also a residential area development without legal claims to the land and/or permission from the concerned authorities to build; the overwhelming proportion 85% of respondents claimed that construction of illegal houses has continued. The main actors behind such illegal settlement were networked government bureaucrats and brokers, and the root cause for development and expansion of squatter settlements in Burayu city is not only economic scarceness of the squatter households; awkward procedures and very poor performance of LDMA to deliver the land to the aspirants was also a reason to the expansion.

Since Government of Ethiopia is becoming incapable to provide funds for the provision of these essential facilities in the face of other competing needs of the citizenry, government should be innovative in their financing. In this wise, Public – Private - Initiative should be explored. Since private investors were going to be involved, they need adequate return to make their involvement remain on a sustainable level, consequently; the urban poor need to be economically empowered in order to be able to afford the payment for some of these facilities which would be provided under this arrangement.

Management of squatting activities and squatter settlements was crucial. Effort should be geared towards checking the development of new squatter settlements. Secondly, early occupation and adequate policing of acquired land would prevent encroachment. Erection of signposts informing and warning unsuspecting buyers and developers that the land was committed will help a lot in this regard.

Due to the sensitive nature of this thesis the study participant's willingness to freely fill research questions was less. It was very significant to note that not much conclusive research had been done in the title. In some situations the quote theory might be more applicable than in other situations, however this should not be regarded as the fact before more decisive research was done.

CHAPTER ONE

1.1. Background of the Study

Urbanization was often associated with agglomerate economies and essential development. They were centers of production employment and innovation. In developing countries cities were contributing significantly to economic growth. The economic importance of cities was rapidly increasing and the future economic growth would become dependent upon the ability of urban centers to perform crucial services and production functions.

In the western countries, urbanization had been outcome of industrialization and had been associated with economic development. By contrast, in the developing countries of Latin America, Africa, and Asia urbanization had occurred as a result of high population increment and massive rural-urban migration.

Majority of metropolitans in developing countries confronts problems relating to rapid physical expansion was due to lack of appropriate policies and strategies to guide new development, since overcrowding occurs in particular areas; however large amounts of lands were left unoccupied or only to some extent developed in other areas.

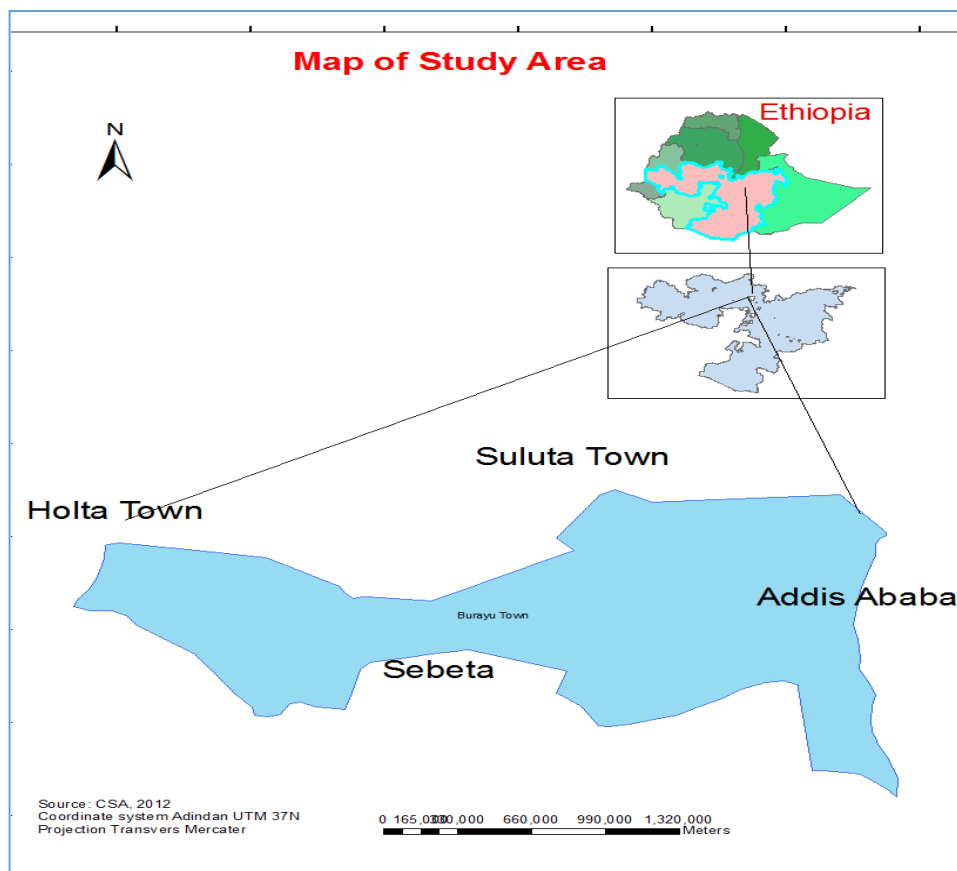
Besides the economic merit, the hasty growth of urbanization, unintended & unplanned expansion of cities has resulted in several negative outlays. Predominantly in developing countries, including Ethiopia, most cities are expanding and the population was moving to unplanned settlements to the peripheries which can affect the agricultural lands and biodiversity. Unplanned, unintended and uncontrolled expansion of cities can typically lead to problem of soil erosion, segregation of low-income groups in ecologically sensitive areas, and increased costs in terms of infrastructure provision.

On top of this, because of the negative impacts the squatter settlements had, there should be some kind of study to secure information on the trends and the present level so that responsible actors need put necessary efforts in tackling the problem. Hence, this research thesis was presented to come up with findings and recommendations.

1.2. Description of the Study Area

Burayu City was located in the western fringe of Addis Ababa, along the Addis Ababa-Ambo road at about 15 km from the center of Addis Ababa (Piassa) and about 27 km east of Holeta city (Welmera District).

The geographic location of Burayu city extends around from 9⁰02" to 9⁰02 '30" N Latitudes and 38⁰03'30" to 38⁰ 41'30"E longitudes. It is bordered by Addis Ababa City in the East, Sululta District in the North, Walmera District in the West and SabataHawas District in the South and North West. Burayu is found in Oromiya Special Zone of Finfine Surrounding in the Oromiya National Regional State (ONRS). Geographically, by map, the study area is illustrated here under.



1.3. Statements of the Problem

Burayu is one of the cities in Special Zone of Oromiya Surrounding Finfine located in the Western of Addis Ababa City administration. Its population was 63,889 (CSA of 1999 E.C) and based on these census, the projected population of the city in year 2013 was 81,740. The 2015 national censuses indicated that the total populations of this city was 150,000 which is further estimated 250,000 in 2017 GC as to gained from the City's Municipality document.

Several reasons could be mentioned for the fast growth rate of the city's population especially after 2013. One of the major factors stimulated was the migrations rise from the rural areas seeking for better job opportunities and satisfies unmet living conditions. Moreover, this city is now recording fast growth of infrastructural development and growth and attractive business center.

Currently there are about 212 manufacturing industries, 116 medium and 96 small scale industries, which have registered/those register a capital of more than 1.18 billion birr. These small scale industries could be able to employ more than 5,756 permanent and non-permanent workers (BTM, 2014). Furthermore, the city has now become center for branches of many banks in addition to one governmental preparatory school; 2 governmental high schools, and 10 governmental elementary schools. Regarding to non-governmental schools, there was 3 preparatory schools, 5 high schools & 71 elementary schools.

The fulfillments of all these and other facilities in the city were attracting people from the surrounding rural villages and small cities which bring about special effects in rapid growth of population.

This, fast growing of the population of the city came up with affecting the city's population by creating instability or inflations on the basic necessities of the inhabitants, shortage of residential homes and increasing house rents. This situation created an opportunity to some former land owners and houses owners in the city sold or rented their homes in expensive price.

Subsequently, informal purchasing of land plots from the surrounding farmers for the construction of residential homes considered as a solution for the housing problem of dwellers. This was supposed to become a problem to squatter settlements in most of the peripheral locations of the city.

Different research papers showed that squatter settlement was the problem of cities in Ethiopia.

Hence, Burayu is one of these cities affected by this problem. Because of this huge population migration, serious problems like illegality, poor housing conditions, lack of basic infrastructures and services, flooding problems, poor environmental conditions, segregation, land dispute, deforestation and sprawl were in being.

To tackle the problem of squatting, the Federal Government of Ethiopia has been providing land policies, rules and regulations. Thus, Burayu City Administration has been applying the policies, rules and regulations for prevention of squatter settlements. The City's Administration gave impression and commitment to take measures in banning the squatter settlements.

Despite of these facts, the major problem that had been recognized of squatter settlements in Burayu city Administration is the highly expansion of the settlements in the peripheral areas of the city. The number of squatters in city administration is mounting from time to time. It was recognized that squatters build houses overnight in most peripheral areas of the city. Most of the time, in the public discussions hold in different times, the community of the city was seen complaining about and echoing of the massive illegality of land dwell in while the legal applicants for land were suffering from lack of good governance.

This paper, therefore, analyzed and presented the extent and trend of squatter settlements of Burayu City Administration. Basically it attempted to understand and analyze the trend of the illegal settlements over the past 5 years, especially what was gone on in these regard after land lease proclamation. Relating to this, the study put a big effort to come up with the extent of the squatter settlements with reference to the peripheral areas of the city thereby recommended plausible solutions for the problem.

1.4 Objectives of the study

1.4.1 General objective

To assess the trend of the squatter settlement in Burayu city administration

1.4.2 Specific objectives of the study

2. To identify the trend of squatter settlements in the city in the last five years was
3. To distinguish the extent/magnitude of squatter settlements in the city
4. to identify factors that contributes to the expansion of squatter settlements
5. To assess who are the main actors of squatter settlements in the study area
6. To assess whether efforts had been exerted by the government to minimize the squatter settlements or not?

6.1. Research Questions

On the basis of the stated specific objectives, the following basic research questions lead the study.

1. What was the trend of squatter settlements in the city in the last five years was?
2. What was the extent/magnitude of squatter settlements in the city?
3. What factors contribute to the fast development of squatter settlements?
4. Who were the key actors of squatter settlements in the study area?
5. What effort had been exerted by the government to minimize the squatter settlements in the city in the last five years?
6. What possible solutions should be taken to minimize the problem of squatter settlements in the area?

6.2. Significance of the study

It was believed that this paper had its own significance for different government and the public bodies especially to the city that were being affected by illegal settlements. Moreover, it had given an indication of the squatter settlements major problem areas that require focus by the city's administrators by indicating the trend and magnitude of the settlements. Furthermore, it explicated the strengths and weakness of the corrective measures that the city's administration had been taking to tackle the squatters' illegal land holding system so that the possible solutions had forwarded. The study provided information to urban land policy makers and decision makers who are directly or indirectly concerned in tackling squatter settlements. It might also be taken as a data source for further studies on this field.

6.3. Scope of the Study

The scope of the research was Burayu administrative city of Oromiya Special Zone Surrounding Finfine (OSZSF). The paper assessed squatter settlements of the city and its trends in the five years and the extent/magnitude in the peripheral areas of the city whereby three kebeles had been focused on.

1.8 Limitations and challenges of the Study

Squatter settlement was a broad concept and all aspects had therefore not been considered, thus squatter settlement trend/practice and level perspective was the focus. Due to the sensitive nature of this thesis the study participant's willingness to freely fill research questions was less; however the researcher has tried to make tactful and smooth approach so as participants respond to questioner. It was very significant to note that not much conclusive research had been done in the title. Shortage of research budget to accomplish all the research works as the thesis was done on self-sponsored. In spite of the aforementioned limitations, the researcher has completed the research works successfully through high devotion and a lot of scarifies. In some situations the quote theory may be more applicable than in other situations, however this should not be regarded as the fact before more decisive research was done.

1.9 Organization of the research

The dissertation comprises five chapters. Chapter 1, introduction, which presents background and motivation, the study area, statement of the problem, objective, limitations and challenges of the study and structure of the desertion. Chapter 2, theoretical and empirical foundations of squatter settlement which present an overview of the meaning of squatter settlement and trends. Chapter 3 is a detailed account of the research methodology. Chapter, 4 present the analysis and findings. Chapter 5, focuses on discussion. Chapter 6 comprises of the conclusion of the study, implications of the study (policy, practice and research

CHAPTER TWO

Literature Review

2.1 Theoretical review

Definition of a squatter settlement varies widely from country to country and depends on a variety of defining parameters. In general, it is considered as a residential area in an urban locality inhabited by the low income people who have no access to tenured land of their own, and hence "squat" on vacant land, either private or public. (Hari Srinivas-1996)

2.1.1. Introduction

In this chapter, literatures pertaining to the definitions of squatter settlements, the development process of squatter settlement, management and the future role of squatter settlement and accessibility of urban land to urban poor's. Particular focus is given to the characteristics of squatter settlement and present land holding system in Ethiopia and its challenges. Consequently, historical literatures on squatter settlements, its characteristics of squatter settlements and its causes, and empirical reviews are discussed.

For the millions of poor in developing areas of the world, urban areas have always been a means for improving their quality of living and environment, besides getting better jobs and incomes. This, in contrast to deteriorating conditions in the rural areas has generated a considerable flow of migrants to cities, particularly in the last three decades. Priorities of urban migrants change over time, depending on various conditions that they find themselves. But one of the first dilemmas that they face and which persist for a long period, is the question of an adequate house. With little resources, financial or otherwise, skills or access to them, the drastic option of illegally occupying a vacant piece of land to build a rudimentary shelter is the only one available to them. The problem is further compounded by the apathy and even anti-pathy of various government agencies who view the "invasion" of urban areas by "the masses" and the development of squatter settlements as a social "evil" that has to be "eradicated"(Smith and Wang, 2007). Such a confusing and knee-jerk reaction and attitude towards squatter settlements has not helped the more basic question of "adequate housing for all". Qualifying definitions, characteristics, quality and examples of squatter settlements vary widely, with the inherent danger of generalization, but an attempt has been made to identify key features which are common to such areas and distinguish them.

II. Definition of a Squatter Settlement:

A squatter settlement therefore, can be defined as a residential area which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of their illegal or semi-legal status, infrastructure and services are usually inadequate. There are

essentially three defining characteristics that help us understand squatter settlement: the Physical, the Social and the legal with the reasons behind them being interrelated (UN-Habitat, 2003).

Physical Characteristics:

A squatter settlement, due to its inherent "non-legal" status, has services and infrastructure below the "adequate" or minimum levels. Such services are both network and social infrastructure, like water supply, sanitation, electricity, roads and drainage; schools, health centers, market places etc. Water supply, for example, to individual households may be absent, or a few public or community stand pipes may have been provided, using either the city networks, or a hand pump itself. Informal networks for the supply of water may also be in place. Similar arrangements may be made for electricity, drainage, toilet facilities etc. with little dependence on public authorities or formal channels (Arne Zucker and Thomas Boke, 2006).

Social Characteristics:

The majority of squatter settlement households belong to the lower income group, either working as wage labor or in various informal sector enterprises. On an average, most earn wages at or near the minimum wage level. But household income levels can also be high due to income earners and part-time jobs. Squatters are predominantly migrants, either rural-urban or urban-urban. But many are also second or third generation squatters. (Hari Srinivas-1996)

Legal Characteristics:

The key characteristic that delineates a squatter settlement is its lack of ownership of the land parcel on which they have built their house. These could be vacant government or public land, or marginal land parcels like railway setbacks or "undesirable" marshy land. Thus when the land is not under "productive" use by the owner, it is appropriated by a squatter for building a house. It has to be noted here that in many parts of Asia, a land owner may "rent" out his land for a nominal fee to a family or families, with an informal or quasi-legal arrangement, which is not however valid under law (Hari Srinivas-1996)

In general, there are several attributes that act as generative forces and determine the quality and size of a settlement. Such attributes could be either internal to the settlement or external:

III. The Squatter

A "squatter" (in The Concise Oxford Dictionary) is a person who settles on new especially public land without title; a person who takes unauthorized possession of unoccupied premises. Therefore, a residential area occupied by squatters becomes a squatter settlement. But the narrow generalization, especially of settlement type is evident: everything from a brick-and-concrete multistoried house to a "occupied" cardboard carton become "squatter settlements". The need is so much more necessary to understand such settlements so that a concerted action can be taken.

IV. The Development Process of a Squatter Settlement

The key question to be asked here is why do people squat? There are two reasons for this: one is internal to the squatter, and the other is external. Internal reasons include, lack of collateral assets; lack of savings and other financial assets; daily wage/low-income jobs (which in many cases are semi-permanent or temporary). External reasons include, high cost of land and other housing services; apathy and anti-pathy on the part of the government to assist them; high "acceptable" building standards and rules and regulations; lopsided planning and zoning legislation (UN-Habitat, 2003). According to preliminary survey made by the researcher made, both aforementioned causes of squatting belong to Burayu too.

V. Approaches towards a Squatter Settlement.

Considering the magnitude and scale of the housing deficit and the lack of concerted action or inadequate response of government agencies, there is no doubt of the positive role that squatter housing plays in housing the millions of poor families. The main question of land ownership and over utilized infrastructure and services will, however, always remain unanswered. Successive generations of governments have recognized this and a number of approaches have been adopted in finding a solution to the dilemma of squatting. The two popular approaches used by the public authorities have been settlement up gradation and sites-and-services. Settlement up gradation has been an option where a compromise has been reached by the land owner and on a sharing basis, the squatter has been allowed to continue on the land parcel, but with a significant up gradation of the settlement's infrastructure and services, including, in some cases, land leases or ownerships. Where such land compromises or sharing has not been possible, the squatters have been relocated to another location, where varying levels of "sites"-and-"services" have been provided, with, again land lease or ownership. Land sharing is an approach which has brought about considerable settlement improvement by the initiative of the people themselves (Jafri S.S.A, 1979). The squatter,

after having organized themselves into a viable organization, have initiated negotiations with the land owner and have "shared" the land, giving the prime locations of the land (for example, the side facing a road) to the owner and using the remaining for their housing, but in a more organized and improved manner. The role of non-governmental and voluntary organizations has to be emphasized in this respect, in mobilization of the people into an organization, in training and educating them, in forming a link with the authorities, and in various other catalytic ways. As a complement to this, the participation of the community of squatters, in improving the quality of their settlement is also an important resource that has to be tapped for improvement. Commonly, community credit programmes, for example, are used as a rallying point for bringing the squatters not only because money itself is important, but also because of the externalities that it can generate.

VIII. Future Role of Squatter Settlements in Urban Housing.

Squatter settlements in urban areas are inevitable phenomena. As long as urban areas offer economies of scale and agglomeration economies, large cities will always continue to grow attracting migrants from rural and smaller urban areas, leading to more squatting. There is no universal "quick-fix" solution that can solve all the problems of squatting in all parts of the developing world. Considering the inevitability of squatting, the need is primarily for a change in attitude towards squatting, squatters and squatter settlements. One such approach that has been receiving considerable attention from various government and public authorities has been the "enabling" approach, where instead of taking a confrontationist attitude, governments have strived to create an enabling environment, under which people, using and generating their own resources, could find unique local solutions for their housing and shelter problems. Abrams, Charles (1964)

2.1.2 Squatter Settlement, Accessibility of Land and the Urban Poor

Land in sub Saharan Africa, is a significant factor and an indispensable asset that determines the quality of life of not only the rural communities but also that of the urban dwellers too. From the land needed for cultivation by the rural farmers, the site required for urban housing, the workshop needed by roadside auto mechanics and spaces required by various government and developmental agencies, land has proved not only to be central to mans need and activities but also as the most crucial factor of production. Consequently, access to land has continued to be a tool for obtaining social prestige, economic security and political power. The growth of the economy generates physical development in our cities which most often results in increase in values of land. Naturally, in a market economy, access to the use and enjoyment of this land depends on the purchasing power of individuals concerned. Where the affluent individuals are able to purchase and occupy a choice location, the urban poor are left to grope with the marginal areas. In addition, the centripetal

nature of the cities which brings about an increasing spate of economic activities also creates intense pressure on municipal services and facilities like hospitals, educational institutions, housing, transport, telecommunication systems and energy supply. With the limited funds available to the government, provision of these services is always tilted against the area occupied by the urban poor. This is more so where they encroach upon government lands or other areas where development permits cannot be given. With the influx of more squatters driven by their inability to acquire a better developable site within the city, the resulting squatter settlement will grow into a full blown slum(UN-Habitat, 2003).

Once it has evolved, the question is; what do we do to a squatter settlement? In a bid to provide answer to this question, the remainder of the paper is structured as follows: the next section (section 2.1.1.1) provides information on the evolution and different types of squatter settlements in Burayu city. Section 2.1.1.2 deals with the unwholesome effects of squatting; this is followed in section 2.1.1.3 by the management options proposed to deal with squatter settlement. Section 2.1.1.4 tackles the concluding parts and the policy implications.

2.1.3. The Evolution and Types of Squatter Settlements In Burayu

In Burayu, squatter settlements can be categorized into two main groups namely the illegally occupied settlements and the illegally developed settlements. Squatter settlement can either at first begin as a commercial or a residential enclave which at the latter stage would evolve into a settlement of mixed activities.

Squatting activities on illegally occupied land is peculiar with government acquired lands. For reasons which include non- payment of compensation, project abandonments and change in government personnel, government often times do not put the acquired lands into use. Encroachment begins when the lands are put to agricultural uses by the former owners and their tenants. The problem is further compounded by the insatiable desires of the original land owning families (who own it before government acquisition) who pounce on this land and sell it to unsuspecting buyers. Other group of squatter settlements in this category includes those located on less desirable areas of the city such as wet land, refuse dump, over pipe lines and under high tension electricity transmission line (Jafri S.S.A, 1979, Ethiopian Civil Service University, 2014).

Illegally developed squatter settlements on the other hand, usually emerged at rural urban fringe as a result of land speculators buying agricultural land and laying it out without provision for adequate roads, facilities for health, education and recreation. The expectation is that government in the future would provide these basic infrastructures. In this circumstance, plots were bought, developed and occupied without necessary approval from City Planning Authorities (Ethiopian Civil Service University, 2014).

According to Oromiya urban development bureau survey (2003), most Burayu cities are squalid, because majority is confined to marginal areas without services or infrastructure. In this wise, city dwellers are forced to provide inefficient solutions to their refuse disposal, water supply and other needs. Whatever the type of squatter settlement, the underlying causes is the same- the inaccessibility of developable land to the urban poor.

2.1.4. Access to Land and Squatter Settlement

For land to be said to be accessible to the end users, it must be physically available, economically affordable with ease of transaction and security of tenure. To the Burayu urban poor, the issue of affordability and its twin companion - ease of transaction constitute the major hindrance to land accessibility.

Generally, as population and affluence grow, there is an increase in the demand for land by government, private individuals and corporate bodies. Unfortunately, since the physical overall supply of land within a geographical area is fixed, demand always outstrips supply by a very wide margin, especially in our urban centers. This inevitably brings about the survival of the fittest syndrome. In this struggle, government has the upper hand through the exercise of their power of eminent domain, while individuals and corporate bodies meet their land requirements in the open markets. Within the open market, the corporate bodies and the rich individuals usually with higher bargaining power, dominate the transaction; while the urban poor are left with little or no choice but to make do with the crumbs. Consequently, this group of individuals, in most cases, occupies the less desirable areas such as marshy sites, neighborhood adjacent to refuse dumps and where they can find one, they encroach on government lands. The emergent settlement usually evolved as a spatial concentration of poor people in the poor areas of the cities. As expected, this settlement is usually characterized by infrastructure deficiencies, shanty structures, poor sanitation, urban violence and crime. These composition and characteristics have always made squatter settlement a source of worry and concern to their adjacent neighbors and governments. Jafri S.S.A. (1979).

According to United Nations (2010), the percentage of the world's inhabitants living in urban areas, which was less than 5.0 per cent in 1800, was increased to 50.5 per cent in 2010 and is predicted to reach 65.0 per cent in 2030. Consistent with this report, urban growth will be quite rapid in developing countries especially in cities of Africa and Asia, which are currently less urbanized. Smith and Wang (2007) pointed out that with urban growth rate of 3.4 per cent, Africa is the fastest urbanizing continent in the world, and in 2030 it will end being principally rural. They also depicted that rapid rate of urbanization and low level of urbanization is posing challenges like the burgeoning of new kinds of slums, the growth of squatter settlements and other forms of illegal land developments all around the rapidly expanding cities of the developing world. In harmony

with Smith and Wang (2007) and the report from United Nations (2010), more than one billion of the world's city residents live in inadequate housing, mostly in slums and squatter settlements. According to Smith and Wang (2007), close to 37.0 per cent of the urban population in the developing world and 62.0 per cent of the urban population in Sub-Saharan Africa lives in slum, squatter settlements and in inequitable and life-threatening conditions.

Ethiopia remains among one of the least urbanized countries in the world. Using the Ethiopian Central Statistical Agency's definition of urban, which includes urban centers as small as 2,000 in population and according to Population and Housing Census of the respective years, urbanization level of Ethiopia was 11.4 per cent (4.3 million) in 1984, 13.7 per cent (7.4 million) in 1994 and in 2007 it increased to 16.2 per cent (11.9 million). The annual urban population growth rate of the country was estimated to be above 4.3 per cent. As Ministry of Urban Development and Construction of Ethiopia (2011) estimated, by 2020 about 30.0 per cent or 22 million people will account for the urban population of the country. According to Central Statistical Agency (2007), Oromiya National Regional State is the largest in Ethiopia with 3.4 million urban populations which is 28.0 per cent of urban population of Ethiopia in 2007. According to Ministry of Urban Development and Construction (2011), it is expected to increase to 5.3 million in 2015. Oromiya National Regional State accounts 41.0 per cent of the total urban centers of Ethiopia.

As per definition of Oromiya National Regional State and as recognized by Ministry of Urban Development and Construction, Burayu city is one of the first grade cities in Oromiya National Regional State. Burayu city is very proximate to Addis Ababa metropolis, the capital of Ethiopia. It is located about 15 KM from the Office of Addis Ababa City government in Piyassa towards the North West on the way to Ambo immediately outside the city limits of Addis Ababa metropolis, the capital of Ethiopia (Fig 1).

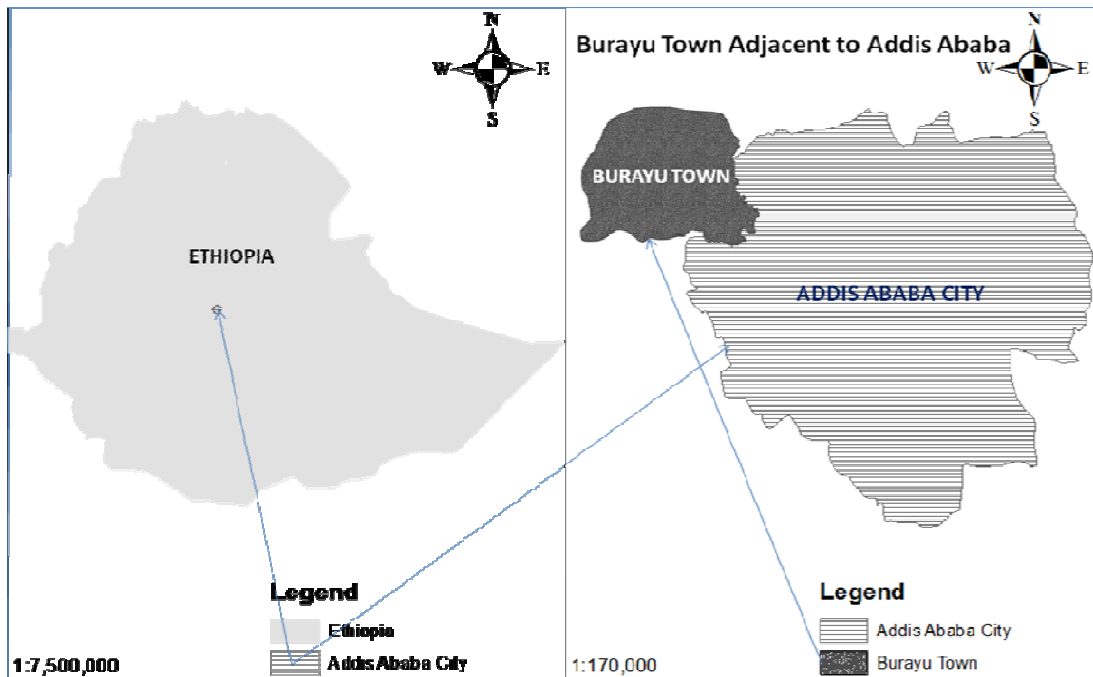


Fig 1 Location of Burayu Town in Ethiopia Adjacent to Addis Ababa City

Source: Based on Maps from Oromiya National Regional State, Bureau of Finance and Economic Development, 2012

According to census, the population of Burayu city was 4,138 in 1984; 10,027 in 1994, 63,873 in 2007 and 100,200 in 2010 (estimated). Burayu city administration has estimated that the population of the city has grown to more than 150,000 in 2014 showing that the city is growing very fast. Urban Development Bureau of Oromiya National Regional State (2009) illustrated as development and expansion of squatter settlements and other illegal land developments in major cities of Oromiya National Regional State became great issue. Because of the conflict of squatters' need with norms and standards of urban planning, the city administration had been taking actions as responses to squatter settlements including clearing the land by demolishing the structures. Legalization of squatter settlements and related illegal land development activities in major cities of Oromiya National Regional State is reported by Oromiya Ethics and Anti-Corruption commission as a sector highly vulnerable to corruption involving facilitation payments as well as bribes in order to make these as officially permitted or do not demolish the settlements. In case of Burayu city, most of the conflicts are in legal courts and majority of the imprisonments are in different police stations, in the city are pertaining to cases related to squatter settlements which do not have legal documents. Environmental policy of Ethiopia (1997) indicated that the serious deficiencies in sanitation services and the inadequacy of sewerage infrastructure and random defecation in urban areas in the vicinity of Addis Ababa have created dangerous health and environmental problems.

The objective of this article is specifically to point out the main characteristics of squatter houses with regard to location of the houses in relation to environmentally sensitive areas, construction materials of the houses and accessibility of the houses to public utility services and facilities. By the random purposive sampling method, 300 squatter households were selected from different social segments and primary data was collected. The secondary data was taken from published or unpublished records of the city administration.

2.1.5 Characteristics of Squatter Houses in Burayu City:

Burayu city is located in Oromiya National Regional State around the central part of Ethiopia. It is located about 15 KM from the Office of the City government of Addis Ababa metropolis, the capital of Ethiopia immediately outside the city limits of Addis Ababa city towards the North West on the way to Ambo. Burayu city is characterized by unplanned housing development like proliferation of squatter settlements. According to the estimate of the city administration, the total number of residential houses in the city are 23,043 of which 12,572 (54.6 per cent) are informally developed houses (2012). The city administration also indicated that about 7,000 of these informally developed houses in Burayu city are squatters. To address the problems related to these, Burayu city administration has been taking curative actions including demolishing of squatter settlements and regularizing significant number of houses in different years. These efforts have achieved little in terms of addressing the problems.

Location is one of the most important aspects which determine housing value. Different studies indicate that, the people want to construct squatter houses/illegal houses on and around sensitive areas which are not usually occupied by anyone else. These environmentally sensitive areas include high tension electric line, river, industry, solid waste disposal site, flood areas, hilly areas, near water reservoirs, areas prone to landslides and flooding, protected forests and other susceptible areas. The 2012 revised version of Structure Plan Preparation Manual prepared by Ministry of Urban Development and Construction of Ethiopia also prohibited uses of land for large scale industries, storage and warehouses, military establishments and ammunition stores, waste treatment plants and landfill sites, cemeteries, transport terminals, quarries, universities, colleges, hospitals and stadiums in and around residential areas. Burayu city also has most of the sensitive areas indicated above. As an example, the next map shows high tension electric line, rivers, streams and gullies in the city. Some of the sample squatter houses are located in the neighborhood of these sensitive areas.

2.1.6 Management of Squatting Activities and Squatter Settlements

Two basic approaches are of relevance in this case, preventive measures should be taken to

prevent the emergent of squatter settlements. Where the squatter settlement had evolved with its attendant slum conditions, appropriate curative measures should be undertaken taking cognizance of the socio-economic implication of the options to be adopted.

The best option should be to prevent or at least curtail squatting activity. In this wise, effort should be geared towards checking the development of new squatter settlements. This can be achieved in two ways. First, by providing cheap land and services for the urban poor; for example in Owerri, the capital of Imo state in Nigeria; it will be difficult for low income earner to have access to good developable land if no support is given in a situation where cost of land is more than 30% of the total development cost (Onyike, 2007). Secondly, early occupation and adequate policing of acquired land will prevent encroachment. Erection of signposts informing and warning unsuspecting buyers and developers that the land is committed will help a lot in this regard.

However, where squatting has already taken place and slum and shanty city have evolved; what do we do? In this wise, there are three options available which are eradicating and relocating the slum residents, clearance and redevelopment; and slum upgrading (The World Bank, 2002).

Eradicating and relocating of squatters has been described as a failed response of the 1960s and 1970s by the World Bank (The World Bank, 2002). This notwithstanding, what operates in Nigeria is worse than eradication and relocation of squatters residents. In the country, the squatters are ejected and their property which are described as illegal structures are demolished. The demolishof entire Maroko settlements in 1991 and the various demolishexercises in Abuja epitomized this. Ejection of squatters and demolishof illegal structures generates social, economic and political problems with their attendant security implications. It tends to portray government as insensitive to the plight of the citizenry. Demolish also results in financial losses both to the squatters and the government; and depletes the national housing stock (Lands Division, 1996). This approach is socially destructive and involves high community cost. "The ultimate result has been the loss of these dwellings and the dispersal of the populations either into new slums or to swell the ranks of the existing slums while the area is being laid out and allocated for high class residential development" (Omirin, 2003).

Clearance and Redevelopment which is the second curative approach involves a temporary movement of the residents while the place will be cleared and new structures, usually high rise building serected for the monthe same site. This approach involves high social and economic costs which are almost unaffordable. Besides, the developments of high rise buildings will not provide sufficient ground level spaces which are needed by these low income families to operate their small businesses which they use to augment their meagre incomes.

The third and the best curative approach is to upgrade the squatter settlements. This is the most palatable of the three curative approaches to the management of squatter settlements because it has the ultimate effect of preserving the extensive development that had been erected and putting some order in the area. According to a report of the World Bank, upgrading rejuvenates the existing community with minimum disruption and loss of physical and social assets (The World Bank, 2002). The first step in this approach is to ensure security of tenure for the property owners in this settlement. When the fear of perpetual ejection is removed, property owners will now be interested to invest in the improvement of their houses and environment. Also private developers will be attracted to the area. In Nigeria, illegal structures in some cases are accommodated under a similar policy called regularization or ratification. The next stage is to commence on the provision of municipal facilities within the area. There are many approaches to do this, starting from the provision of a single infrastructure piece such as water supply alone to a package of services. Whatever the method being adopted, the planning and implementation should involve the community on a sustainable level.

2.2 Empirical literature review

Expansion of squatter settlements is the common problems of almost all urban centers in the world (1). They are known by different names in different countries. In Ethiopia, one of the research presented as squatter settlements have emerged during the mid of 1970s after the Dergue regime, government that ruled Ethiopia from 1974-1991, nationalized all urban land and extra houses in 1975 by Proclamation No.47/1975. In accordance with this research, in the pre-revolutionary land tenure system, the development of squatter settlements was highly deterred as the power of the property owners (individual ownership) was strong enough to discourage illegal occupation of land. This research also restated that, after the nationalization, the government could not effectively and efficiently manage the land and everyone has got the chance to squat on vacant government lands. (2)

Despite the economic benefits, the rapid rates of urbanization and unplanned expansion of cities have resulted in several negative consequences, particularly in developing countries. Most cities in developing countries are expanding horizontally and the population is moving to unplanned settlements on the peripheries at the expense of agricultural lands and areas of natural beauty as mentioned by Lowton, 1997:5. Unplanned and uncontrolled expansion of cities' built-up areas usually lead to problems of soil erosion, segregation of low-income groups in ecologically sensitive areas, and increased costs in terms of infrastructure provision. In most cities in developing countries the problems relating to rapid physical expansion are not due to land shortage but to lack of appropriate policies and strategies to guide new development, since overcrowding occurs in

particular areas and yet at the same time large amounts of land are left vacant or only partially developed in other areas(6).

Ministry of Urban Development and Construction of Ethiopia (2011) reported that more than 40 per cent of urban population of Ethiopia lives within below poverty line which is characterized by problems related to shelter.

One major finding of the study in Nekemt city, (2017) shows that there was a wide gap between rapid urbanization, spread of squatter settlement and housing policy. According to the research, there was high city physical expansion with illegal land holding for housing and little policy contribution to solve the problem. Hence according to land lease policy proclamation, down payment or 10 percent of the total price of the lease cost was not affordable with the actual income of the squatting people indicated in the research. Therefore, this market approach of land lease price was not inclusive approach for the poor people of the area. In addition to the down payment the proclamation guarantees the completion of construction with in the period specified under the lease contract indicates up to 24 months for small construction project, up to 36 months for the medium construction project and 48 months for large construction project. From this, everybody can investigate that, if the poor or squatting people win the land lease bid, it is difficult to construct house with in the period due to the cost in addition to the price of down payment. Initially, integrated housing program aimed to solve the problem of the poor living in urban areas of the country in general and study area in particular. Based on the proclamation No 122/99 the one want to buy integrated house should pay 20% of the total cost and 80% is covered by bank for residential purpose. But when we see the integrated housing program housing cost whether for final or dawn payment, was very high in comparison to household monthly revenue (4)

According to the Population Reference Bureau's, World Population Data Sheet cited by BegnaTS(2002), Ethiopia is one of the least urbanized countries in the world. Even by African standards, the level of urbanization is low. While the average level of urbanization for Africa in general was 33% in 2002, Ethiopia had only 16% of its population living in urban areas. Despite the low level of urbanization and the fact that the country is predominantly rural, there is rapid rate of urban growth, which is currently estimated at 5.1% per year.

Rapid urbanization, one of the greatest socio-economic changes during the last five decades, has caused the burgeoning of new kinds of slums, the growth of squatter and informal housing all around the rapidly expanding cities of the developing world. According to the 2013 UN-Habitat global report on human settlements, urban populations have increased explosively in the past 50

years, and will continue to do so for at least the next 30 years as the number of people born in cities increase and as people continue to be displaced from rural areas that are almost at capacity. The rate of creation of formal-sector urban jobs is well below the expected growth rate of the urban labor force, so in all probability the majority of these new residents will eke out an informal living and will live in slums. United Nations Human Settlements Program also stated: “To live in a place, and to have established one’s own personal habitat with peace, security and dignity, should be considered neither a luxury, a privilege nor purely the good fortune of those who can afford a decent home. Rather, the requisite imperative of housing for personal security, privacy, health, safety, protection from the elements and many other attributes of a shared humanity, has led the international community to recognize adequate housing as a basic and fundamental human right”(5).

In 1950 only 18 per cent of people in developing countries lived in cities. In 2000 the proportion was 40 per cent, and by 2030 the developing world is predicted to be 56 per cent urban (Ibid). And the number of cities with more than a million people will increase from 86 in 1950 to 550.2 in 2030. In Ethiopia, according to the 1984 census the total population number of the country was 39.9 million while this number increases to 53.5 and 73.9 million in 1994 and 2007 censuses respectively. Each successive Population and Housing Census demonstrates that national population size increased in steady increments of significant proportions. For instance, a comparison of the 2007 census results with those from 1994 shows that the population of the country increased by more than 20 million persons over the last 12 years. Similarly, in the previous decade (1984 to 1994), the population of the country increased by 13.6 million peoples and as CSA of 2007, the growth of urbanization is 16.3 percent.(6)

2.2.1. Urbanization process in Ethiopia

Urbanization in Ethiopia is a recent phenomenon because of the historical factors of the country. Many of the middle sized cities in Ethiopia were founded during the nineteenth century for political-military reasons. According to Donald Crummey, three major institutions shaped Ethiopian cities during the 19th and 20th centuries: palace, market and church. These institutions played three roles: political, economic and cultural as cited to Bahiru 2008: 486. The establishment of the current capital, Addis Ababa, in 1886 is the third in line following Axum and Gonder from the early and middle age Ethiopian history respectively. Throughout most of its history, Ethiopia remained a land of small villages and isolated homesteads (Pankhurst 275). The reason for the absence of large settlement of urban areas in Ethiopia for long time is given by Richard Pankhurst as the continuous move of the royal camp. Middle age royal court was composed of immense

agglomerations of population which consisted not only courtiers and warriors, but also of numerous non-combatants, among them wives, servants, and slaves, armoires, tent-carriers, muleteers, priests, traders, prostitutes, beggars, and even not a few children (Ibid). On the other hand, Molla Mengistu argued that there was a little need for urbanization, since it contradicts the existing self sufficient peasantry life style. Urbanization by its nature needs to transfer more land away from agricultural production to urban settlement and yet, it can be concluded that modern Ethiopian urbanization has been flourished during the 20th century because of political stability (especially during the reign of Emperor Haileselesie I), and the modernization of the country.(7)

Addis Ababa was established by emperor Menelik II and it is said that in the beginning it was a collection of camps where the royal camp was located in a tent at the center of the high ground. The imperial camp was surrounded by his servants and other nobility were rushing for land grabbing in various part of the city. This can be stated as the first act of informal settlement for they settle on government land without permission of the emperor. Because of the insecurity they felt over the land they held, they made a request for Menelik to promulgate a land charter in 1907. This gave property holders greater security and a stake in the fate of the city. Not only did the land charter become the most prized certificate of any urban household but it also contributed to activating the urban economy through sales and mortgages. (8)

According to recent UN estimates cited by Angel [20] and the urban population of Ethiopia is now expected to triple between 2010 and 2040, growing at an average rate of 3.5% per year. Ethiopia is now one of the most rapidly urbanizing countries in the world. Among the 80 countries that had more than 10 million people in 2010, it had the 15th highest rate of projected urban population growth between 2010 and 2040.

As stated by Angel [24] for cities to expand outward at their current pace to accommodate their growing populations or the increased demand for space resulting from higher incomes the supply of land must not be artificially constrained. Land supply bottlenecks lead to increases in land prices and, since land is a major housing input, to increases in house prices. The more stringent the restrictions, the less is the housing market able to respond to increased demand, and the more likely house prices are to increase. And when residential land is very difficult to come by, housing becomes unaffordable land and housing is one of the most fundamental characteristics and advantages of an urban economy that is a large and diverse marketplace. But problems in the availability and affordability of land for firms and for housing, and constraints in transport that

reduce the effective mobility of goods and workers, can fracture the city into disconnected subzones that become dead ends, especially for the poor. World Bank [24,25].

Urban land is said to be accessible for housing if the land is available with reasonable price and with security of tenure. In Burayu city, the land for residential purpose is physically available and there is no scarcity of land for housing. According to information from Land Development and Management Agency of Burayu city, 2014 from the total area of the city which is about 90,000,000 m² (9,000 hectare) of land only half of it is developed and the remaining 45,000,000 m² is vacant. The Land Development and Management Agency in all urban centers in Oromiya National Regional State has explicitly and legally defined powers and functions in planning development and provision of land for any purpose. Previously, land for housing in the city was delivered by rent and currently it is being provided by lease. Since long ago, there was also a clear plan annually prepared to develop and deliver land for housing in the city. But, the implementation is very far lagging behind the plan. The maximum area (500 m²) is during legalizing of the earlier unplanned land developments like around the expansion of the urban centers where previously occupied by rural farmers. For this kind of 500 m², plan and building permit is given for the land holder and if the area is more than 500 m² the government (Land Development and Management Agency) takes over the land (add to its land bank) and pay compensation to the previous land user mainly the farmers. The compensation is very low which is 8 birr per m² for grazing land, 14 birr per m² for farm land and 17.50 birr for the land covered by eucalyptus tree. This means that the government pays the previous holder only 1,600 birr per 200 m² for grazing land, 2,800 birr per 200 m² for farm land and 3,500 birr per 200 m² for the land covered by eucalyptus tree. According to the city administration, this payment is based on proclamation No. 455/2005 (Expropriation of Landholdings for Public Purposes and Payment of Compensation) and Regulation No. 135/2007 (payment of compensation for property situated on landholdings expropriated for public purposes). According to this proclamation and regulation, a land holder whose holding has been expropriated shall be entitled to payment of compensation for his property situated on the land and for payment improvements he/she made to such land. About two years ago, to get land for residential purpose in Burayu city, one should pay a total of 4,154 birr which is all the same for 140 m², 160 m² and 200 m² and a total of 3,675 birr to get 105 m². (At present, land in the city and in other big cities is delivered by lease which is different from the payment indicated).

The price of land by which these squatters bought from the farmers or land dealers is significantly higher than the amount the city administration pays to the farmers as the compensation indicated above. This means that the farmers want to illegally sell the vacant land to land dealers rather than

forcibly agreeing with the government which pays less amount of money. This contradicts the finding of Minwuyelet (2005), which says the development of squatter settlements before the nationalization of urban land and extra houses in Ethiopia was highly deterred as the power of the property owners (individual ownership) was strong enough to discourage illegal occupation of land. According to Minwuyelet (2005), after the nationalization, the government could not effectively and efficiently manage the land and everyone has got the chance to squat on vacant government lands which is completely not true in case of Burayu city. On the other side, proclamation No. 455/2005 and related Regulation No. 135/2007 of Ethiopia have also opened some gap for development and expansion of squatter settlements in Burayu city.(3)

As one of the cities in the developing countries especially Ethiopia, Burayu has experienced a rapid rate of physical expansion. This trend is largely influenced by spontaneous growth, which has resulted in the emergence and development of squatter settlements. Despite the fact that there is rules & regulation (proclamation) of Oromiya national regional state which prohibit & discourage the squatter settlement, the evident at hand & as evidenced by the population of the area & as the investigator being resident & observed, the squatter settlements in this area seems significantly increased. Thus, the purpose of this study is to assess the trends in squatter settlements and the level of squatter settlements in the light of unplanned city expansion, and to overview the legal position of governments with regards to squatter settlements.

2.2.2 The Present Land holding system

After the end of the imperial regime in 1974, the military junta, Derg, came up with two important land legislations in Ethiopia. The first was proclamation 31/1975 that transferred all rural land to the hand of the state while the second was proclamation 47/1975 that puts all urban land and extra houses in the hands of the state. The urban land proclamation nationalizes all urban land and extra rentable houses without any compensation. The law provides 500 square meter of land area for each family to construct a dwelling house (Proc. 47/1975: Art. 5). It also promised a plot of land for business house. The state prohibits the sale, mortgage, lease, and inheritance of urban land. It prohibited, further the construction of additional houses on the same plot (Id. Art. 11). This has, no doubt, contributed to the shortage of urban residential houses in the country. After the down fall of the Derg, in 1991, the current government has shown no policy change on land ownership in the country. The 1995 Ethiopian constitution under article 40(3) affirms the state and public ownership of land in Ethiopia and hence land is not subject to sale and exchange. Currently urban land is administered by the lease proclamation of 272/2002. This was enacted after the repeal of its predecessor proclamation 80/1993. The lease law provides that urban land would be changed into

lease system and every holder of urban land would get land from the state through lease arrangement. In urban areas lease land can be acquired mainly through auction and negotiation (Proc. 272/2002: Art.4). But regional cities are empowered to come up with other types of methods as well. Hence, besides the above two, grant by lot and award are also being used. Therefore, people who want a plot of land for residential and business purpose may bid to win. The bidder who offers the highest bid price will get the land. Besides, the government may want to encourage investment and provides land to investors by negotiation. The price is usually low and the opportunity is given only to the few. Land award is given to Ethiopians who contribute to the country some extraordinary contribution. The most usual way of land distribution to the average and low income citizen in the country is land grant. Lease land is distributed to individual people or association of people for residential purpose through lot for free. The problem with the last and important type of land distribution is that it does not happen so often compared to the demand of the people. From the subject matter at hand, it is also important to look in to the policy problem exists in our rural land law. The constitution as well as the urban land administration and use proclamation ensure the right to get access for land by rural farmers. The constitution under article 40(4) ensures all farmers and pastoralists to get land free of charge (Constitution: Art. 40(4)). Moreover, proclamation 456/2005 that is provided for the administration and use of rural land confirms any person above 18 years and who wishes to engage in agricultural activities will get access to agricultural land (Proc. 456/2005: Art. 5). However, this right becomes useless because of another provision/rule in the federal as well as regional land laws that prohibit rural land distribution. Such laws categorically prohibit rural land distribution which left the new young generation in rural areas unemployed and with the fate of migrating to urban areas. The point raised is that both the urban and rural land legislations create a condition of surge of population growth and on the other hand urban land shortage. (9)

The informal settlement is the prime option for land seekers in most developing countries where the authority fails to manage urban growth according to its legal norms (10). Similarly in Namibia, the growth and development of informal settlements has been the main problem associated with the expansion of Windhoek, the capital city, where informal settlements are home to 30 to 40 % of its residents (City of Windhoek, 2012). Rapid growth of informal settlements is one of the largest problems of cities in developing countries. These settlements are common and are typically the product of an urgent need for shelter by the urban poor. It reported that 78.2 % of the urban population in developing countries lives in informal settlements. Moreover, they are growing at least twice the rate of planned settlements (11). Names for informal settlements vary ranging from slums, to *favelas* in Brazil, *aashw'iin* in Egypt, *cindadesperdidas*(lost cities) in Spanish, *mukhukhuin*

South Africa, and *ghetto* in Namibia (12). Informal settlements development goes through various stages during its growth. These stages include *infancy*, where a piece of land that is vacant and mostly found at the periphery of city is occupied by informal dwellers. *Consolidation* which is the stage between infancy and saturation. It is characterized by increased outward expansion, subdivision, construction and tenancy. At *saturation* stage, the expansion stops and empty spaces get filled up with new structure. This stage is mostly characterized by high overcrowding which exacerbate living conditions of informal dwellers. (13) One article, notes that, informal settlement growth is affected in three distinct but overlapping means, which is expansion, densification and intensification. Informal settlement expansion can be inward, outward or independent from a known boundary of an existing settlement. The main function of the expansion process is that the settlement dimension increases in size.(14) Densification refers to the infilling of empty spaces by building structures built within the realm of existing settlement. Population and residential density describes the densification process. Intensification is the vertical increment of built up structures and is considered to be one form of the internal growth along with densification. The rapid growth of urban areas in the developing world has prompted the challenge of creating innovative approaches to sustainable development. (15) In Namibia and other developing countries around the world, urbanization has led to the rise of informal settlements. These settlements are often characterized by residents with low income profiles, who live under extreme poverty conditions, and lack the proper financial means and urban infrastructure to cover their basic needs (16). The annual growth rate of informal settlements is about twice that of the entire city of Namibia, which indicates that informal settlements have a higher population than formal areas. As a result of high growth rate of informal settlement population, the proportion of informal settlement structures has grown from 15% in 1995 to 25% in 2001, representing a proportionate increase of 1.6% per annum growth in informal settlement structures (17).

CHAPTER THREE

7. Research Design and Methodology

7.1. Research Design

To achieve the objectives of the study, a preliminary survey was conducted to assess the organizational structure and to determine the sample size. And after the preliminary survey the quantitative and qualitative research approach was employed. However, the researcher used qualitative research design for the purpose of data triangulation and to obtain in-depth data for the quality of the research. This was because qualitative research methodology aims to explore people's feelings, perception and experiences of particular events and phenomenon more closely (Limb, M. and Dwyer, C. 2001), cited in Dessalew Berhane, 2015). 'Qualitative research aims to achieve 'depth' rather than 'breadth'. (Blaxter, Hughes, Tight, 1996). 'It has been used to make sense of the subjective experience of the individual within natural settings. (Saunders et al, 2007). With the qualitative approach, the researcher use the answers from higher officials such as data gathered from interviews to identify larger constructs. The researcher then tried to understand the different relationships that exist between these constructs.

To find out the squatter settlement practices in the Burayu city a questionnaire was used as the data collection instrument. The data from the completed questionnaires was then analyzed to determine if there were differences between groups of residents with different socio economic compositions like income level, educational level, occupation level, and religious and sexual orientation in relation to practicing squatter settlement. Three higher government officials and 3 senior experts from the municipality of Burayu city were let to involve on FGD, with this the researcher tried to analyze management challenges.

To this end, this research method was selected for it would be convenient to show the practices/the experience and the current situation/extent of squatter settlements in Burayu city especially in its peripheral areas.

7.2. Source of Data

In order to achieve the objectives of the study, both primary and secondary data were analyzed.

7.2.1. Primary Sources of Data

The primary data was collected from the sampled household heads of the legal dwells of the city, squatters, local administrative bodies of the peripheral kebeles and administrative bodies at the

city administration level. The researcher had collected these data through open and closed questionnaires, structured interviews, observations, and focus group discussions.

7.2.2. Secondary Sources of Data

The research has secured relevant and supplementary information from secondary data resources. Thus, current and related data were collected from legal documents, published reports, and unpublished sources.

7.3. Sampling Techniques

7.3.1. Population of the Study

The target population of this study was all the squatter settlements households in kebeles of Burayu city administration of Oromiya Special Zone surrounding. And a purposive method of sampling technique was preferred to select 3 administrative kebeles namely Burayu gafersa, Guje gafersa and Malka nono as the squatter settlement is practically extensive in these kebeles. From each of these kebeles' random samples of study participants are selected to meet a total sample size of 308.

7.3.2. Sample Size of the study

When investigating a large population, it is often empirical and usually unnecessary to measure all the elements in the population of interest. On top of this, the sampling frame for this study was 10,000 Squatters in six kebeles of the city administration (source database of the municipality 2017).

To determine the sample size for quantitative data statistical formula is most appropriate and formula by Kothari (1990, 2004) is used. The simplified formula by the author is given as follows:

$$n = \frac{z^2 \cdot p \cdot q \cdot N}{e^2(N - 1) + z^2 p \cdot q}$$

Where: n= is the sample size for the research

z= confidence level for normally distributed population, usually at 95 % (z=1.96, for two tailed table).

p= proportion or ratio of factor/variable, here it was assumed to attain optimal value, hence p=0.5

e= was the marginal error expected to exist in determining the sample size (assumed 5.5%)

N= is the total number of squatter houses in the city used as sampling frame, which is 10,000.

$$n = \frac{P(1 - P) * N * \frac{Z_{\alpha}^2}{e^2}}{e^2 * (N - 1) + P * (1 - P) * \frac{Z_{\alpha}^2}{e^2}} = \frac{0.5 * 0.5 * 10000 * 1.96^2}{(0.0055)^2 * (10000 - 1) + (0.05)^2 * 1.96^2}$$

$$n = \frac{0.25 * 10000 * 3.8416}{(0.003025)*(9999) + (0.25) * 3.8416} = \frac{9604}{30.25 + 0.9604} = \frac{9604}{31.207} = 307.7 \sim = 308$$

Rounding off the result of the calculation we will get 308 as the optimal sample size, hence based on this data was collected from respondents.

Therefore, the researcher had used the statistical methods to determine the sample size of the squatters (308 samples) and selected individual respondents using probability sampling method enables and ensures the representativeness of the sample to be drawn; where each squatter within the sampling frame (settlement area demarked for this study) had been selected and interviewed (Kumar, 1999), cited in Tilahun (2012).

Furthermore, the researcher had employed purposive sampling techniques to have community leaders, local and city administrative bodies seeing that these sample individuals would provide the best information to address the research questions.

7.4. Instruments of Primary Data Collection

7.4.1. Questionnaires

This instrument of data collection was used as the data collecting in this study for it was helpful in securing pertinent information for the study and its suitability for survey research.

Thus, questionnaires that consist of different sections and different items: open-ended and closed ended were prepared to collect relevant data from the sample representatives.

7.4.2. Interview

In this study, to obtain additional information to the data gathered through questionnaires, interview was used. To this end, semi-structured interview were prepared to probe views and opinions. Heads of kebeles from the 3 kebeles', and one senior expert from municipality of Burayu city and land management agency were interviewed at their respective offices.

7.4.3. Focus Group Discussion

Apart from the data gathered through the aforementioned data collection instruments, focus group discussions with squatters, legal dwells and administrative bodies were held by the researcher for the purpose of enriching the data secured through interviews. Two officers from each of 3 kebeles', one higher official from municipality, head of land management agency and one higher official from city administration were composed for the discussion held at hall of Burayu city administration.

7.4.4. Observation

In this research, the researcher has direct observation to cross check and to witness the information collected where by the data that were secured by this instrument were recorded. The researcher had observed demolish campaign and demolished illegal buildings of the squatter settlements.

2.5 Secondary data

This part of the research consists of the data collected and organized by the researcher from the responsible body (Burayu Municipality Land Management).

As per the data from the annual squatter settlements report of the municipality's land; the following numbers of houses were identified and demolished in the past consecutive years.

Table 2. The buildings identified and demolished

S.No	Year	Squatter Settlement Identified	Demolished houses	Differences	Remarks
1	2014/2015	2791	1324	1467	The un demolished buildings were due to some problems.
2	2015/2016	10095	6089	4006	
3	2016/2017	7147	5265	1882	
4	2017/2018	8542	7974	568	
Total	2014-2018	<u>20,920</u>	<u>20,652</u>	<u>7923</u>	

Land management agency of Burayu report, 2018

According to (Land management agency of Burayu report, 2018) even though many of illegally built houses are demolished (Table .2) there are also many houses remain undiminished for the following reasons:-

- The act of demolishing of illegal houses was done with the participation of different government organizations like police officers, municipality, land management, kebele officials.
- Due to the scarcity of budget/finance.
- The last but not the least cause that squatter houses wouldn't be demolished was the lack of commitment from committee members and different government bodies.

2.6 Document Analysis

Current and related documents have been reviewed for triangulation purpose and cross checking the data.

2.7 Methods of Data Analysis

After the collection of the necessary information has completed, data processing was performed with SPSS and the data were analyzed using different statistical methods and techniques.

2.7.1 Quantitative Data Analysis

In qualitative data analysis coding data is very important in order to discover what is important and what is to be learned, and deciding what to tell others qualitatively. The researcher used qualitative data analysis tools of open coding and selective coding to present and analyze the collected qualitative data. Coding in qualitative data analysis is the process of examining the raw qualitative data which was in the form of words, sentences, or paragraph and assigning codes.

2.7.2 Quantitative Data Analysis

In analyzing the quantitative data collected through questionnaires from participants, the Statistical Package for Social Science Software (SPSS) 20 versions and Microsoft excel were used. The analysis includes representations of results using numbers, charts, graphs, tables and description. Descriptive analysis was employed to analyze the frequencies and percentages of respondents' perception and their level of agreement or disagreement with the given statement under each question and multiple alternatives.

CHAPTER FOUR

8. Research Data Presentation, Analysis and Findings

The following section of the research contains the quantitative outputs of closed ended questions, and qualitative results of open ended questions. The results are listed by category and sub category, and were displayed in the same order in which the questions were asked except in cases where different groupings were relevant and appropriate to understand the data.

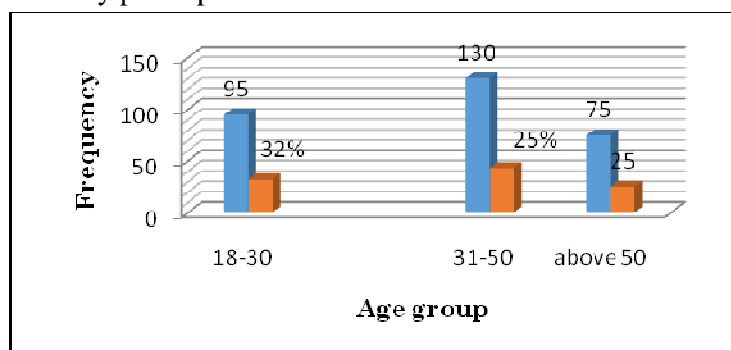
8.1. Demographic & socio economic profile of respondents

Among the total sample expected to provide data for this research there were eight individuals who refused to respond due to fear of administrative issues. The rest provided the information though it took the researcher a lot of time to convince and probe. Hence, the analysis was based on 300 respondents, which described here under.

8.1.1. Sex and age.

In aggregated, a total of 300 participants, 230 (77%) male and 70 (23%) female, were incorporated in the study where as in connection to age variable most of the heads of study participants households in Burayu city were within the productive age between 31-50 years who are 75%. This means that most of these squatter households were neither too young nor too old to work hard to get their formal residential house. The “non youth” groups were those above 55 years, and were old people who have no the courage and the power to struggle in the tough conditions of the big cities about. These people were nearly 32 percent.

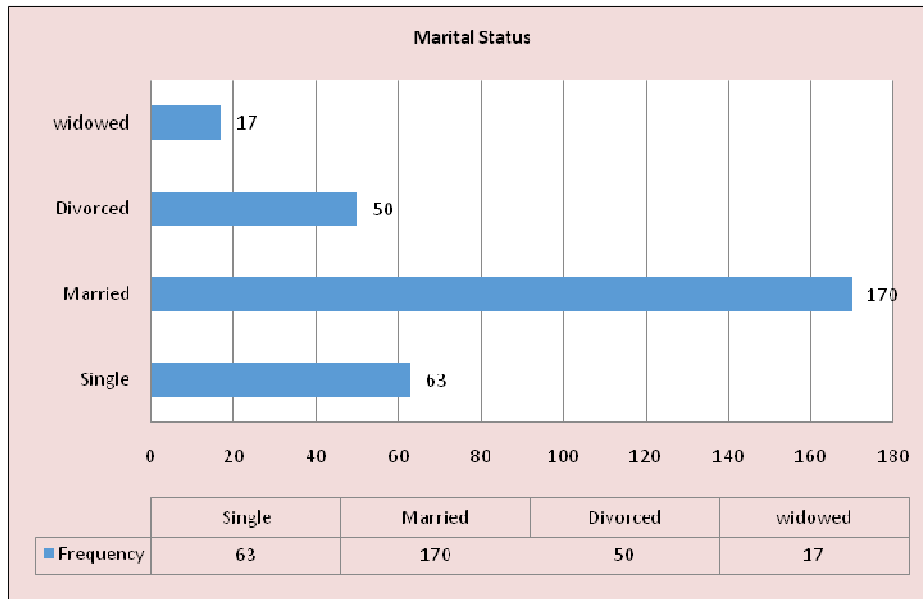
Chart 1. Age group of study participants



Source: Own survey, April 2018

8.1.2. Marital status

Regarding marital status, the largest proportion of respondents numerically 57 percent of respondents was married, 21 percent were single, 16 percent of the study participants were divorced, and just about 6 percent were widowed.



Source: Own survey, April 2018

Chart 2. Marital Status of study participants

8.1.3. Religious composition

The religious composition of the respondents indicate that 40 percent of study participants were followers of Orthodox, 37 percent were Protestants, 21 percent were Muslims and the lingering 2 percent were followers of other faiths.

Table2. Religion composition of study participants

Religion	Frequency	Percent
Orthodox	120	40
Muslim	65	21
Protestant	110	37
Others	5	2
Total	300	100

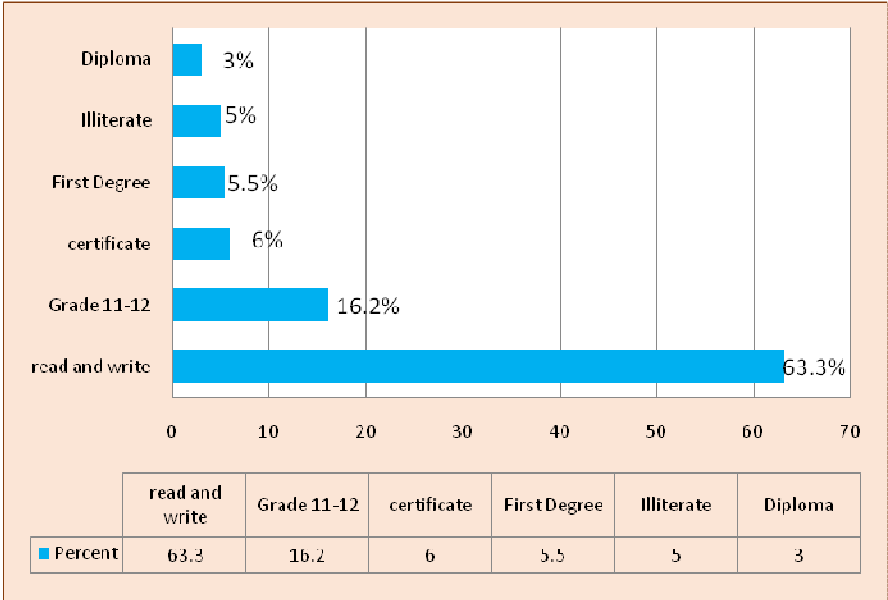
Source: Own survey, April 2018

8.1.4. Educational Status

When participants were asked to state their educational status, the biggest proportion literally 63.8 Percent of respondents were literate to the extent where they are able to read a letter on their own, 16.7 percent has completed secondary education, 6 percent were somewhat educated

and were certified, 5.5 percent were relatively highly educated certified with first degree, 3 percent were certified with diploma and only 5 percent were illiterate to the extent where they are unable to read a letter on their own.

Chart 3; Educational Status of study participants

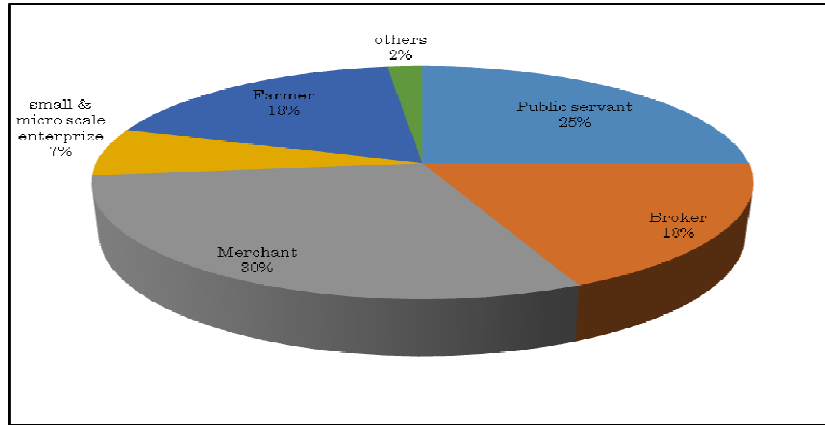


Source: Own survey, April 2018

8.1.5. Occupational Status

Pertaining to occupation status, largest proportion of respondents numerically 30 Percent of respondents were merchants, 25 percent of head of households were employed by government, 18 percent were farmers, 18 percent were Brokers, 7 percent micro scale enterprise and the lingering 2 percent households were engaged in other private or self-employment activities or occupations.

Chart 4; occupation Status of study participants



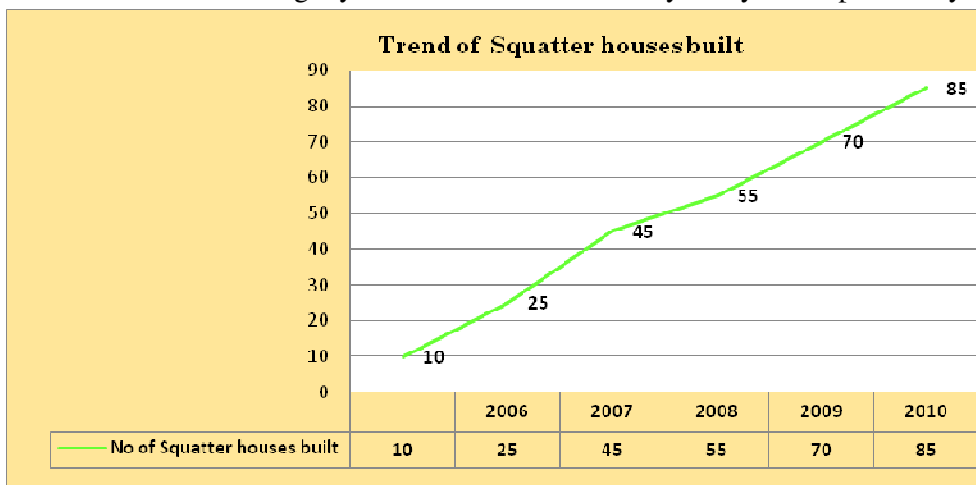
Source: Own survey, April 2018

Section 2: the practice/trend of Squatter settlements, legitimacy issues and availability of basic Urban Services/utilities

8.2. Trend/practice of Squatter settlement

As seen in chart 4 there was dramatic growth and proliferation of squatter settlements throughout the city with an average growth rate of 18.6 percent per year, and an urban squatter settlement population has dramatically risen from it was 3 percent before 2013 to 28 percent in 2018. As illustrated in (chart 4) the trend shows squatter house population was increasing from year to year.

Chart. 4. Number of illegally built houses built in Burayu City in the past five years



Source: Own survey, April 2018

8.3. The means/way the study participants get land

It was significant to understand how study participants get land in the city. This was because, as thus participants are key informants of the study it was imperative to know the way or the means

these participants get land in the city so as the researcher can be able to recognize the characteristics of the settlement.

Accordingly: when participants were asked to state the ways in which they get land in Burayu city, 61% of respondents has claimed that they bought from farmers, 30 percent claimed that they get it illegally, 5% percent claimed that they get hold of it legally/ officially, 3% of study participants claimed that they have no land at all, and the remaining 1% were non responder. In general, an overall assessment of the means the study participants get land suggests that there is high level land grab in Burayu.

Table 2. The means the study participants get land in Burayu city

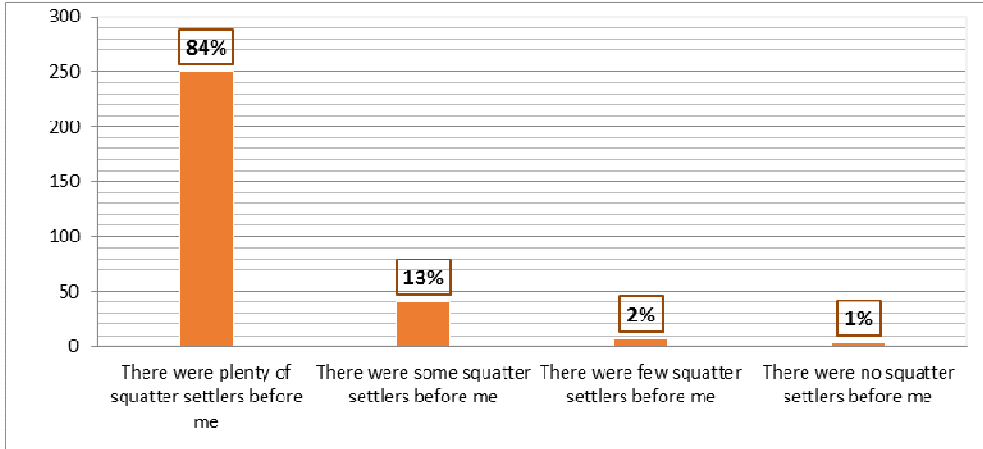
The means study participants get the land in Burayu city	Frequency	Percent
Those who bought land from farmer (illegal)	171	61
Those who get hold of land illegally (Squatter settler)	100	30
Those who get hold of land legally/officially	15	5
Those who have no land at all	10	3
Non responder	4	1
Total	300	100

Source: Own survey, April 2018

8.4. The trend of squatter houses in preceding years

When participants were asked to reveal if there were persons who settles on new especially public land without title before them, largest proportion numerically 84 Percent of respondents has claimed that they have witnessed plenty of squatters before them, 13 percent claimed that they have witnessed some squatters, 2 percent claimed that they had witnessed only few squatters and the rest 1 percent claimed that they haven't witnessed any squatter settlers. In broad-spectrum, an overall appraisal of history of squatter settlement by Oromiya regional land management in previous years suggests that an act of land grab and illegal settlement is adulthood and deep rooted.

Chart.6 The trend of expansion of squatter settlements in previous years

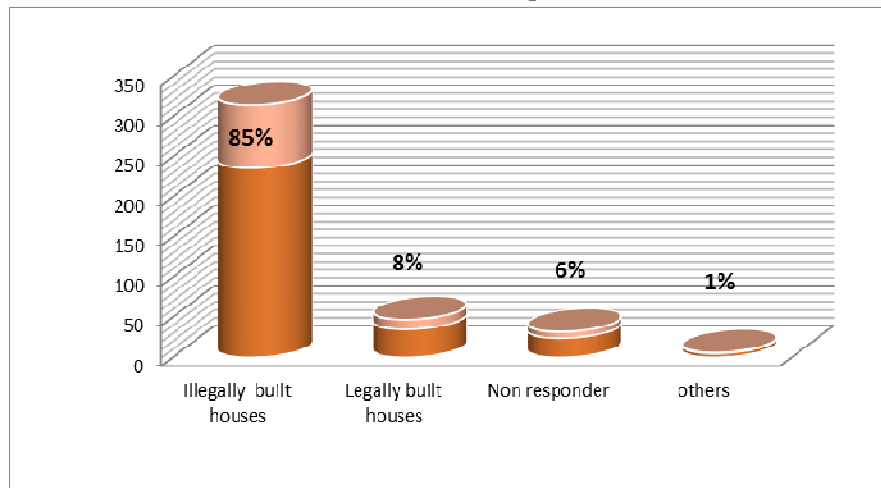


Source: Own survey, April 2018

8.5. Current Situation of Squatter Settlement:

When study participants were asked if there was a residential area development without legal claims to the land and/or permission from the concerned authorities to build; the overwhelming proportion (85%) of respondents claimed that construction illegal houses has continued, and the number of such houses exceeds those legally built in many folds. The minority of respondents nearly 8% respondents were more optimistic, reporting that the number of legally built houses exceeds the squatters, and 6% of respondents non responders & also were while only 1% respond unrelated to the inquiry.

Chart.7. Current Situation of Squatter Settlement:



Source: Own survey, April 2018

3.6 Participant’s opinion on current situation of squatter housing

Meanwhile for further ascertain, this question was reshaped to probe vital information, and asked, “On a scale of one to five, how do you compare the current practice of illegal residential construction (squatter housing) to the state it was in the past?”. The scale ranged from 1, which represented “no” practice of residential construction without permission from the concerned authorities to build, to 4, representing “continued at alarming rate than it was” practice of residential construction without permission from the concerned authorities to build. Overall, respondents averaged a score of 3.7 which represents “has continued at alarming rate” than it was in the past years.

Table.3. Participant’s opinion on current situation of squatter housing

Current & preceding year’s practice of squatter houses	Scale assigned	Frequency	Weighted Value
No illegal construction	(“1”)	9	9
There is such practiced but not as it was in the past	(“2”)	5	10
Continued in same rate as it was in the past	(“3”)	33	99
Expanding at alarming rate than it was in the past years	(“4”)	253	1004
Total	-	300	1122
Average score	3.74	-	-

Source: Own survey, April 2018

Furthermore when key informants were interviewed through focus group discussion, it was corroborated that there was widespread act of constructing houses without legal claims to the land and/or permission from the concerned authorities to build.

8.6. Availability of legal title

Concerning legitimacy issues, the largest proportions of respondents do not have any form of title, while only very few have legal title, as per statistics in (table2) demonstrated, 92% of respondents claimed that they have no legality documents like building plan and land registration for the houses they built, 4% claimed that they have legality documents, 3% of study participants claimed that they don't have house at all, and the remaining 1% were non responders. In general, as illustrated in (table 1) the houses built by study participants were almost squatter houses.

Table.4. Availability of legal title

Availability of Legality documents	Frequency	Percent
Those who have legality titles	12	4
Those who don't have legality titles	275	92
Those who do not have own house	10	3
Non responders	3	1
Total	300	100

Source:
Own

survey, April 2018

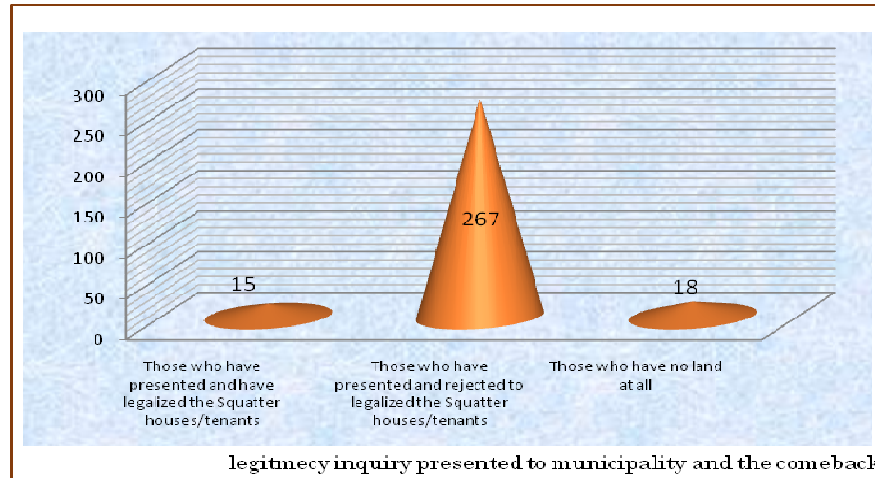
8.7. Legitimacy efforts made to legalize squatter plots

For land said to be accessible to the end users, it must be physically available, economically affordable with ease of transaction and security of tenure. Burayu city societies were one of the urban low income residential societies, the issue of affordability and its twin companion - ease of transaction constitute the major hindrance to land accessibility. Most of the respondents claimed that the process of obtaining legal title was expensive and laborious. The major form of title known to most of them were the building plan and land registration and even then most of them do not have these documents (chart 7). However, it could be inferred from the interviews that most of the respondents have awareness on the importance of legal title in light of the quality of the buildings and the general environment. When the process was measured against the anticipated benefits of the exercise, many do consider it worth the effort.

Thereby, when study/during data collection participants were asked if there were any effort made to legalize squatter houses/plots, the overwhelming proportion (89%) respondents claimed that they have presented legality question to concerning bodies but were refused to do so, on the other hand, the small proportion (5%) respondents claimed that they have presented legality question and have

legalized their squatter houses & also the remaining 6% of the respondents were those who have no land at all. This indicates that legitimacy effort made by government officials were sluggish and with many ups and down so that people in the city prefer to squatter rather than acting legally.

Chart.8. Legitimacy effort made by participants to legalize squatter plots



Source: Own survey, April 2018

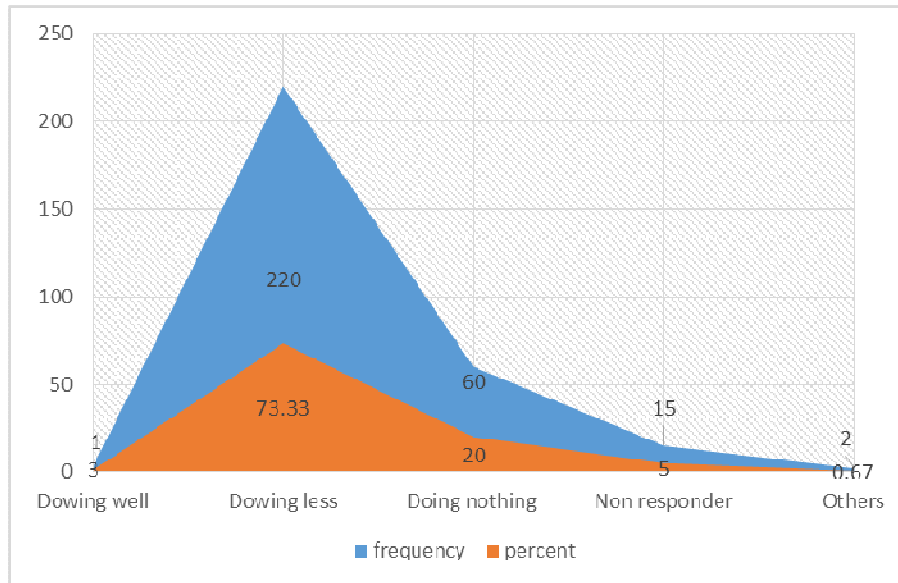
8.8. Access to Public Utility Services around the Squatter

According to the responses of the respondents the healthy facility found in this area were there no government health facilities such as health centers as well as hospitals. The respondents respond that private clinics as well as pharmacies were found in their area even if it's not satisfactory & also they comment that government should have to focus on this area in future.

8.9. Government's endeavor to legalize squatter houses

When study participants were asked if there is government's endeavor to legalize squatter houses, an overwhelming majority about 73.33 percent of the study participants or respondents claimed that there was either "no" or "very few" government's endeavor to legalize squatter houses, and about 20% of the respondents respond that the concerned bodies were doing nothing, the 5% of the respondents respond nothing 1% of responders responds that the government endeavor were doing well and finally the remaining 0.67% of the respondents answered unrelated answer ,and recalled others in chart 9. Regarding this, when the government bodies were asked why they fail to legalize, they claimed as per the regulations of the government it is not allowed to legalize illegal built houses. As a result of this an effort made legalize and make secure the existence of squatters was near to the ground.

Chart.9. Government’s endeavor to legalize squatter houses



Source: Own survey, April 2018

8.10. Psychological feeling of Squatters

All interviewees were asked, “On a scale of one to five, how often do you feel that you are indanger?” The scale ranged from 1, which represented “never” having feelings of uncertainty in tenure, residential houses demolish fear and concerns for one’s personal well-being and, to 5, representing “always” having feelings uncertainty in tenure or fear of demolishing of house. Overall respondents averaged a score of 2.02, which represents “infrequently” feeling endangered. On average, men felt endangered slightly more often with a score of 2.13 compared to women’s average score of 1.95.

When interviewees were asked if they were suffering from fear of perpetual ejection, only 14.71 percent of respondents claimed that they do indeed feel fear of perpetual ejection (discharging). This figure was much higher in squatter settlements. Burayu city also has most of the sensitive areas indicated above. As an example, the next map shows high tension electric line, rivers, streams and gullies in the city. Some of the sample squatter houses were located in the neighborhood of these sensitive areas.

As can be seen on map and respondents claimed, squatter houses were located in the buffer areas of river, buffer areas of high tension electric line and around different solid waste disposal sites. This had a psychological feeling of endangerment.

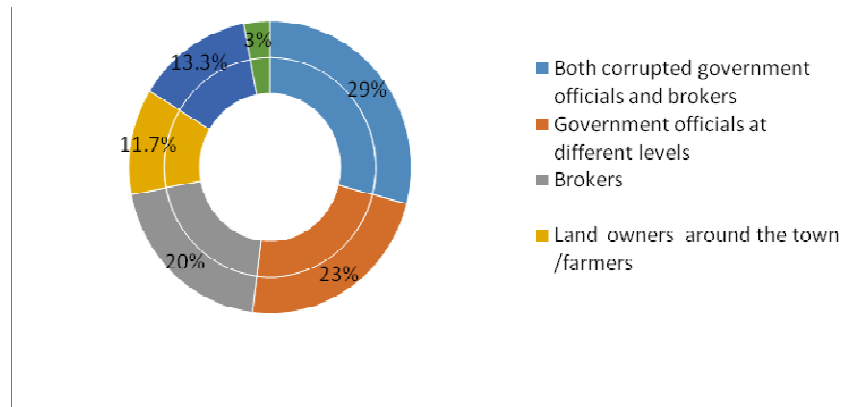
8.11. Actors behind expansion of squatter settlement

When the physical overall supply of land within a geographical area is/was fixed, demand always outstrips supply by a very wide margin, especially in urban centers (Aytanga Denervol: 9, NO: 1, 86-103, 2012-1: May 2012). This time land resources become expensive thereby struggle to get such price thing require an actor behind, but specifically who are these actors or facilitators? In this thesis, an effort was made to identify who were this actors in Burayu city?

Accordingly the question was forwarded to respondents and the biggest proportion (29%) of respondents claimed that corrupted government officials and brokers in partnership play massive role in such acts, 23%, claimed that government officials at different levels were engaged in recreation, 20% respondents claimed that brokers were the central actors, 13.5% claimed that land owners were also actors, 11.5% of respondents claimed that corporate (business) bodies were also artists who engaged in reaction, and a lesser proportion (3%) participants claimed that the land management policy of the nation had contribution to such illegal acts. This shows that the main actors behind such illegal settlements were net worked government officials and brokers so that there should be a mechanism in place to hinder such illegality.

Efforts were made to strengthen evidences for the above findings (claims) what the participants respond through focal group discussion and key informant in-depth-interview, and it was clearly briefed government had the upper hand through the exercise of their power of eminent domain, while individuals and corporate bodies meet their land requirements in the open markets. Within the open market, the corporate bodies and the rich individuals usually with higher bargaining power, dominate the transaction; while the urban poor were left with little or no choice but to make do with the crumbs.

Chart 10: Facilitators/actors behind squatter settlement expansion



Source: Own survey, April 2018

Section 3 Access to land, squatter settlement development process, and squatter management: an analysis of causality.

8.12. The Development Process of a Squatter Settlement

An effort was made by forwarding same question to study participants particularly to key informants through in-depth interview and in the form of FGD, and on the interview many explanations were forwarded and accordingly.

Squatter settlements can be categorized into two main groups namely the illegally occupied settlements and the illegally developed settlements (Aytanga DENERVOL: 9, NO: 1, 86-103, 2012-1: May 2012). Squatter settlement can either at first begin as a commercial or a residential enclave which at the latter stage would evolve into a settlement of mixed activities.

Squatting activities on illegally occupied land was peculiar with government acquired lands. For reasons which include little or non- payment of compensation, poor land policy, project abandonments and change in government personnel, government often times do not put the acquired lands into use. Violation begins when the lands were put to agricultural uses by the former owners and their tenants. The problem was further compounded by the insatiable desires of the original land owning families (who own it before government acquisition) who pounce on this land and sell it to unsuspecting buyers. Other group of squatter settlements in this category includes those located on less desirable areas of the city such as undeveloped areas (areas without basic utilities or facilities).

Illegally developed squatter settlements on the other hand, usually emerged at rural urban fringe as a result of land speculators buying agricultural land and laying it out without provision for adequate roads, facilities for health, education and recreation. The expectation is that government

in the future would provide these basic infrastructures. In this circumstance, plots were bought, developed and occupied without necessary approval from City Planning Authorities.

8.13. Power Relation Analysis

Generally, as population and wealth grow, there was an increase in the demand for land by government, private individuals, brokers and corporate bodies or business men. Unfortunately, since the physical overall supply of land within a geographical area was fixed, demand always outstrips supply by a very wide margin, especially in urban centers like Burayu city. This inevitably brings about the survival of the fittest syndrome. In this struggle, government had the upper hand through the exercise of their power of eminent domain, while individuals and corporate bodies meet their land requirements in the open markets.

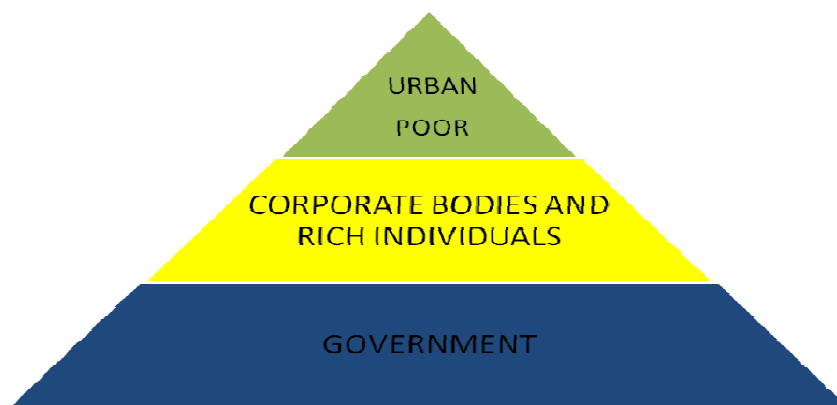


Figure 3: Power in relation to accessibility of land within the open market, the corporate bodies (business men) and the rich individuals usually with higher bargaining power, dominate the transaction; while the urban poor are left with little or no choice but to make with the small pieces/spot (Fig. 1). Consequently, this group of individuals, in most cases, occupies the less desirable areas such as marshy and/or undeveloped sites, neighborhood adjacent to refuse dump and where they can find one, they invade on government lands. The emergent settlement usually evolved as a spatial concentration of poor people in the poor areas of the city.

8.14. Effects of Squatting

When participants were asked to reveal if there were effects of squatting, through focal group discussion and in-depth interview, ideas were enlightened by interviewees. Accordingly; as per key informants, the fore runner of squatting activities was in accessibility of land engender by low income of the urban poor. The end product was the creation of a slum. The effects of slums had been seen from various perspectives; the commonest one being on the deplorable

environmental conditions.

Where squatting was on government or any abandoned land; layout were never prepared and developments were not subject to any control. In cases where the land owning families design layouts; such layout in most cases may not conform to acceptable standard and development approval on such lands were never sought from the City Planning Authority. The absence of meaningful development control in these cases will consistently lead to disorganized or uncoordinated development which characterizes slum formation.

Another effect of squatting revealed was that the necessary municipal services and infrastructure like roads, water and electric power supply, sanitation and waste collection were never provided. Within this neighborhood, wastes generated are thrown indiscriminately into drainage channels thereby causing blockages; which might eventually result in the flooding and erosion of the area. The problem of their low income affects the level of capital formation, which deprives the people of sufficient resources to utilize in improving their homes and keep their environment healthy for comfortable living. The slum residents lack the basic municipal facilities; and thus were exposed to disease, crime and natural disasters.

In addition to those revealed so far, interviewees claimed that since residents of squatter settlements lack legal titles; they were usually suffering from the problem of uncertainty in tenure. They lived daily with the perpetual fear of eviction and demolish by authority. As a result of which there was no incentive to spend on housing improvements; hence they lived in houses constructed with sub-standard materials.

8.15. Management of squatting activities and squatter settlements

When participants were asked to state how to manage squatter settlements in Burayu city, participants of focal group discussion and in-depth interview has revealed that preventive measures should be taken to prevent the emergent of squatter settlements. Where the squatter settlement had evolved with its attendant slum conditions, appropriate curative measures should be undertaken taking cognizance of the socio-economic implication of the options to be adopted.

As per participants; the best option proposed was preventing or at least minimizing squatting activity. In this wise, effort should be geared towards checking the development of new squatter settlements. This could be achieved in two ways. First, by providing cheap land and services for the urban poor; it would be difficult for low income earner to have access to good developable land if no support was given in a country like Ethiopia, where cost of land was extremely high. Secondly, early occupation and adequate policing of acquired land will prevent encroachment. Erection of signposts informing and warning unsuspecting buyers and developers that the land

was committed will help a lot in this regard.

On the other hand, when participants were asked to state how can it be possible to manage squatter in cities like Burayu, where squatting had already taken place and slum and shanty city had evolved; what do city authorities do? In this wise, three options were revealed, these were eradicating and relocating the squatter residents, clearance and redevelopment; and slum upgrading.

It was described that there were infrequent deeds of demolishing residential as means of management, but in the low income country like Ethiopia, Ejection of squatters and demolishof illegal structures generates social, economic and political problems with their attendant security implications. It tends to portray government as insensitive to the troubles of the citizenry. Demolish also results in financial losses both to the squatters and the government; and depletes the national housing stock. This approach was socially destructive and involves high community cost.



Figure 4: Demolish Campaign in Different Parts of Burayu City

Source: Photographs are taken by the author during the demolishing campaign by the city administration, 2014

Clearance and Redevelopment which is quoted as the second healing approach was temporarily

moving the residents while the place will be cleared and new structures, usually high rise buildings (like, condos) erected at these sites. This approach involves high social and economic costs which were almost unaffordable to low income community and nation.

The third approach that was revealed the best curative approach by participants was to upgrade the squatter settlements. As per key informants this was the most appetizing of the three curative approaches to the management of squatter settlements because it had the ultimate effect of preserving the extensive development that had been erected and putting some order in the area. That was revitalizing the existing community with minimum disturbance and loss of physical and social assets and it was also underlined that whatever the method being adopted; the planning and implementation should involve the community on a sustainable level.

4.16 Summary and Discussions

UN-HABITAT (2002) on United Nations Human Settlements Program (page 1) stated:

“To live in a place, and to have established one’s own personal habitat with peace, security and dignity, should be considered neither a luxury, a privilege nor purely the good fortune of those who can afford a decent home. Rather, the requisite imperative of housing for personal security, privacy, health, safety, protection from the elements and many other attributes of a shared humanity, has led the international community to recognize adequate housing as a basic and fundamental human right”.

According to article 25(1) of the universal declaration of human rights; article 11 of international covenant on economic, social and cultural rights; article 17 of the international covenant on civil and political rights; article 17 of universal declaration of human right; article 43 of international convention on the protection of the rights of all migrant workers and members of their families; and article 21 of the international convention relating to the status of refugees, everyone has the right to a standard of living adequate for the health and well-being of himself and of his family.

Expansion of squatter settlements is the common problems of almost all urban centers in the world (UN-Habitat, 2007). They are known by different names in different countries. In Ethiopia, Minwuyelet (2005), presented as squatter settlements in Ethiopia have emerged during the mid of 1970s after the Dergue regime, government that ruled Ethiopia from 1974-1991, nationalized all urban land and extra houses in 1975 by Proclamation No. 47/1975. In accordance with Minwuyelet (2005), in the pre-revolutionary land tenure system, the development of squatter settlements was highly deterred as the power of the property owners (individual ownership) was strong enough to

discourage illegal occupation of land. Minwuyelet restated that, after the nationalization, the government could not effectively and efficiently manage the land and everyone has got the chance to squat on vacant government lands.

Identified causes for development and expansion of squatter settlements include poverty and underlying global and national macroeconomic factors; the nature and scope of government housing policies (Abiko, Cardoso, Rinaldelli and RiogiHaga, 2007); unrealistic urban planning regulations, and informal labor market (Hernando De Soto, 2000). In Lucknow, India, wrong policies of constructing the costly houses which could not fulfill the local demand resulted expansion of unauthorized colonies (Jafri, 2011). The causes for development and expansion of squatter settlements in urban centers of Ethiopia slightly vary from place to place. In Addis Ababa metropolis (Bole, Yeka and KofleKeranio Sub Cities), unaffordable land values for the poor; in Adama city, limited capacity of local authorities to develop and deliver land to the poor; inefficient land delivery process and poor land administration; in Jimma city, high cost of building materials; poverty; corruption; and generally inefficient land administration process and in Bahir Dar city, unaffordable standards; low household income and inability of the poor to save were identified as the leading causes (Tendayi, 2010). Proclamation 574/2007 of Ethiopia provides “no development activity may be carried out in an urban center without a prior development authorization.” The urban land administration shall ensure that the land on which the building is going to be built must have been acquired through legal means and with the building permit (development authorization). This authorization is needed not only for the erecting of new buildings but also for modifying and demolishing them as well. In this section the following issues are discussed briefly as were enlighten in result analysis.

1: Trend of Squatter settlement

In this study an effort was made to understand what the trend or practice of squatter settlement in Burayu city looks like and accordingly, squatter settlements growth rate was alarming and adulthood in its nature with an average growth rate of 18.6 percent per year in the past five years. And an urban squatter house population had dramatically risen from it was 3 percent before 2013 to 28 percent in 2018. As illustrated in (chart 4) the trend shows squatter house population is increasing from year to year. In broad-spectrum, an overall appraisal of history of squatter settlement by Oromiya regional land management in previous years suggests that an act of land grab and illegal settlement was long run practice.

2. The means/way the study participants get land

It was significant to understand how study participants get land in the city. This was because, as thus participants are key informants of the study it was imperative to know the way or the means

these participants get land in the city so as the researcher could be able to recognize the characteristics of the settlement. Accordingly: when participants were asked to state the ways in which they got land in Burayu city, 61% Percent of respondents has claimed that they bout it from farmers, 30 percent claimed that they get it illegally, 5% percent claimed that they get hold of it legally/ officially, 3 percent of study participants claimed that they had no land at all, and the remaining 1% were non responder. In general, an overall assessment of the means the study participants get land suggests that there was high level land grab in Burayu city.

3. Current Situation of Squatter Settlement:

According to the estimate of the city administration, the total number of residential houses in the city were 23,043 of which 12,572 (54.6 per cent) were informally developed houses (2012). The city administration also indicated that about 7,000 of these informally developed houses in Burayu city were squatters. To address the problems related to these, Burayu city administration had been taking curative actions including demolishing of squatter settlements and regularizing significant number of houses in different years. These efforts had achieved little in terms of addressing the problems. Location was one of the most important aspects which determine housing value.

In this study, when study participants were asked if there was a residential area development without legal claims to the land and/or permission from the concerned authorities to build; the overwhelming proportion (91%) of respondents claimed that construction of illegal houses has continued, and the number of such houses exceeds those legally built in many folds. The minority of respondents nearly 12% respondents were more optimistic, reporting that the number of legally built houses exceeds the squatters, and small proportion of respondents were non responders while only few respond unrelated reply to the inquiry.

4. Availability of legal title

Concerning legitimacy issues, the largest proportions of respondents do not have any form of title, while only very few have legal title, as per statistics in (table2) demonstrate, 92% of respondents claimed that they had no legality documents like building plan and land registration for the houses they built, 4% claimed that they had legality documents, 3% of study participants claimed that they don't have house at all, and the remaining 1% were non responders. In general, as illustrated in (table 1) the houses built by study participants were almost squatter houses.

5. Legitimacy efforts made to legalize squatter plots

For land to be said to be accessible to the end users, it must be physically available, economically affordable with ease of transaction and security of tenure (UN-HABITAT (2002). To the Burayu urban low income residential, the issue of affordability and its twin companion - ease of transaction

constitute the major hindrance to land accessibility. Most of the respondents claimed that the process of obtaining legal title was expensive and laborious. The major form of title known to most of them were the building plan and land registration and even then most of them did not have these documents (chart 7). However, it could be inferred from the interviews that most of the respondents had awareness on the importance of legal title in light of the quality of the buildings and the general environment. When the process was measured against the anticipated benefits of the exercise, many do consider it worth the effort.

In this study; when study participants were asked if there was any effort made to legalize squatter houses/plots, the overwhelming proportion (89%) respondents claimed that they had presented legality question to concerning bodies but were refused to do so, on the other hand, the small proportion (15%) respondents claimed that they have presented legality question and had legalized their squatter houses. This indicates that legitimacy effort made by government officials were sluggish and with many ups and down so that people in the city prefer to squatter rather than acting legally.

6. Access to Public Utility Services around the Squatter

According to structure plan manual (revised version, 2012) by Ethiopian Ministry of Urban Development and Construction, educational services from kindergarten to secondary schools, health services from health post to health center, neighborhood markets ('Gulits') and shopping areas, small and medium scale manufacturing and warehouses, recreation and entertainment centers, small administrative offices and business worship places are recommended for all types of residential areas. Most of the sample squatter houses in Burayu city do not have access to public utility, services, and facilities around the sample squatter houses. Especially, out of the 300 sample squatter houses, 207 or 84.1 percent squatter houses do not have street light around their house, 206 or 83.7 per cent squatter houses do not have recreation centers/areas and 210 or 85.4 per cent squatter houses do not have public toilet around their house. Similarly, most of the squatter houses do not have access to public health center, pharmacy, public toilet, waste disposal sites, children's play grounds, kindergarten, Primary School, Secondary School, churches/mosques or other religious institutions, electric office, market place, shops for basic goods, flour mill, public transport station, roads for motorized transportation and local police stations (Table 10).

In this study; when respondents were asked on the subject of access to clean water and electricity around squatter settlements, an overwhelming majority about 90, 68 and 70.3 percent of respondents claimed that there was either "no access" or "very few" access to clean tap water, electricity and health institutions respectively. The minority of respondents about 21

percent were more optimistic, reporting that some opportunities do exist, including shared water taps, electricity and health institutions. The rest were non responders.

7. Government's endeavor to legalize squatter houses

The 2003 Ethiopian constitution confirms the state and public possession of land in Ethiopia. In line with this constitution, the right of every Ethiopian citizen to possess private property (including immovable property he/she builds on the land) was guaranteed and right to own land as well as natural resources belongs only to the state and the people and should not be subject to sale or to other means of exchange. Land delivery systems in Ethiopia had undergone different land tenure systems. The free hold land tenure system (pre 2003), public controlled permit system (2003-2000) and public lease hold system (introduced in 2009; and revised in 2010; and currently repealed by new urban lease holding Proclamation 721/2011). Previously, there were four means of urban land acquisition: auction, negotiation, assignment and lottery method. Now, since most of these had opened a door for corruption, the law recognized tender (auction) and allotment (land lease transfer without auction) as the only two basic means of leasehold right transfer. Proclamation 574/2015 that concerns with urban planning legislation provides “no development activity might be carried out in an urban center without a prior development authorization.” The urban land administration should ensure that the land on which the building was going to be erected must had been acquired through legal means and the building permit. This authorization was needed not only for the erecting of new buildings but also for, legalizing squatters in a manner that alien with the city plan, modifying and demolishing them as well. Squatter houses in Burayu city were constructed during day time and it took long time. This reveals that the preventive action and an effort to legalize squatters by the city administration was weak or the government body neglected it. But, after the squatters constructed and inhabited, the city administration was taking action on some of the squatter households. For example, on the year in 2014, more than 1,000 squatter houses are demolished in Burayu city!

In this research, when study participants were asked if there was government's endeavor to legalize squatter houses, an overwhelming majority about 73.3% of respondents claimed that there was either “no” or “very few” government's endeavor to legalize squatter houses, and about 8% were non responders. This shows an effort made legalize and make secure the existence of squatters is near to the ground.

8. Psychological feeling of Squatters

Different studies indicate that, the people want to construct squatter houses/illegal houses on and around sensitive areas which were not usually occupied by anyone else. These environmentally sensitive areas include high tension electric line, river, industry, solid waste disposal site, flood

areas, hilly areas, near water reservoirs, areas prone to landslides and flooding, protected forests and other susceptible areas. The 2012 revised version of Structure Plan Preparation Manual prepared by Ministry of Urban Development and Construction of Ethiopia also prohibited uses of land for large scale industries, storage and warehouses, military establishments and ammunition stores, waste treatment plants and landfill sites, cemeteries, transport terminals, quarries, universities, colleges, hospitals and stadiums in and around residential areas. Burayu city also has most of the sensitive areas indicated above. As an example, the according to this survey the overwhelming respondents claimed that they do indeed felt fear of perpetual ejection (discharging). This figure was much higher in squatter settlements. Burayu city also had most of which were dangerous for the wellbeing of the squatters as squatter houses were located in the buffer areas of high tension electric line and around different solid waste disposal sites. This had a psychological feeling of endangerment (Based on Maps from Oromiya National Regional State, Oromiya Urban Planning Institute, 2014).

9. Actors behind expansion of squatter settlement

When the physical overall supply of land within a geographical area was fixed, demand always outstrips supply by a very wide margin, especially in urban centers (Aytanga Denervol: 9, NO: 1, 86-103, 2012-1: May 2012). This time land resources become expensive thereby struggle to get such pricey thing require an actor behind, but specifically who are these actors or facilitators? In this thesis, an effort was made to identify who was this actor in Burayu city?

Accordingly the question was forwarded to respondents and the biggest proportion (29%) of respondents claimed that corrupted government officials and brokers in partnership play massive role in such acts, 23%, claimed that government officials at different level were engaged in recreation, 20% of respondents claimed that brokers were the central actors, 13.7% claimed that land owners were also actors, 11.7% of respondents claimed that corporate (business) bodies were also artists who engaged in reaction, and a lesser proportion (3%) participants claimed that the land management policy of the nation had contribution to such illegal acts. This shows that main actors behind such illegal settlement were networked government officials and brokers so that there should be a mechanism in place to hinder such illegality.

10. The Development Process of a Squatter Settlement

The key question to be asked here is why do people squat? To come back with such questions, an effort was made by forwarding same question to study participants particularly to key informants through in-depth interview and in the form of FGD, and on the interview many explanation were forwarded and accordingly.

Squatter settlements could be categorized into two main groups namely the illegally occupied

settlements and the illegally developed settlements (Aytanga DENERVOL: 9, NO: 1, 86-103, 2012-1: May 2012). Squatter settlement can either at first begin as a commercial or a residential enclave which at the latter stage would evolve into a settlement of mixed activities.

Squatting activities on illegally occupied land was peculiar with government acquired lands. For reasons which include little or non- payment of compensation, poor land policy, project abandonments and change in government personnel, government often times do not put the acquired lands into use. Violation begins when the lands are put to agricultural uses by the former owners and their tenants. The problem was further compounded by the insatiable desires of the original land owning families (who own it before government acquisition) who pounce on this land and sell it to unsuspecting buyers. Other group of squatter settlements in this category includes those located on less desirable areas of the city such as undeveloped areas (areas without basic utilities or facilities).

Illegally developed squatter settlements on the other hand, usually emerged at rural urban fringe as a result of land speculators buying agricultural land and laying it out without provision for adequate roads, facilities for health, education and recreation. The expectation was that government in the future would provide these basic infrastructures. In this circumstance, plots were bought, developed and occupied without necessary approval from City Planning Authorities.

11. Power Relation Analyses

Generally, as population and wealth grow, there was an increase in the demand for land by government, private individuals, brokers and corporate bodies or business men. Unfortunately, since the physical overall supply of land within a geographical area was fixed, demand always outstrips supply by a very wide margin, especially in urban centers like Burayu city. This inevitably brings about the survival of the fittest syndrome. In this struggle, government has the upper hand through the exercise of their power of eminent domain, while individuals and corporate bodies meet their land requirements in the open markets.

Within the open market, the corporate bodies (business men) and the rich individuals usually with higher bargaining power, dominate the transaction; while the urban poor are left with little or no choice but to make do with the small pieces/spot (Fig. 1). Consequently, this group of individuals, in most cases, occupies the less desirable areas such as marshy and/or undeveloped sites, neighborhood adjacent to refuse dump and where they can find one, they invade on government lands. The emergent settlement usually evolved as a spatial concentration of poor people in the poor areas of the city.

12. Effects of squatting

According to this study; the forerunner of squatting activities is inaccessibility of land engendered by low income of the urban poor. The end product was the creation of a slum. The effects of slums have been seen from various perspectives; the commonest one being on the deplorable environmental conditions.

Where squatting was on government or any abandoned land; layouts were never prepared and developments were not subject to any control. In cases where the land owning families design layouts; such layout in most cases may not conform to acceptable standard and development approval on such lands are never sought from the City Planning Authority. The absence of meaningful development control in these cases will consistently lead to disorganized or uncoordinated development which characterizes slum formation.

Another effect of squatting revealed was that the necessary municipal services and infrastructure like roads, water and electric power supply, sanitation and waste collection were never provided. Within this neighborhood, wastes generated were thrown indiscriminately into drainage channels thereby causing blockages; which might eventually result in the flooding and erosion of the area.

The problem of their low income affects the level of capital formation, which deprives the people of sufficient resources to utilize in improving their homes and keep their environment healthy for comfortable living. The slum residents lack the basic municipal facilities; and thus are exposed to disease, crime and natural disasters.

In addition to those revealed so far, interviewees claimed that since residents of squatter settlements lack legal titles; they were usually suffering from the problem of uncertainty in tenure. They lived daily with the perpetual fear of eviction and demolition by authority. As a result of which there was no incentive to spend on housing improvements; hence they live in houses constructed with substandard materials.

13. Management of squatting activities and squatter settlements

When participants were asked to state how to manage squatter settlements in Burayu city, participants of focal group discussion and in-depth interview had revealed that preventive measures should be taken to prevent the emergent of squatter settlements. Where the squatter settlement had evolved with its attendant slum conditions, appropriate curative measures should be undertaken taking cognizance of the socio-economic implication of the options to be adopted.

As per participants; the best option proposed was preventing or at least minimizing squatting activity. In this wise, effort should be geared towards checking the development of new squatter settlements. This can be achieved in two ways. First, by providing cheap land and services for the urban poor; it will be difficult for low income earner to have access to good developable land if no

support is given in a country like Ethiopia, where cost of land was extremely high. Secondly, early occupation and adequate policing of acquired land will prevent encroachment. Erection of sign posts informing and warning unsuspecting buyers and developers that the land was committed will help a lot in this regard.

On the other hand, when participants were asked to state how can it be possible to manage squatter in cities like Burayu, where squatting had already taken place and slum and shanty city had evolved; what do city authorities do? In this wise, three options were revealed, these were eradicating and relocating the squatter residents, clearance and redevelopment; and slum upgrading.

13. Summary of the findings

- The squatter settlement in Burayu city was dramatically growing at an alarming rate of **18.6% per year.**
- An urban squatter settlement population of Burayu has dramatically risen from **3% (before 2013) to 28% in 2018.**
- **85%** of the respondents claimed the **illegal construction** has continued in the current situation
- lack of regular **monitoring and commitment** of Concerned bodies
- Highly **corrupted**(net worked) government officials, land management agency, and kebeles with brokers
- The **land policy** generally has its own gap & it should have to be revised,

CHAPTER FIVE

9. CONCLUSION AND RECOMMENDATIONS

4.1 Conclusion

Generally, the trends of squatter settlement at the research area is increasing at alarming rate. Although urban land policy is in place its implementation is weak. There is no regular and continues monitoring and evaluation processes to reduce risk of squatting activities and the political commitment is also found to be low in the area. On the other hand budget allocation from the government sides to respond to high residential demand of the city is insufficient. Political will was essential in order to revise the institutional set up of land issue to ensure sustainable land reform that will not put the urban poor at a disadvantageous position with regard to access to land.

4.2 Recommendations

This part of the study contains/consists of different solutions those identified while finding. So the solutions those the researcher identified were listed shortly as follows:-

- The government should give a serious attention to minimize this problem: -
 1. Increasing workers commitment,
 2. Increasing workers efficiency &
 3. The city administration should continuously create awareness to the community concerning the forth coming negative impact of the problem.
- The government should have to revise its urban land policy.
- Institutionalized and highly networked corruption chains should be broken.
- Easy, simple, transparent and fast land delivery system should be implemented.
- The institutional set up of land issue should be revised.
- Upgrading the squatters
- Low cost apartments, that will be paid in long term base, should be built on large scale.

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Annex: Questionnaires

Dear respondent,

My name is Samuel Gemechu. I am a postgraduate student at Addis Ababa University, department of public administration and development management in public management and policy studies, I am writing my thesis on Squatter settlement level & trend of Burayu city. You have been selected randomly among dwellers of Burayu city. The responses you are going to give are valuable and will be held in utmost confidentiality and will be used only for the analysis of this research. You will not be identified by name in any case. If you accept to participate in this research, you will be doing so voluntarily and there will not be any monetary returns. You are also free to refuse to respond to any questions if you do not feel comfortable answering or to withdraw from the research all together. Thank you in advance for your cooperation.

Questionnaire Guide: To be the respond by Burayu city dweller please mark or put this symbol (√) the appropriate answer in the space provided.

A. Socio-demographic

1. Sex a. male b. female
2. age a. 18-30 b. 31-50 c. 51& above
3. Marital status a. Single b. Married c. Divorced
4. Religion: a. Christian b. Orthodox c. protestant d. other
5. Educational background a. illiterate b. grade1-10 c. grade 11-12 d. certificate e. diploma f. degree
6. Occupation:- a. government employee b. merchant c. small and micro enterprises d. farmer

B. FACILITY OR SERVICE QUESTIONARIES

1. When did you build your house? Month _____ Year _____
2. Do you have legal document such as structural plan & house plan for your building?
a. Yes b. No
3. How did you hold the plot/ the land you built on ?

- a. Legal (by law) b. I bought it from the farmer c. Freely as squatter d. by agreement with government body
4. How &/or what is the means that the squatter settlers get the land? _____

5. If you are squatter how do you judge the magnitude of the squatters before you?
A. There were many squatters B. There were some squatters
C. there were few squatters D. No squatter before me
6. Have you asked legally to get the land for the shelter? A. Yes B. No
7. Do you have water & an electricity availability? A. yes, private B. yes but shared
C. unavailable
8. Is there health facility in your area? A. healthy centre B. clinic C. hospital D. No
9. If you have any idea related to trends of squatter settlements, please tell me your opinion? _____

10. Have you ever discussed with the government bodies regarding to your squatter so as to make legal? A. Yes B. No
11. What do you expect from the government regarding to this squatter?

12. What is your opinion regarding to squatter settlement so as to diminish the way of squatter? _____

13. By what or how do you get this land shelter? _____
14. Who is playing a significant role in the expansion of this squatter settlement? _____

Would you please rate the following issues of squatter settlements' magnitude & level of practices in the study area by putting "✓" under the scales.

(5=Very widely practice, 4=widely practice, 3=medium practice, 2=a few practice, 1= No practice) What is your measurement of saying this?

R. No	Squatter settlements practice	5	4	3	2	1
1	If you are squatter, how do you judge the magnitude of the squatters after you?					
2	What was the trend of the squatter in your area before 2013?					
4	What was the trend of the squatter settlement in your area in 2015 to 2017?					
5	How do you judge the current magnitude(situation) of the squatter settlements in your area?					
6	How do you judge the government body to reach the poor so as to get the legalized land for the shelter?					
7	How do you evaluate the significant increment of squatter settlement from year to year?					
8	What is your self reliance on this being squatter settlers?					
9	How do you judge the government bodies to cease more unlawful resident					
10	How do you judge the squatter settlements in your area in relation with the legal settlement?					

C. Interview kebele & Burayu Municipality workers /& the concerned government bodies

1. Do you think that the squatter settlement increased significantly?
2. What is the trend of squatter settlement in Burayu city in relation with government action?
3. Do you think the squatter settlement ceased by fearing demolishcarried out by the government?
4. Do you think that the land policy is indeed perfect?
5. What is your threaten of this squatter settlement for the future?
6. Have you ever attempted to reduce this expansion as a government?
7. What is your opinion regarding these issues so as to get solution?