

The Impact of Urban Land Acquisition on peri-urban Tenure Security: The case of Bole sub- city, Addis Ababa


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March, 2015

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DISCLAIMER

This document describes work undertaken as part of a programme of study at the Faculty of Geo-Information Science and Earth Observation of the University of Twente. All views and opinions expressed therein remain the sole responsibility of the author, and do not necessarily represent those of the Faculty.

This work is dedicated to my loving wife Almaze Nigusse Abay and my son Azaria Bizualem Admasu and my daughter Mekilit Bizualem Admasu. I am happy to have you all. God Bless you.

ABSTRACT

Ethiopian urban development is undergoing in fast rate as a result of rapid population growth and rural-urban migration. The increased number of population both from natural and migration need house where to live and all the fundamental infrastructures to the minimum. This makes the urban areas expand to the periphery where there is vacant and un-serviced land. So to answer the demand of development and provide the basic needs large tract of land are acquired for the urban expansion on peri-urban areas. These process of acquiring land is by expropriating and relocating the landholders and farmers upon payment of compensation. Addis Ababa city is one as the capital city and where so many developments are undergoing in all direction.

The city has implementing both a horizontal and vertical expansion. Present horizontal expansion program executed by the city administration through intervention projects that are large in scale and size. Sub-cities at peripheries of the city where the most major projects of residential and infrastructure expansion are being implemented by expropriating the local landholders and farmers from the area. Majority of the landholders in the area are farmers and use the land for agricultural activity. However the urban expansion process is changing the lands to built-up area. In the processes of changing there are positive and negative impacts. Hence this study assesses weather the land acquisition for urban expansion has positive or negative impact on the tenure security of the local landholders and farmers in this area. Household interview questioner of affected and not affected, focus group discussion of the valuation committee of the area , key informants interviews from federal government up to local administration participate in one way or another in the land acquisition were used to assess the situation. Even though there are legal frameworks to execute the processes at all level. The results of the study show that the process of land acquisition for urban expansion is not participatory and clear for the landholders. The compensation is not fair to relocate the affected landholders in equal or above the previous. The relocation program implemented is not rehabilitative, and the resettlement area lacks basic infrastructure. In addition, there is no legal and institutional framework that support the security of tenure of expropriated landholders in the area.

Generally, the research is concluded based on the results and findings that, the land acquisition process for urban expansion in Addis Ababa city, Bole sub-city has an adverse impact on the peri-urban landholders and farmers tenure security.

Keywords

Peri-urban land, urban expansion, land acquisition, tenure security, resettlement area

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LIST OF ACRONYMS

AA	Addis Ababa
AACA	Addis Ababa City Administration
CSA	Central Statics Agency
ETB	Ethiopian Birr (The unit of currency in Ethiopia)
FDRE	Federal Democratic Republic Of Ethiopia
GTP	Growth and Transformation Plan
LA	Land Acquisition
LGAF	Land Governance Assessment Framework
LDURO	Land Development and Urban Renewal Office
LDP	Local Development Plan
LDURA	Land Development and Urban Renewal Agency
MoA	Ministry of Agriculture
MUDHCo	Ministry of Urban Development, Housing and Construction
RLUAP	Rural Land Use and Administration Proclamation
TS	Tenure Security
ULDMB	Urban Land Development and Management Bureau
ULDRA	Urban Land Development and Renewal Agency
WB	World Bank

LIST OF GLOSSARY

Compensation: a payment to be made in kind or in cash or both (pursuant to law of compensation to a proprietor who suffers material loss as a result of urban plan implementation and development activities) to a person for his property situated on his expropriated land holding. (FDRE, 2005b)

Expropriation: means of an action exercised by a chartered city or an urban administration to take any property for the public purpose upon payment of compensation commensurate to the value of the property. (FDRE, 2008)

Growth and Transformation Plan (GTP) a national five-year plan created by the Ethiopian Government to improve the country's economy by achieving gross domestic products growth of 11-15% per year from 2010 to 2015.

Kebele: the least administrative unit in Ethiopia Administrative structure. (Bureau of Finance and Economic Development, 2013)

Land development is viewed as a process of putting up buildings and necessary infrastructures on land for various uses. (Williamson et al., 2010)

Land acquisition: the taking of land, buildings or other assets for purposes of urban expansion

Local development Plan (LDP): a legally binding plan depicting medium term, phased and integrated urban upgrading, renewal and expansion activities of urban area with the view to facilitating the implementation of the structure plan by focusing on strategic areas. (FDRE, 2006)

Legal and Natural person: a natural person is real human being, and legal entity is private or public organization. **Resettlement:** The physical displacement of person as a result of land acquisition that leads to loss of land and property (MWUD, 2008)

Sub-city: the second administrative unit in case of Addis Ababa city administration

Tenure security is the degree of confidence that land users will not be arbitrarily deprived of the right they enjoy over land and the economic benefits that flow from it.

Valuation is the determination of the value of the land or property when there is a need to calculate assets held. (Dale & McLaughlin, 2000)

Woreda: the second least administrative unit in Ethiopia Administrative structure (Bureau of Finance and Economic Development, 2013)

1. INTRODUCTION

1.1. Background of the study

Land is prime economic, political, social and cultural asset for peri-urban area landholder/ residents of most developing countries, including Ethiopia. It is an indispensable source of generating livelihood income for the society. It remains an asset that farmers and landholders have to accumulate wealth transfer to the future generation. In addition, the issue of land has not merely remained to be economic affairs but also it is very much intertwined with the people's culture and identity (FAO, 2003). In short, land related issues in developing countries are the most sensitive part of overall development that the government needs to consider.

Land is the common property of the nation, nationalities and the state in Ethiopia, and hence is not subjected to sell, exchange or mortgage (FDRE, 1995). Rural farmers and pastoralists are guaranteed a plot of land free of charge while urban residents can secure the same through lease arrangements even though it is not explicitly stipulated in the Constitution (Ambaye, 2013).

The state grants the use right on land to peasants and pastoralists in rural areas that are stipulated in both Federal and Regional Rural Land Use and Administration Proclamation (FDRE, 2005). Landholders are not evicted from their land without just cause and payment of compensation to secure such right FDRE Article 40(7). Due to rapid urbanization and modernization of infrastructures, as well as expansion of foreign and national investment, expropriation takes large tracts of rural, urban and peri-urban land in the country. Expropriation is a very intrusive power held by government (Kassa, 2011). However the power is necessary to a functioning society, even if potentially devastating the people. The political process provides checks and balances against governments acting unreasonably in a democratic system, but the legal system also enforces certain rules and procedures for expropriation.

The statutes are usually the base for the power and procedures for expropriation. There are laws in each jurisdiction state that how the government can expropriate landholders and when it has to compensate the owner. In most cases the government involve in expropriations, the application statutes govern that the right of the landholder/possessor compensation. Depending on the practice and the applicable legislation, the landholder/possessor of the property receive compensation in the form of market value. The compensation package given to the owners includes the consultancy costs and the interest commonly. Parliamentary enactments and court decision over time have refined and reduced the scope and application of the state power of expropriation. However, expropriation is exercised only in cases where designated land is used for a public purpose and accompanied by payment of fair compensation. While expropriating the landholders for the purpose of public interest; the processes has an impact on the expropriated landholders about the right to land and property as well as security of their tenure.

In Ethiopia, the rapid economic growth and urban-rural migration brought fast urban expansion to the periphery area. These phenomena require a considerable amount of land; however, the lands are occupied by the farming community and local landholder. So to provide the area for the development it demands dislocation of the local landholders and farmers. The displacement of the landholders began with plan

preparation and followed by land acquisition and relocation. The way all the steps executed may affect or benefit the tenure security of landholders.

For this reason, this research is intended to assess the impact of land acquisition on tenure security. The assessment is based on the existing law and practice in Ethiopia and literature. The study assesses the contribution of all the processes such as participation of the landholders in land acquisition processes and local development plan (LDP), valuation techniques, rate and value of compensation, resettlement processes. The study is based on Addis Ababa city, Bole sub-city as the case study area, where large amount of lands are acquired for urban expansion and also ongoing recently. The study area is located in Addis Ababa city within Bole Sub city, and the area is illustrated in Figure 5-7 Local Development Plan of Bole Sub city.

1.2. Statement of the problem

The urban expansion program is intended to bring the habitable area for citizens. In Ethiopian as a country and Addis Ababa City, as a capital city of the country in particular urbanization and investments are expanding at a rapid rate. This reality necessitates the acquisition of land in the inner city and expansion areas. There is no “one fit for all” system for the process of land acquisition processes in general and planning, valuation, expropriation, resettlement, and amount and mode of compensation in particular throughout the country. In addition, the issue was not addressing the question of tenure security of landholders particularly for the farmers. This may be because there is no institutional or legal framework in place to protect tenure security. It may also related to state ownership of land in the country partly. Although the FDRE Constitution has guaranteed the right of eviction of farmers and landholders from their use right without just compensation. However, laws used for expropriation are criticized by the citizen for lack of clear enforcement procedure about payment of fair compensation to the farmers. In addition, it is not clear whether legislation adopted by the government both at Federal and Addis Ababa city levels adequately address the issue of just compensation. On the other hand, whether the practice and procedures are compatible with the law about the tenure security of peri-urban landholders of Addis Ababa city administration.

It is observed that previous studies on land acquisition addressed the issues of compensation, expropriation and valuation (Ambaye, 2009). Meanwhile, Abdissa (2005) discussed matters of urban expansion and livelihood of peri-urban landholders and farmers, in another side Kassa (2011) determines the issues of expropriation and the effect on social, economic and cultural sustainability of the farming community on the expansion area.

However, there appear to be limited works, if any that study the impact of urban expansion on tenure security of landholders. For this reason, it is imperative to look critically at the policies, legislation, as well as the processes and practice in Addis Ababa City Administration with particular reference to issues of tenure security. The Notion of tenure security during the process of urban land acquisition and termination of the use rights over the peri-urban landholdings during land acquisition. Attention is given to the holding right and security of tenure during the land acquisition for urban expansion of the landholders and farmers in peri-urban areas of Bole sub-city.

1.3. Research Objective

1.3.1. General Objective

The general aim of this research is to assess the impact of urban land acquisition on peri-urban tenure security in Bole sub-city expansion of Addis Ababa city.

1.3.2. Specific Objective

To achieve the general objective of the research, the following sub-objectives are considered

1. To describe the process of land acquisition in peri-urban areas of Bole sub-city, Addis Ababa.
2. To identify the relation between land acquisition and security of tenure.
3. To assess the role of Addis Ababa City Administration contributes to establishing tenure security for dispossessed local landholders and farmers.

1.4. Research question

1.4.1. Question for sub-objective 1

To assess the process of urban land acquisition in peri-urban areas of Bole sub-city, Addis Ababa,

A. What are the procedures for land acquisition in peri-urban areas of Bole-sub-city of Addis Ababa?

1.4.2. Question for sub-objective 2

To identify the relation between land acquisition and tenure security in peri-urban as a result of land acquisition process.

- a) What are the causes of tenure insecurity in land acquisition process of Bole sub-city?
- b) How the land acquisition processes contribute to tenure insecurity of farmers in the peri-urban areas?
- c) How is it possible to increase participation of the local landholders in the urban land acquisition process?

1.4.3. Question for sub-objective 3

To assess the way Addis Ababa City Administration contributes to establishing tenure security for dispossessed (local landholders) people.

- a) What is the relation of the Local development plan to land acquisition to establish tenures security in peri-urban areas of Bole sub-city?
- b) How to assess whether the land acquisition for urban expansion program in Bole sub-city affects or benefits the local landholders?
- c) What should be done to improve the impact of land acquisition for urban expansion on peri-urban tenure security?

1.5. Conceptual framework of the research

The conceptual framework is developed to carry out the research in a structured way and to explain the study adequately. The land acquisition for urban expansion needs consideration of explicit procedures for participatory Local Development Plan, land development, valuation, expropriation, compensation, and resettlement plan to contribute to sustainable development.

Figure 1-1 illustrate the way implementation phase will determine the impact of urban land acquisition on peri-urban tenure security. So having good policy and legal framework doesn't mean that there is a positive effect on the tenure security. However, the application criteria will determine the type of effect on tenure security. With this framework, the study will assess the implementation of key aspects of the indicators drawn focusing on preparing Land Development Plan (LDP), valuation, compensation and expropriation

for urban expansion in Addis Ababa city, Bole sub-city. The assessment result provides insight into how the urban expansion impact, on tenure security of landholders.

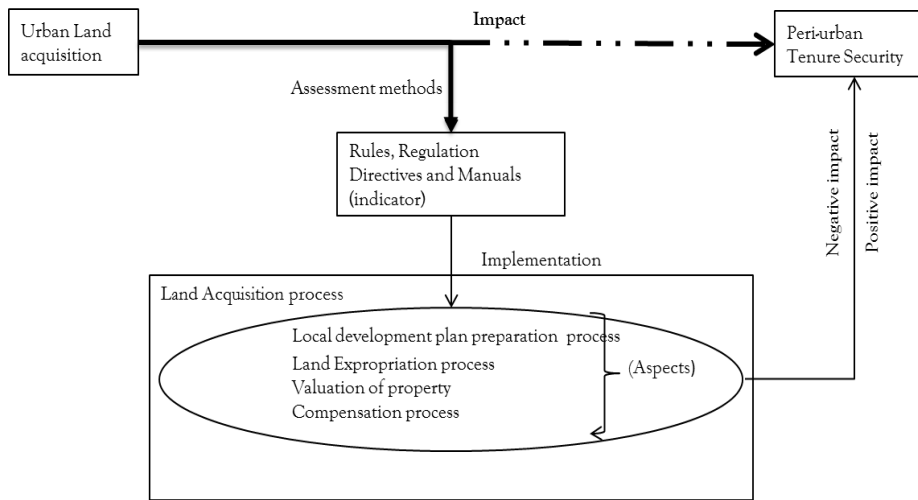


Figure 1-1 Conceptual framework

1.6. Overview of research stages

The research follows three-stage pre, fieldwork and post-fieldwork stages as discussed below.

1.6.1. Pre fieldwork stage

This includes the formulation of research objectives and research questions and setting strategies for the study. To adopt appropriate concepts and definition review of the literature was conducted. After the selection of literature related to the research preparation of the research proposal, and interview questions for different level and groups that includes landholders and government official and experts.

1.6.2. The field work stage

Fieldwork schedule: the fieldwork took place in Addis Ababa. The schedule for fieldwork data collection was a total of 20 working days. This includes an interview with government officials at Federal, City, Sub-City and Woreda level, collection of relevant documents and legal frameworks related to the study. Interview questioner of the landholders, attained focus group discussion. Also visiting of the urban expansion and resettlement site. Additionally translation, transcribing, reviewing and cross-checking of data collected were done.

1.6.3. Post fieldwork stage

This stage of the research is intended for analysis, interpretation, and organization of the collected data from field. This results in hypothesis and discussion while the finding is made available in the thesis report.

1.7. Challenge during fieldwork

The study area data arrangement system was poor; the collection of secondary data was also difficult to collect at the required pace even the available once were disorganized which took a long time to sort them. During the two working days of arrival period of the fieldwork, there was heavy rain and muddy condition to conduct a household survey and to get access to the site. The continuous rain lasted for ten days during the fieldwork period. During the fieldwork period, city, sub-city and bureau staffs were very busy in meeting.

As a result, it was difficult to get the key informants as planned to collect the required data. There were electricity and network problem to communicate and to have an appointment with a different organization intended for this study.

1.8. Thesis structure

Chapter 1: Introduction it is about the general overview background of the research, the research problem the research objectives, the research question, the research conceptual framework, overview of the research stage and challenge during fieldwork.

Chapter 2 Literature reviews it is about literature review of land acquisition. The study looks at the approaches and procedures of land acquisition, policy and legal framework for resettlement and land acquisition. In the addition valuation methods, compensation, urban expansion processes, tenure security and implementation process, the relation of land acquisition and urban expansion as well as socio-economic impact of land acquisition. At the end of the chapter, a summary is provided.

Chapter 3: Land acquisition for urban expansion in Ethiopia. This Chapter describes the background of urban expansion, land acquisition and tenure security of the landholders in policy and legal frameworks. The chapter also reviews and present process and practice of urban land acquisition in Ethiopia. In the end, a chapter summary is given.

Chapter 4: Research methodology. This chapter describes the overview of the case study area, designing interview question, data collection approaches and methods, during data collection processing and ethical consideration. In Addition, research design, tools, approaches, and data processing steps as well as data processing methods, are described.

Chapter 5: Results and Findings. Chapter five presents the analysis results of both primary and secondary data based on the selected aspects of the study. The results are described in both qualitative and quantitative. Some of the findings are illustrated in a graphical way. The process and practices are assessed on the in relation to tenure security

Chapter 6 Reflection on the study. Chapter six presents the reflection on the methods tools analyzes and working with local landholders and farmers.

Chapter 7: Conclusion and Recommendation. Is the last section of the thesis and conclude and recommend on the finding of the results based on the research objective. And also mention the proposal for further research.

2. LITERATURE REVIEW

This chapter aimed to review principles and practice, as well as the theoretical background of land development, acquisition, and tenure security during urban expansion process. In this section definition of land acquisition, tenure security and related concepts such as expropriation for the public purpose are presented based on scholar's definitions. In addition, the chapter describes land acquisition, valuation of property, compensation, resettlement, land tenure, tenure security and land user right and process and practice of urban expansion. The different views adopted are thus matched in line with the research objective as they serve as a guide for the study.

2.1. Definition and concepts

According to Williamson et al. (2010, p 194) land development is defined as “the process of implementing land use planning or development proposal for building new urban physical infrastructure and creating new neighbourhoods and managing the change of existing rural land or urban use through granting of land use permits and planning permissions.” In addition, the same authors mentioned that the process of land development to land administration include two activities. The first one is ‘the development proposals on land and the changing land use as a result of land use laws and regulations which includes the demarcation of property boundaries to allocated land for urban expansion.’ The second one is activities of land acquisition and different actors such as property/land owners. Land development will increase the value of land and property. In addition, the land acquisition concepts will be discussed in the next subsection.

According to FAO (2009, p. 5), “land acquisition is the power of government to acquire private right in land without the willing consent of its owner or occupant to benefit society.” Moreover, Azuela & Herrera-Martín (2009, pp. 337–362), “every constitution determines recognition of private property, and land is acquired under two conditions: the purpose to satisfy the public interest and just compensation payment” and ‘Eminent domain’ is also the other concept related to land acquisition; and defined by the World Bank (2010) “the process of the exercising of rights by the State as the sovereign owner of all the land when in the act of compulsory acquisition of land or property by the State”. The other tool used to acquire land is expropriation and defined by World Bank (2010) as “the act of taking away individuals’ land by the state for public interest but prior to respect of rules provided by law and proceeding by payment of fair compensation”

Expropriation for the urban expansion results in relocation of people and it is considered as ‘the primary source of conflict between the local authorities and landholders’ usually, if there is a lack of enough compensation (Deininger et al., 2012; Kusiluka et al., 2003).The “public interest” is defined in some ways. Viitanen et al., (2010) have described public interest ‘to include construction of public roads and parks, provision of services and utilities. This concept is related to the World Bank (2010) definition of ‘public right’: “a facility, an asset, resource or infrastructure provided for the benefit of the public”. These concepts and principles are always found either in the urban development regulations or the Local Development Plan (LDP) proposals for implementation of any development including urban expansion.

2.2. Land Acquisition Procedures and approaches

2.2.1. Land Acquisition Procedures

The procedure and approaches to land acquisition for urban expansion vary from country to country depending on social, cultural and economic background of the society and tenure system and legal framework in place. According to Viitanen et al. (2010), procedures for land acquisition categorized into two phases: ‘an expropriation permit awarded through administrative body and legal framework procedures; the expropriation process, including the determination of compensation executed by a particular regulatory organ and an expropriation committee. Alemu (2013) and Steinsholt (2008) argued that ‘the actual performance of land acquisition is not only dependent on legislation but also on the institutional arrangement, the skill of experts during implementation and acceptance by the society.

Steinsholt (2008) also recommend ‘the well-defined procedures of land acquisition should be provided transparency and clarity.’ It is suggested that the proper practice of land acquisition projects needs to be executed in an efficient and effective way. Such as consider formal declaration, public negotiation, consultation, the initial notice, adjudication, payment of compensation and acquiring of the land Alemu (2013) shared recommendation of the Steinsholt (2008).

2.2.2. Land Acquisition approaches

According to Seppänen (2004); Steinsholt (2008); Viitanen et al. (2010), there are three methods to acquire land for urban expansion implementation. According to Seppänen (2004), compulsory purchase means an expropriation of land with the right of ownership or right to use; voluntary purchase means transaction or exchange of land. Land readjustment is also a land development technique or methods to regularize plots having irregular shape. In addition, to providing primary social and physical infrastructure, the area is parcelled to the standard plot size (Sorensen, 2000). The public bodies usually used Compulsory purchase (expropriation) as a tool (Viitanen et al., 2010). For this reason, it is considered as an important tool in most countries and used to acquire land including urban expansion (Steinsholt, 2008; Viitanen et al., 2010). However, this works only in the country where land is private property.

2.3. Legal Frameworks and Resettlement Policy

2.3.1. Legal Framework of Land Acquisition

According to World Bank (2010) Legal framework can be defined as “a judicial, statutory and administrative system such as court decision, laws, regulations, bylaws, direction and instruction that regulate society and set enforcement process”. In many countries, the existing land acquisition legal framework empowers authorities to acquire land for development program (FAO, 2009). In addition, the current legal framework for land acquisition focuses more on arranging provision of land to answer the demand for development instead of providing the necessary social sustainability for affected landholders (Viitanen et al., 2010). According to Datta et al. (2009, p. 113), prior to land acquisition in an area:

- The policy requires that a socio-economic survey (consisting of socio-cultural, resource mapping, and infrastructure sub-surveys) should be undertaken for identification of displaced families and recording of their socio-economic status.
- Comprehensive communication plans for awareness creation mechanism should be formulated and executed;
- The affected people at the appropriate level shall be consulted before initiating the land acquisition proposal

However, the points mentioned above are not equally addressed in all areas because the legal framework for land acquisition varies from country to country and from region to region. Depending on social, cultural, economic and political system of the country.

2.3.2. Resettlement policy and land acquisition

The relocation of farmers or landholders and the livelihood change is the result of the land acquisition process in the peri-urban areas. The relocation of the farming community needs a legally binding resettlement policy framework (GTZ, 1998). The resettlement policy framework helps government to prepare, carry out and monitor a relocation plans to achieve the project objective. In addition, to providing assistance for dislocated landholders so as to make the transition smooth and improve their livelihood. The resettlement policy framework helps implementers to ensure options for possible relocation alternatives (Africa Development Bank, 2003) through effective resettlement planning (World Bank, 2004). The World Bank policy on involuntary resettlement OP4.12 September 2001 has the following objective provision to avoid adverse impact on affected people due to land acquisition World Bank (2001).

Box 1 Operational Policy of WB on involuntary resettlement (OP/BP 4.12)

- *Guarantee that the displaced landholders are well-versed about their options and rights of resettlement*
- *Offered choices among, Consulted upon and provided with economically and technically practicable resettlement options;*
- *Full replacement cost for losses of assets upon prompt and efficient compensation;*
- *Provision of allowance and assistance;*
- *Provision of equivalent productive assets for the loss of housing structure, agricultural, land; etc.*
- *Provision of support for the transition period (between displacement and livelihood restoration);*
- *Provision of land-related development assistance (training, credit facilities and job opportunities);*
- *Preference should be given to land-based resettlement strategies for displaced persons whose livelihood are land based;*
- *Cash compensation level should be adequate to replace the lost assets and land at full replacement cost in the local markets;*
- *Depreciation and salvage values will not be deducted from the compensation value;*
- *Eligibility of advantages should include the affected people who have formal legal rights to land (include customary and traditional land right recognized under law), the affected individuals who do not have formal legal rights to land at the time of census but have a claim to such land or assets and affected persons who have no recognizable legal right to the land they are occupying;*
- *Particular attention will be paid to the needs of vulnerable groups among those displace, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc.;*
- *The displaced persons and their communities will be provided timely and relevant information, consulted on resettlement options and offered opportunities to participate in planning, implementing and monitoring resettlement. Appropriate and accessible grievance mechanisms will be established for these groups;*
- *A Grievance redress mechanism will be made functional to resolve all compliant and claims of affected peoples.*

The above Box 1 addresses the way for the treatment of affected landholders by the involuntary resettlement. It is a guiding rule for any land acquisition result in the resettlement and help to minimize or avoid the adverse impact of involuntary resettlement as a result of land acquisition. The WB operational policy (OP 4.12) includes addressing and mitigate the involuntary resettlement of land acquisition project

affected landholders. The WB policy objective urge that spontaneous settlement be avoided whenever possible. However if it is unavoidable, displaced landholders needs to: participate in planning and implementation of resettlement program; assisted in their efforts to improve their livelihood or at least to re-establish them to pre-displacement levels or levels prevailing prior to the beginning of land acquisition and share project benefit.

2.4. Valuation Method

“Valuation is determination of the value of the land or property when there is a need to calculate assets held by legal or natural person for a different purpose.” (Dale & McLaughlin, 1999; Deininger, 2010). Valuation method is one of the problem areas during compensation as described by Viitanen et al. (2010). There are three internationally recognized methods of property valuation exists. It is all based on the principle of market comparison. These are sale comparison; income capitalization and replacement cost methods (IVS, 2005). However, Viitanen et al. (2010) proposed the following formula as shown in Box 2 to be used for valuation processes.

Box 2 Proposed valuation formula (Viitanen et al., 2010)

$TC = (V + S + D) + C$; where,
TC is total compensation affection or severance;
S is compensation for loss due to injurious affection or severance;
D is compensation for other damages; and
C is compensation for costs (additional payments).

The above formula shows that; compensation covers the market value of the expropriated property, the depreciation value, and other damages and other costs. For this reason, the expropriated owner financial situation could not be affected; to sustain their financial position despite the expropriation, property owners can receive just and full compensation (Vyas & Mahalingam, 2007; Viitanen et al., 2010). According to Altermann (2012) the interpretation of legislation is the crux of the concept of just or full compensation. The central principle for valuation of properties for compensation is market value. The value is calculated from comparable real estate transactions (Ambaye, 2009). However in practice the principle of valuing at market price is not considered or excluded by authorities from calculations (Viitanen et al., 2010).

2.5. Compensation

After valuation in the process of land acquisition payment of compensation is one of the primary activities. However, Viitanen et al. (2010) identifies four common problems related to compensation of the affected peoples.

1. The price tension causes the ability to define the level of compensation, where the law requires valuation to use as a base for pre-acquisition land uses. The reason for the problem is that the amount of compensation is not sufficient to replace the original dispossessed property.
2. Pricing where governments set values than values are set by the market (Vyas & Mahalingam, 2007)
3. The land rights claimed by landholders and users may not be entitled legally and may be unregistered for compensation as a result of land acquisition.

4. Lack of cooperation among landowners in their removal from their businesses and homes (Viitanen et al., 2010)

In addition Datta, et al. (2009) mentioned that problems associated with compensation arises from the way on how the right is treated, because of the lack of clear land titling system and records. To be, an eligible for compensation being owners with legal title is not the only way. However, also for those without title if they are subjected to loss of properties on dispossessed land and property (Deininger et al., 2011). Local governments ensure by transparent procedures of compensation and land acquisition should pay compensation for all people to be relocated (Burns et al., 2012). Viitanen et al. (2010, p. 8) developed a model called “human right based acquisition models”. This model has to be applied to empower land occupants and owners to demand that land takers to consider the following aspects of land acquisition for the urban expansion program.

1. Provide effective and efficient information, consultation processes with the affected persons and other related parties about the project and its impact on communities in the early project preparation and at other crucial stages;
2. Ensure that all displaced persons are eligible for resettlement and relocation assistance for the physically displaced persons including those without legal titles for the loss of assets and rights;
3. Acknowledge entitlement of all displaced person including persons with or without formal legal rights;
4. The rate of compensation Calculated at full replacement cost

Some of the international institutions often apply the above standard for land acquisition to respect the right of landholders and to deliver secure tenure to developers particularly for projects funded by development aid. However, this is not always happen in case of land acquisition mainly executed by a private developer and managed by the local authority (Viitanen et al., 2010).

2.6. Urban expansion Processes

Expansion of urban to the periphery is resulting from two sources namely urban development and urban population growth (Assefa & Charles, 2011). The first source of urban expansion to the boundary is stirred up by the economic development or urban clearance of industrialization. Space is needed for industry, socioeconomic infrastructure, communication and road networks that require reorganization and redevelopment of the area already inhabited (Assefa & Charles, 2011). This need for space induces extended urban settlement to rural territory that had been already occupied by possibly rural farming community. Urban growth will compel displacement that requires intense restoration program.

The second reason for urban expansion to the periphery is urban population growth. In the middle of 1990s, the world was assumed to be 5.8 billion, which United Nations estimated more than 6.5 billion at the end of 1990s. By the year 2025, it is expected to reach 8.5 billion of which over 84 percent live in developing countries. In the way, in other parts of the developing world, population of Africa is growing fast and reaching 2 billion around 2050, of which about 60 percent shall be living in urban areas. The urban population will expect triple to 1.23 billion by 2050 (UN-Habitat, 2010). Rapid urban population growth leads to an increasing demand for urban land for housing and various other social and physical infrastructures.

Natural population growth is a significant element in urban growth for all countries. However, rural-urban migration contributes even more in many developing countries (Montgomery, Mark R., 2009). Migration contributes to fast growth of urban population due to the economic development that attracts people to

urban nuclei for commerce, employment and education. Of developing regions, Africa shows the highest urban population growth with faster urbanization (Teller et al., 2011).

As urban population increase, there must be space to accommodate these residents. People compete for the site first for residence and second for investment depending upon accessibility within the urban framework. The structure of local government and its policy may or may not be favourable to the community who are supposed to leave their place of habitual residence to accommodate the increasing population in urban settlement. For this reason, urbanization, and urban growth have become a central problem in conversion of agricultural land to non-agricultural use. “The poor farmers are the net losers while largely better off urban settlers get the benefit of obtaining land at subsidized prices” (Abdissa, 2005, p.12). This will lead to the unequal treatment of the society in general and affect the security of land tenure for the farmers and users of the land.

2.7. Tenure security and right of land users

In most developing countries, land is a primary means of production used to generate a livelihood for a family especially for rural residents. It is also the principal asset farmers have to accumulate wealth (FAO,2003). In addition, agrarian country like Ethiopia, land tenure system is highly connected with the people’s culture and identity in addition to its economic affair. That is why deep emotional reaction often raised while government or private body come-up with land related issues. Land tenure, as an institution, governs access to and control over land and land-based resources and flow of the benefits. This makes land a source of power and expectations, a basis for actors to simulate and predict each other’s behaviour in the sphere of activity to which the regime applies. Thus, the fundamental role it plays in a society cannot be overstated. There are different tenures in the tenure system. However, examining the kind of the tenure system and security of landholding in a country is one of the most relevant issues. It is because of the tenure system of a country that defines and regulates essential elements in any right to land like transfer, control, access to land, tenure security and rights and obligations of the landholders. However, this is also subjected to limit in the state, and private owned land exist.

According to Simbizi et al. (2014) the security of tenure is whether the right is clear and safe. It can be justified under the three major school of thought. The legal oriented which builds on the legal system as a source of tenure security; the economic or market-oriented school; and the adaptation paradigm orientated school. The same authors’ mentioned that security of tenure includes the objective and subjective element. The objective elements are including the nature, content, duration and enforceability of the rights, state guarantee, quality of boundary descriptions and conflict handling. However, the subjective element includes perception of the security of their rights. In the other side, Insecurity of tenure can be categorized into two different dimensions from argument of van Gelder (2010). The first is an economic dimension lack of security more reliable on breadth i.e. inadequate number of absolute rights, duration of one or more right, and lack of assurance in exerting right and high costs of enforcing the right. The second is legal dimension that includes the robustness of the legal measure or bundle of right holder (use transfer exclusion), duration (length of time during which a given right is legally valid), and assurance right are held with certainty. Though tenure insecurity has the above dimension; for this reason if, land acquisition processes fail in one or both aspect land acquisition results in an adverse impact on tenure security. On the contrary having all dimensions for secure tenure has a great incentive to undertake investment, because the return on long-term land improvement is higher.

2.8. Relation between Urban Land Acquisition and Tenure Security

The land acquisition procedures and practice helps to get insight on the subject of the study as discussed in section 2.2. It is found that the land acquisition processes need to be transparent and clearly stated in the local development plan proposal and land acquisition proposal. The impact of land acquisition and urban expansion on the tenure security of peri-urban areas are explained. In this respect, land acquisition is not always lead to adverse impacts on the local landholders' tenure security. If it is addressed legally and with transparent and participation of the public. Good practice in land acquisition and assessment indicators of land governance such as the World Bank research and annual performance document, LGAF, and ADB are also reviewed. Whether tenure systems provide security for the users of land or not is a relative concept that changes over time and space. Security of tenure in the peri-urban area can be tracked at three different levels these are city/country, community, and household (Bazoglu et al., 2011). To show clearly at which level the impact of land acquisition on tenure security of peri-urban land is shown. City/ country level is by application of legal frames works and policy and at community level the way landholders get treatment from the local office or the acquiring agency and at household level is the way individual family understand the level of security from the above two things. From the model developed by Viitanen et al. (2010), it is recognised that land acquisition changes both the ownership structure and property structure. The ownership structure is the change of the owner or holders of land during the land acquisitions. Since the change in the size shape and land use type. With this model, one can relate the land acquisition with the tenure security of the landholder. According to this model the land acquisition for urban expansion, mostly face both change in ownership/landholder and property structure change as shown below in Figure 2-1.

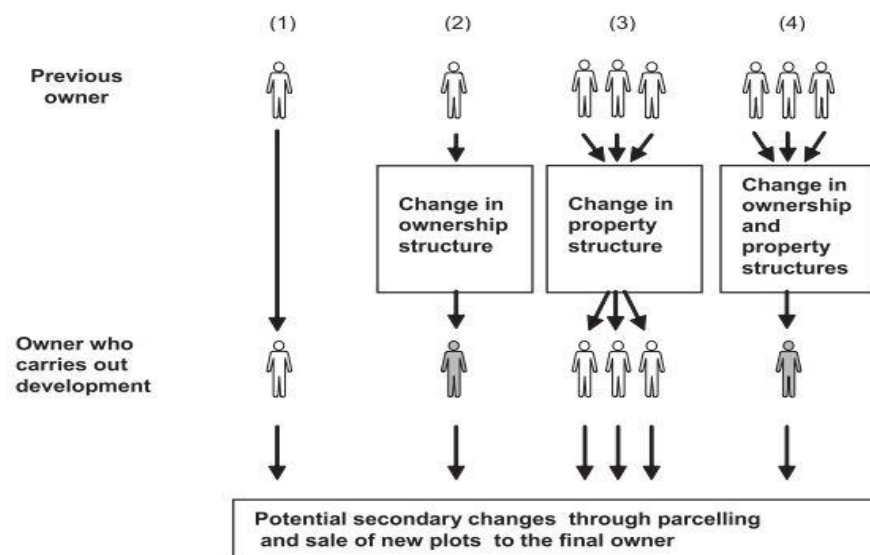


Figure 2-1 Model to show the ownership and property structure change (Viitanen et al., 2010)

2.9. Urban Land Acquisition and Urban Expansion Process

Urban land acquisition is the formal cause of urban expansion based on the spatial planning or Master Plan, Structural plan and local development plan (FAO, 1993). However, most of urban land acquisition is informal especially in developing countries because provision of land by government and private doesn't satisfy high demand of land in the urban area. For this reason formal and informal land acquisition exists in urban areas. The latter will be intimidated by slum dwellers in city centres and land speculators to get land at lower price than the actual market price, and the main actors are local landholders and farmers (Abdissa, 2005). The process is accessing the land without obeying the land use plan regulation, and this will end up by creating new slum on the peri-urban areas. Because urban expansion and land acquisition are with one

coin double-faced. There are formal and planned or structured urban expansion and informal urban expansion as shown Figure 2-2. Formal urban expansion will encompass all the social and physical infrastructure and housing and green areas for public use according to the existing urban planning legislation. The process is based on the current law and practice (Doebele,1987). In contrast, the informal ones are most commonly residential houses some of them built up over night without any legal support and majority of them are against the existing land use law. The actors of informal urban expansion are poor, and slum dwellers who were not able to afford the formal market and not addressed by the government program and other are speculators those play a great role in the informal market of land (Bazoglu et al., 2011). However, this will show a difference from country to country. The informal way of land acquisition in country where land is vested in the state is most benefited the landholders because in the formal system of land acquisition they don't have any role except getting compensation for their property on the land and relocated to another area. For this reason, urban expansion is highly related to land acquisition processes. Even if both are unavoidable the way they are related will determine the result of their relation. Having good relationship between the land acquisition and urban expansion create a conducive environment and planned city. However if there is a mismatch between the two, it will end up with creating new slum in the periphery area.

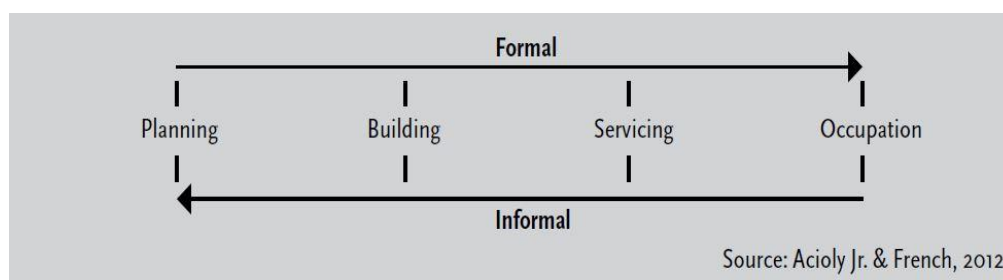


Figure 2-2 Formal and informal way of land acquisition and urban expansion (Asperen, 2014)

2.10. Socio-economic impacts of Land Acquisition

According to Balachandran et al. (2009) “Land acquisition for urban expansion can be appreciated in ensuring benefits from the development, and governments are committing and increasing investments in infrastructure to make sure sustainable delivery of support services.” Land acquisition also changes the size, shape, land use type, land value, land grade and the user or ownership (Syagga & Olima, 1996). Upgrading the existing and construction of new infrastructures trigger more new jobs, new livelihoods, trade and other business services (Balachandran et al., 2009). However, there is full or partial relocation of people and loss of property may happen in land acquisition for urban development (Azuela & Herrera-Martín, 2009). In another word, the type of land acquired will determine the impact of land acquisition on the socio-economic situation; i.e. partly or entirely obtained (Syagga & Olima, 1996). Due to loss of property, people may deprived of their usual livelihood (Datta et al., 2009). Azuela & Herrera-Martín (2009) stated that ‘often, the loss of land aggravated by two elements: the weakness of the rule of law and the lack or insufficient recognition of property rights for the dispossessed population.’ So, to avoid the adverse impact of land acquisition on the landholders recognition of land rights is crucial. In addition absence of the rules of law has also impact on the social and economic aspects of the landholders. To minimize the adverse impact of land acquisition including socio-economic of landholders, the World Bank (2001) also prepare operational policy for resettlement that helps to reduce the socio-economic impact of the land acquisition.

2.11. Summary

In this chapter, various literatures show the theoretical background and general principles related to land acquisition and urban expansion was reviewed. The concept of urban expansion, and land acquisition, as well as tenure security, are discussed. In order to appropriately address the research objectives, the literature review should review the literature and works done in the various dimensions of the study area. It includes land acquisition, expropriation, urban expansion, and resettlements. The reviews of literature in the field of land development and acquisition for urban expansion and relation with the tenure security, and it includes the indicators that contribute in adversely or certainly to the security of tenure. The study also reviews different works on the process of land acquisition and the relation between land acquisition and tenure security. All the above theory cover the concepts, theory and processes that help in attaining the research objectives and relates to a different section that are guide and support to achieve the main aims of the study. It is found that the formula in section 2.4 is used as the base for the valuation process and the compensation payment for the affected landholders regardless of their legal right.

Land acquisition is the source of impact on tenure security and also on the social and economic background of the landholders unless it is treated with great consideration. The resettlement framework for involuntary resettlement for expropriated landholders guide the way they are expected to be treated to make the transition smooth. Thus from the reviews of documents the land acquisition indicators relevant for the study is found.

3. RESEARCH METHODOLOGY

3.1. Introduction

This chapter is to designate the methods used for data collection, processing and analysis of results. At first the description of case study area is introduced to give a clear idea about the area. The research design that shows the overall structure of the study. The processes for designing interview questions to collect data for the study and the approaches used are explained in the next subsections. Then different type of data collection methods and data processing techniques are described precisely. The presentation of data processing and methods of data analysis. This section also gives the result. A summary of the chapter is given at last.

3.2. Description of the study area

Ethiopian is an east African country characterized by her ancient civilization. Eritrea borders it to the north, Kenya to the south, Somali, and Djibouti to the east and Sudan and southern Sudan to the west. The country gross land area is about 54000 square kilometre with approximately 91 million inhabitants by 2014 provisional population census, with an average annual growth rate of 3% (Central Statistics Agency, 2014). Considering the Land in the study area is initially agrarian but over the past years it started assuming an urban status, although it is now peri-urban. The country has nine regions and two chartered cities. From the two chartered cities, Addis Ababa is the administrative capital city of Ethiopia. In Regions, there are Zones, Town, Woreda, and Kebele and in chartered cities there are Sub-cities and Woreda. In Addis Ababa, there are ten sub-cities, 116 Woredas.

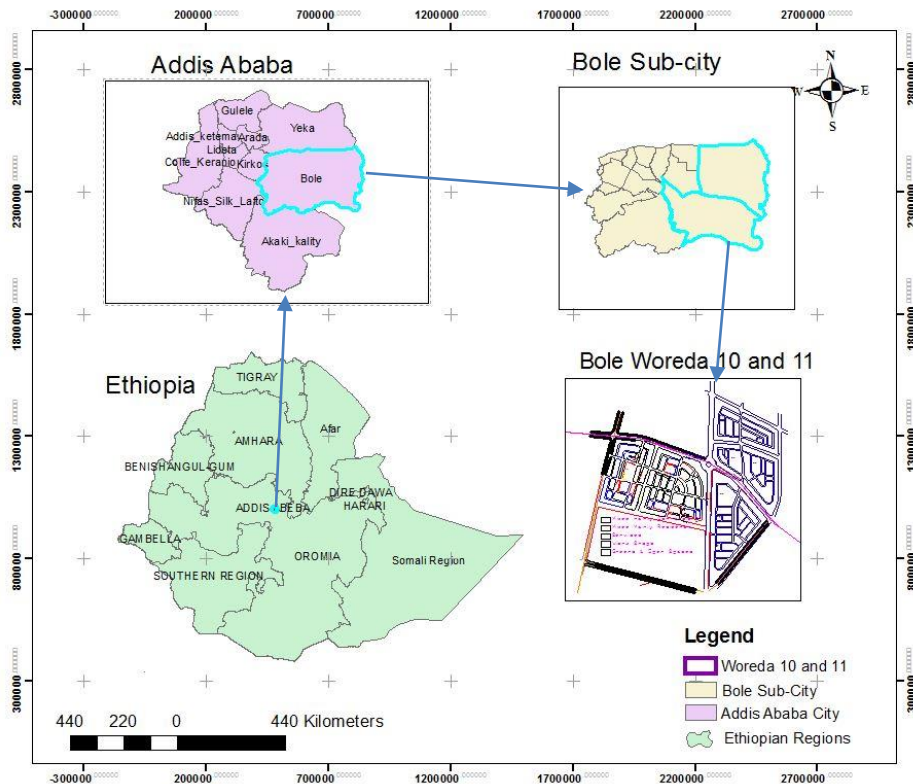


Figure 3-1 Map of the study area

Bole sub-city is one of the ten sub-cities of Addis Ababa. It is in the south-eastern suburb of the city. It is 9.6 km from the centre of the city and has an estimated total area of 12,208 hectares. In terms of area coverage, Bole is the largest sub-city followed by Akaki Kality sub-city. The sub-city is the one having more expansion areas than the other five sub-city to the border of Oromia regional state. The other four sub-cities are found at centre of the city adjoining the six sub-cities. The sub-cities found at the heart of the town are those established in 1887 by Emperor Menelik II (Bureau of Finance and Economic Development, 2013). Most of the areas in this four sub-cities are under development by renewal, redevelopment, and upgrading. And the landholders are expropriated and relocated to the sub-cities where there is relocation area.

3.3. Research Design

The research design is intended to show how the research questions are going to be answered to attain the research objectives. It is proposed to connect data to be collected and analysed of the result. This concept is base for the research design, research objectives, and research questions formulated to discuss the research problems. The indicators and aspects are identified to assess the process of land acquisition in the study area. Different methods are used for data collection to get the necessary data from the case study area.

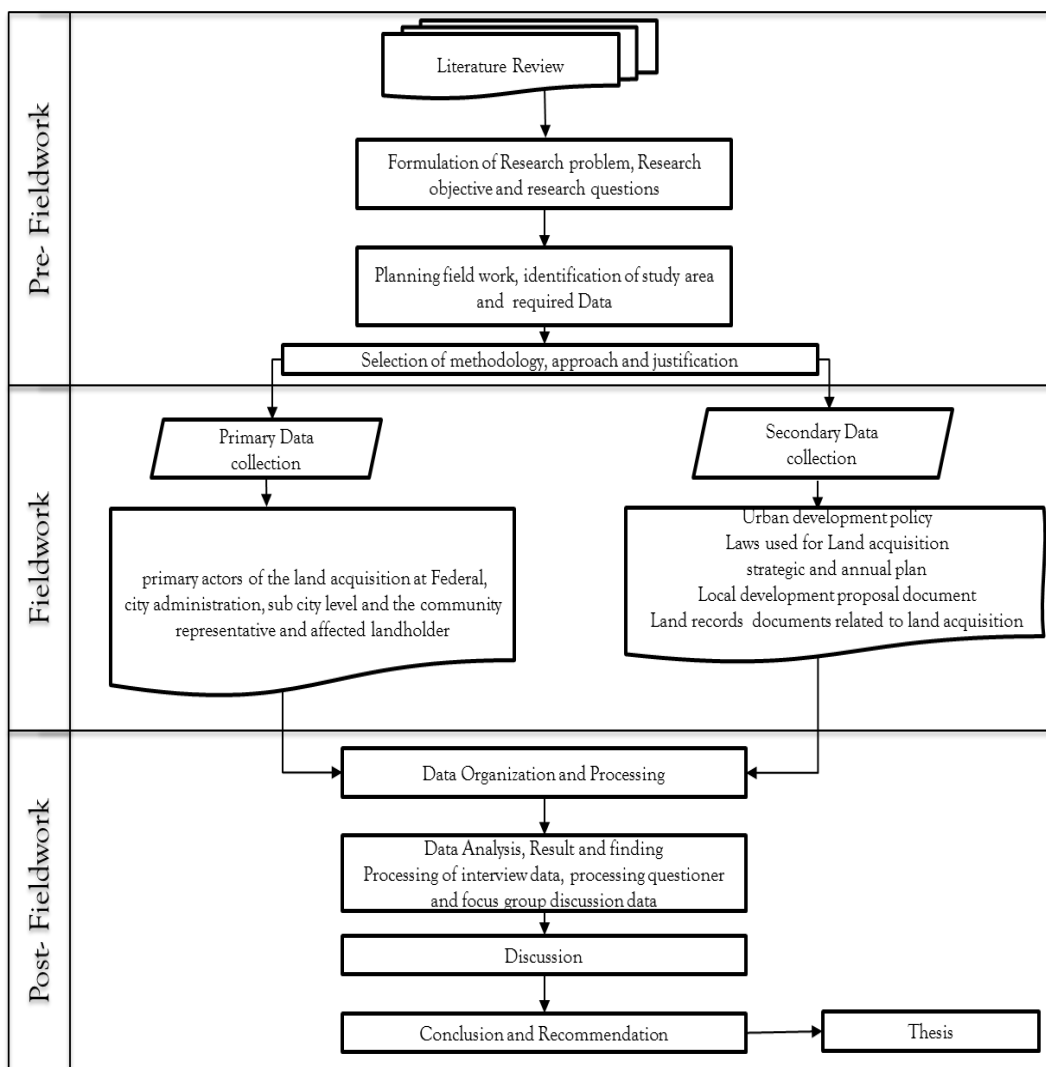


Figure 3-2 The Research design

Following to organizing and processing of the collected data, result and discussion on the impact of urban land acquisition on peri-urban tenure security is executed out. Conclusion and recommendation are drawn to enhance further research. The outcome of the study is the thesis report as illustrated on Figure 3-2

3.4. Designing interview questions

3.4.1. Developing interview questions

This research is aimed to assess the land acquisition process for urban expansion and its impact on tenure security of Bole sub-city peri-urban areas. To address the research problem, this research has to meet the objectives by collecting all the necessary data from different sources. This will help to know how the land acquisition for urban expansion is managed in Bole sub-city. The designing of interview questions was based on the essential aspects of the study reviewed from the literature review, policy and legal frameworks mainly. The set of interview questions were designed and used as a survey tool; to collect data from selected households, government office, and other relevant sources. The interview questions were used to obtain various types of information such as level of knowledge, experience, opinion, activities and so on. The interview questions were written with respect to the research objectives to enable answering the central and specific research objective.

3.4.2. Interview Questions structure

Household interview questions: the purpose of the household interview question (Appendix 5) was intended to get and verify knowledge, experience, activity, practice and information. This includes the different aspects of urban expansion land acquisition and compensation processes and resettlement issues and land acquisition impacts during urban expansion. The question included interview number, household address, date of household interview and the interview consisted of both open-ended and closed-ended response questions. For the household questions, the interview questions were prepared in local language (Amharic and Oromic) to make clear and understand the question to be asked during the interview period. The households' interview questions were designed to include the general introduction about the objective of the interview questions; landholders' opinion on the land acquisition process and practice; landholders' opinion on the compensation payment and procedure; and landholders' opinion on resettlement/ relocation and their participation.

The general introduction of the household question has some explanation about the purpose of the study in the case of Bole sub-city on the land acquisition process. Interview questions related to opinion on the land acquisition process were under the first level. The second phase included household opinion on issues of compensation payment that has primary issues to be answered. The last household interview question was the third stage that included only general question to get information on issues of resettlement, in general. (Appendix 5)

Interview questions for key informants: The key informants were selected for interviewee are MUDHCo Bureau of Urban Land Development and Management staffs, AACAA Land Development and Urban Renewal Agency staffs, Bole sub-city Land development and Urban Renewal staffs and expropriation committee of the community. The purpose of this interview questionnaire is the same as that the households (to get and verify experience, knowledge information and activity) on different aspects of land acquisition processes and practice, compensation and resettlement of the affected Peoples, and impacts during and after plan (LDP) implementation. All interview questions contain interview number date of interview, name of

interviewees, responsibility, organization department and contact information of respondents. It includes general introductory, objective of the study and consists of both open and closed-ended questions. The interview questions for the above key informants were prepared in Amharic and English except for the committee member that prepared in Amharic and Oromic for clarity.

3.5. Preparation for data collection methods

As the first stage of the fieldwork preparation all the data needed for the research was identified. The fieldwork plan was prepared, and key informants were identified and contacted through social media (Facebook and Skype) and email. Before starting the fieldwork, the data collection methods was defined. The list of individuals who were working in the organizations related to this research areas was prepared for an interview. For all interview questions, checklist was ready. A support letter from ITC (Appendix 6) was made to request help from individuals and organizations for the fieldwork in the study area. Refinement of the household interview questions was carried out before conducting the household interview, and assistance was chosen based on his popularity in the community of the study area and local language ability.

3.6. Data Collection Methods

The main objective of collecting primary and secondary data is to get the required evidence to achieve the research objectives and to answer the research questions. The following subsections presents the methods used for the collection of both primary and secondary data.

3.6.1. Primary Data collection methods

Household data collection: - The primary objective is to get an opinion on the land acquisition processes in the study area. For this research purposive sampling technique was used since the study was intended to interview only those people who were living and working in the study areas. McNeill & Chapman (2005) describe “purposive sampling occurs when a research chooses a particular group or place to study since it is known to be of the type that is wanted.” The other justification for selection of this method is that purposive sampling is considered desirable when the population happens to be small, and the known characteristics of it’s to be studied intensively Kothari (2004), for this case views of the affected and may affected Peoples. The household’s interview was conducted on those residents who lost their land and properties and who may lose their land in the future as a result of urban expansion. It’s hard to complete population of the study area because this type of inquiry involves a great deal of time, money and energy (Kothari, 2004).For this reason, around 10 percent of the total affected and may affected Persons were interviewed. The researcher went to the study area to conduct household interview together with the appointed assistance. The interviews were asked questions to respond and filled in the interview questionnaire prepared in local language for this purpose.

Interviews with Key Informants: - Interview with the key informants was carried out to collect information, opinion, knowledge and practice on the aspects of this research Interviews were obtained from the Federal MUDHCo, Urban Land Development and Management Bureau, AACA Land Development and Urban Renewal Agency, Bole sub-city Land Development and Management Office, Urban Planning office sub-city compensation and valuation experts, expropriation committee member of the community at study area. Open and closed questions were asked. A total of nine interviews were taken during the field work. The responses were recorded using audio recorder. The details about the date, list of interview and venue are shown in (Appendix 1-4)

Field Observation: - The primary objective of the field observation was intended to see the site location of various components of the expropriated area and under feature plan such as the constructed roads, the

demolished housing units the excavated crop land and the dispossessed land and the resettlement areas. In other word, what is currently happening in the study area will be related to the data collected using this method Kothari (2004, p. 96) Using this method information of the existing houses and different structures and roads and demolished housing units and excavated farmlands and crops ready for excavation were collected by taking photographs and checking the area on printed map showing the study area. The status of land acquisition impacts was observed during the field visits.

3.6.2. Secondary Data Collection

For the research, relevant documents have been collected during the fieldwork. The urban land development and management Policy 2011, urban land lease holding Proclamation 721/2011 FDRE (2011), a Proclamation to provide for the expropriation of land holdings for public purposes and payment of compensation 455/2005 FDRE (2005a), Ministers Regulation 135/ 2007 FDRE (2007) Payment of compensation for property situated on landholding expropriated for public purpose, are from Federal Urban Land Development and Management Bureau. Other documents such as project annual plan report that include the list of peoples participated in the expropriation process the total compensation paid, the amount of land given for resettlement were collected. The reports and detailed land acquisition plan of Bole sub-city expansion area were collected to get information on the proposed land and property to be acquired for expansion of sub-city urban development department. This document included the LDP prepared for the area and estimated cost for compensation of properties. From the same office information on valuation techniques used by the sub-city administration, list of people who received compensation, list people get relocation plot and those who submitted their appeal for compensation and size of relocation plot were collected. The environmental impact assessment and social report of the Addis Ababa kilinto industry zone and the audit report on expenditure for compensation were obtained from the same department. Spatial data were also collected from Bole sub-city Land Development and Management to use for spatial illustration and visualization of the case study areas where land acquisition has been taken place. These spatial data included the digitalized shape file of Addis Ababa city, Bole sub-city land use map. In Addition, the AutoCAD drawing of the city and sub-city land use blocks structural plan, LDP including land use, road network, environmental and building height were collected from the sub-city land development and management office.

In the above primary and secondary data collection, the selection the data is to answer the research question and to attain the research objective. Based on this in primary data collection the collected data is more focused on the process of land acquisition, the valuation method the compensation expropriation resettlement and benefit from the land acquisition and the tenure right of the landholders. The secondary data collection also which support the above list points.

3.7. Data Processing

Data processing includes all operation until it is ready for the analysis either manually or by computer. The organization and arrangement of data according to the topic of discussion and indicators is the first step in data processing. Quantitative data that were collected from the household interview are processed using excel for both statistical and graphical analysis purpose. Qualitative data that were collected from documents, legislation, interview questions and field observation are processed manually to be used for the analysis as the size of the data is handy. All interview recordings are carefully listened and noted down the required information on the word documents to use for data analysis. The collected spatial data were processed using ArcMap, ArcGIS, and AutoCAD.

3.8. Ethical Considerations and Quality Control

In the research the issue of ethics concerns with seeking respondent's consent, collecting information, protecting confidentially, using the data only for the intended purpose, inaccuracy report, and avoiding bias, etc. (Kumar, 2005). With this respect, the key informants interviews were given a written permission for the use of recorded material for the research purpose. To avoid bias, the assistant was instructed during the household survey. The interview questions for the household survey and committee were translated into the local language (Oromic) to easily understand by the interviewees and avoid bias.

3.9. Methods of Data Analysis

This subsection refers to the methods used for analysis of primary and secondary data. Both secondary and primary data are collected during fieldwork, the method is content analysis for quantitative data. Quantitative data are analysed descriptively using excel. Response obtained from key informant interviews were transcribed and the questions as set in the interview guide and the more issues that came up during interviews methods with response given. The response have been incorporated in write-up in later in chapter 5 data, and actors involved in processes compass its land development under the tenure. Data obtained from household questions was coded and analysed using Excel and constitutes the case.

3.9.1. Indicators for the Assessment

Indicators were formulated to collect data that defined based on the contribution to tenure security. The indicators for the assessment of this research was developed based on the literature review, the land acquisition laws in the country. The indicators are used for assessment over processes of land acquisition. This assessment includes all the parts of land acquisition from urban expansion from beginning to the end of the processes.

3.9.2. The assessment framework of the research

The assessment methods to be used for this study is carried out based on an evaluation framework developed under this subsection. An evaluation framework provides guidelines and defines the aspects of the evaluation of the research. However, it's difficult to identify one size fit evaluation framework to assess the land acquisition process that involves valuation, compensation, participation, planning and resettlement and impact on tenure security. For this reason, it is important to develop an evaluation framework based on indicators to assess the land acquisition process for peri-urban tenure security in the study area as shown in Table 3-1. To assess the whole processes in relation to the existing legal framework and literature review and check in line with tenure security.

Table 3-1 List of indicators and aspects

Aspects	Indicators	Legally stipulated criteria
Plan preparation up to the implementation	Participatory planning and decision making of all stakeholders; decentralized approach of planning	As much as possible use local resources; a bottom-up approach; achieve priority and needs of the community in the project activities and different stages in a coordinated manner
Land acquisition process	Land acquisition process, land acquisition methods, prior notification of acquisition and treatment of affected people complaint handling and management	Development clear and transparent land acquisition procedures; timely notified and consulted with land and property owners; minimized and avoided conflicts; provide housing and plots replacement that meet or exceed existing local standards;
Valuation	Clear and transparent valuation methods	The valuation methods must follow the Regulation of compensation
Expropriation	Participatory and clear and transparent ways of expropriation	The expropriation of landholders must be all their willing consent
compensation	Techniques use to assess compensation and rate entitlement and the way of publication and compliant and case type of compensation satisfaction of affected peoples prompt payment	Compensation all affected persons including those without title to land; pay in kind or cash at replacements cost for the cost of restoration in time before relocation and civil work start; Use scientific valuation techniques at replacement cost; ensure transparent valuation procedures and rates; disclosure of information and use of negotiation procedure; low court cases;
resettlement	Availability of force relocation methods of rehabilitation RAP preparation and implementation; efforts to avoid forced relocation and mitigation measures; type of land conflict by the project, way of resolving conflicts;	Minimize or eliminate involuntary resettlement; if inevitable take mitigation measures& rehabilitation assistance to avoid adverse impacts; involve and consult all affected peoples in RAP planning & implementation for feasible resettlement optioned with appropriates provisions; have projects information campaign to explain why relocation is necessary;
Impact of land acquisition process	Number status of land rights legalized; satisfaction expectations,& interests of different stakeholders; capacity building employment/job opportunity; livelihood improvement; reduction of adverse impacts:	Register all rights on land and legalized; ensure the satisfaction of different stakeholders interests and expectations; ensure local capacity building; job opportunity and employment for the affected peoples; undertake measures to improve the livelihood of the residents and avoid impacts;

3.10. Summary

This chapter has dealt with the description of the study area, designing of interview questions and data collection methods used in the case study area. For the primary data collection interview questions were designed for households and key informants interviews. The interview questions were both closed, and open-ended type. The employed method of data collection from primary to spatial sources was interview of participants and site visit. For secondary non-spatial data and spatial data, relevant project document was collected during the fieldwork from different offices and department. Qualitative and quantitative data processing are used for effective and efficient analysis of the results. Both manually and using computer the data processing is managed.

The methods of assessment of results and data analysis are using as evaluation framework bases on indicators and good practice criteria. The assessment framework provided guidelines and to define aspects indicators and good practice measures. The evaluation framework provides guidelines and to identify issues to be focused on the evaluation. Project planning and implementation processes public, participation in land acquisition processes and procedures, compensation, resettlement and project impacts are key aspects of the assessment of this study. The next chapter presents the results of data analysis and evaluations of the aspects of the research.

4. LAND ACQUISITION IN ETHIOPIA

4.1. Introduction

The main aim of this chapter is to describe the urban expansion process and the issues of land acquisition, compensation, planning and resettlement of affected people in Ethiopia. The chapter describes the background of the urban expansion and tenure security and the available legal and policy framework to guide the process of land acquisition for urban expansion in the study area. It is also to give a clear insight in the practice of land acquisition, valuation, expropriation in Ethiopia. The chapter also reviews the available land acquisition process during the urban expansion processes.

4.2. Background of urban expansion in Ethiopia

The rapid growth of urban population and increasing of rural, urban migration in Ethiopia cause expansion of urban areas to peri-urban areas. The federal, regional government and city are responsible for providing land for urban expansion. For this reason, the urban expansion is used by the peculiar land development phenomena especially about the way land is being acquired in most developing countries. It is recognized as a solution for the economic development of the country to follow both horizontal and vertical expansion. The vertical expansion is by upgrading slum area in centre and sub-centre of the cities and revising the height regulation plan to accommodate high-rise buildings whereas the horizontal expansion of the peri-urban area where most of the land is agricultural and un-serviced. The focus area is the horizontal urban expansion part; the process is executed by expropriating and compensating landholders and relocating them to other site prepared for relocation.

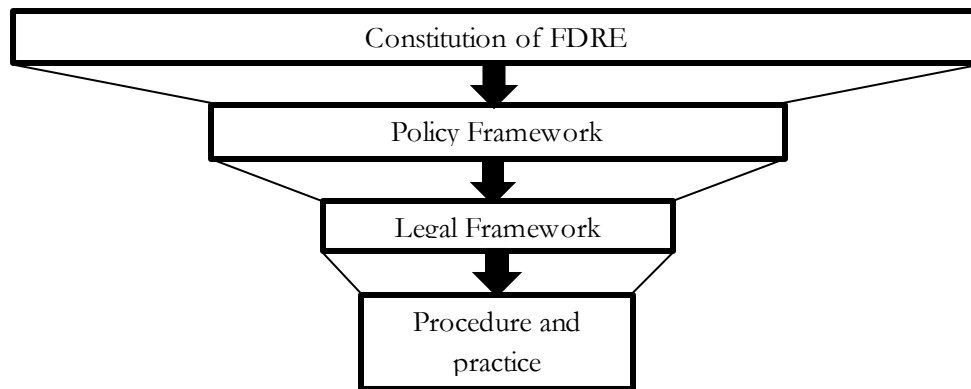


Figure 4-1 Hierarchy of laws and policy in Ethiopia

However the general structure of the legal framework starts from the Constitution FDRE (1995) ends on the directives as shown in Figure 4-1, there is no one and clear legal framework in place for urban expansion throughout the country. The urban expansion can be categorized as formal and informal. The legal frameworks used for the official expansion is the urban planning Proclamation No. 574/2008, Proclamation of compensation for acquired land 455/2005 and Ministers Regulation No. 137/2007 and Different directives. The mentioned laws are a base throughout the country; however the regional governments and city administrations have their directive for implementing which is not same for all on issues like valuation, compensation, etc. Addis Ababa city is using directive 3/2010. The city administration of Addis Ababa and Bole sub-city execute the urban expansion program on the selected areas where there is vacant agricultural and un-serviced land. For the formal urban expansion, the city of Addis Ababa plan is cascaded from the

five-year Growth and Transformation Plan (2010-2015) of the country. The finance for the expansion activities is from the government budget and Donors.

4.3. Land Acquisition in Ethiopia

Land is acquired for urban expansion program for the construction of housing, and different social/physical infrastructures; According to Proclamation No.455/2005 of FDRE, “land for public purpose is acquired through expropriation, and is carried out by public entities, cooperative societies, private developers or other organs after decided by the appropriate authorities”. By using this article and other supporting legal framework federal, regional and city administration acquire land. However, the acquisition processes are not the same throughout the country. This is because each region and city government are using their directive to execute the land acquisition. In addition, the processes and approach of land acquisition for rural land and urban land is also quite different. This is due to the management of urban and rural land by two distinct governmental authority’s i.e. rural land by MoA and urban land by MUDHCo.

4.3.1. Policy Framework of Land Acquisition

According to UNECE (1996, p. 59) “land policy consists of the whole complex of legal and socio-economic prescriptions that dictates how the land and the benefits from the land are to be allocated”

As shown in Figure 4.1 of (section 4.2), the umbrella for all legal framework is the constitution. The policy framework for land acquisition is the second level next to Constitution for guiding the Land acquisition in Ethiopian. However, there is no clear and one policy framework that guide the land acquisition throughout the country. The land acquisition in the country is guided by several policy frameworks such as Urban Development Policy, Urban Land Development, and Management Policy and Urban Planning Policy, etc.

On the policy mentioned above, there are policy objective and goals which support the land acquisition in one way or another. Provision of serviced land for development is one of the Ethiopian urban development policies aiming to ensure the urban expansion program. Urban expansion nowadays designed to carry out by Urban Land Development and Management Policy of Ethiopia (2011). The urban land development and management policy set direction for the provision of serviced land for the market from the urban center, intermediate and expansion areas. Moreover insight the way of provision of land for urban expansion has to follow the basic land governance principles of transparency, accountability, efficiency, etc.

Both Proclamation FDRE (2005b, 2011) give full mandate for the local land development office to make sure the timely provision of urban land in accordance with the annual plan presented to public in the first month of the budget year. The policy direction of the urban land lease proclamation is to bring an effective, efficient, equitable and well-functioning land and landed property market. And for building transparent and accountable land administration system that ensures the right and obligations of landholders. The policy objective is to see urban land development and management system benefiting political, economic transformation processes as a development base for cities’. One of the land development and management policy goal is preparation and development of urban land in a sustainable way. Because the land in Ethiopia is a constitutional issue, and the ownership of land is vested in the state. The policy related to land is more focuses on how to provide land for development and answer the high demand for development rather than focusing on individual ownership. However, the state ownership of land has been criticized by international donors’ and researchers. This may be answered by the political ideology of the ruling party

4.3.2. Legal framework of Land Acquisition

In Ethiopia, the supreme law of the land is FDRE (1995) Constitution. Followed by urban land development and management policy in the case of urban land and proclamation no 455/2005 in the case rural land. This because different institution manages urban land and rural land in the country. Ministry of Agriculture (MoA) administer rural land and Ministry of Urban Development, and Housing Construction of Ethiopia (MUDHCo) is responsible for urban land. According to FDRE (1995), Article 9(1). Land is common property of the state and the people, and hence it is not subjected to sale or exchange. Residents have the right to use lease/rent or inherit. The lease system is divided into long and short- term lease. The long-term lease is the one from 15-99 years, and the short-term lease is the one from 6 months up to 15 years. Urban residents can secure land through ground lease agreement usually in both short and long term depending on the lease period for the purpose for which the land is needed. Such right are freely transferable to make the constitution prohibits eviction of holders of the land without just cause and payment of compensation (FDRE 1995 article 40(7)). Expropriation of land can only done the designated land is needed for public purposes and accompanied fair compensation payment according to Article 40(8) of the Constitution. For land acquisition, there are three main land related proclamation and one regulation at Federal level as shown in Table 4-1 below.

Table 4-1 Legal framework used for land acquisition in Ethiopia

Legal Framework	Objectives
Urban Land Lease Holdings Proclamation No.721/2011.	This law is used for the provision of land for developers by developing the plot and making claim free and shows the ways of transferring and allocating land for expropriated landholders and support the land acquisition process
Proclamation on Rural Land Administration and Land Use Expropriation of Landholdings for public purpose and payment of compensation No. 455/2005	The objective of the proclamation is to minimize and mitigate the impacts due to the expropriation of landholding for public purpose. The proclamation clarifies and defines who has the power to expropriate landholding either in urban or rural areas of the country.
Rural Land Administration and Land Use Proclamation No 456/2005.	The proclamation mainly states the right to hold and use of rural land, and rural land use restrictions. In addition, the proclamation states that farmers and pastoralists engaged in agriculture for living shall be given land free of charge
Ministers' Council Regulation deals with payment of compensation for property situated on landholding expropriated for public purposes No. 137/2007.	The regulation provides the basis for compensation of affected properties and to assist the displaced of affected person to restore their livelihood. The regulation sets the methods for the assessment of compensation, provision for land replacement and payment of displacement compensation

The above-described legal provision are support each other and having knowledge of them helps; to understand the amount and type compensation to be paid ; principles of valuation techniques; the kind of right on the land; urban land provision and land lease implementation methods in Ethiopia. Any local development plan prepared and implicated under the provision of urban planning proclamation to identify

and evaluate. So the urban planning guides for preparing plan, the urban land lease holding proclamation is steering for preparing land for different uses that is transferred by allotment and tender and the compensation proclamation is used for expropriation and payment of compensation. There are rules, regulation and directives and political direction are used to operationalize the proclamations. As stated in the land acquisition process use several laws enacted at different time with a different objective. This shows there are no one and clear legal framework for the land acquisition throughout the country.

4.3.3. Procedures and principles of Land Acquisition

The government or private sector may want a particular plot of land to build infrastructure, housing road or industry; “it is legally authorized by the state to take privately owned land without the consent of owner” FDRE (2005). However, authorized body to make such plot has to follow procedures. Proclamation No. 455/ 2005 article 6(1) it is stated “the state initiates an expropriation procedure before a court or other concerned body, to observe due process of law. Private owners are given the right to heard and negotiated on the amount of compensation, and finally the court approve of it. This procedure avoids arbitrary taking of land by the state without fair compensation”. In the case of urban land the land acquisition modalities through which a person may acquire is by allotment or tender. According to Article 7(2) of urban land lease holding proclamation No. 721/2011. Because the land acquiring modalities in a rural area is according to Article 7(1) of Rural Land Administration and Use Proclamation No. 456/2005 are land grant, bequeath and lease. Even though there is no separate land acquisition procedure clearly shown on the legal framework of the procedure of compensation and provision of land for development it mentioned that the land acquisition process give acknowledgement for landholder to get proper treatment. However, the process of land acquisition throughout the country is not the same.

4.3.4. Valuation technique for compensation

In Ethiopia, valuation is carried out by the committee with the relevant qualification as stipulated in the proclamation No. 455/2005 Article 10(1, 2). In some software is used for valuation. The city administration appoints members to value the property. However, the practice is election for representative from the expropriation area during the public hearing of the expropriation. The exception is if the property comprises public utility lines, then it is the owner of the property say the Ethiopian electric power authority, which is to estimate the value of the property Article (6) of (Proclamation No.455/2005). Assessment of compensation is also described in proclamation 137/2007 of Article (3). About properties on the land such as buildings, the accepted valuation method is the cost replacement method as provided in Article 7(1) of Proclamation No. 455/2005, Proclamation no. 455/2005, Article 9(1) and (2) states that, “Valuation of property situated on land to be expropriated shall be carried out on the basis of valuation formula, adopted at the national level.” Until such time that the Ministry of Federal Affairs, in consultation with the proper federal and regional government ascertains the creation of the required capacity to make valuation of property as specified under sub-article (1) of Article (9), such valuation shall be carried out by committee to be established in accordance with article (10) of this proclamation and owners of utility lines in accordance with Article (6) of this proclamation.” Some of the provisions of the federal regulation No. 137/2007 on objects to be compensated and the formula to be used for the valuation of compensation are described below. In urban areas, location has no value and owners are being paid only the replacement cost of property. However, government earns that location value developed and grew at the expense of the landholders. In rural landholding, the compensation provided for the loss of agricultural land is an equivalent of the value of ten year's production. It is calculated by taking the average value of the product of the past five years and multiplying by ten, and the result is the amount.

4.3.5. Compensation of affected people /approach and type of compensation/

Payment of compensation prior to commencement of any civil work for the affected people may help to smooth the transition from the original location to the resettlement area. Which is one of the aspects to be considered during land acquisition and resettlement processes. As mentioned above, compensation for the affected people is managed according to the provision of Proclamation No. 455/2005 and Regulation No. 135/2007. The directive to operationalize the proclamation and regulation are different in different regions and cities. Because the federal government enacts proclamation and regulation where the regional governments and city administration prepare their directive with the framework of the federal law according to their context. This results the directive for compensation in Ethiopian is more than 10 in number. One of this is the Addis Ababa city compensation and resettlement Directive No. 03/2010.

The approach for payment of compensation in Ethiopia is according to the FDRE (1995) Constitution, of Article 40(8), which puts an obligation on the government to pay in advance compensation commensurate to the value of the property expropriated. The determination of the compensation amount is to replace the confiscated land and property equal to the amount of the actual damage caused by expropriation. The urban land lease Proclamation 721/2011 under Article 25(4) also states “leasehold possessor shall be paid commensurate compensation and is determined in accordance with a Proclamation No 455/2005”. The 1995 constitution of the FDRE and subordinate land legislation’s guarantee that “no land may be expropriated without advance payment of commensurate compensation for the property situated on the land and for permanent improvements made to such land”. The principle of fair compensation payment is the only available guarantee to individual owners on their lawful possession of land and property. If the land or property owner has any complaint, she/he can appeal to the court or any designated body. The court makes the final decision. The object to be compensated is property and other improvement made by the holder of the land.

4.3.6. Tenure security in Ethiopia

Tenure security is the policy goal and concern of the state in Ethiopia. The Federal Democratic Republic of Ethiopia constitution FDRE (1995) Article 40(3) prohibits any sale and exchange of land. In addition, the state ownership of land is considered to be the best mechanism to protect the peasants against market forces. The basis for the tenure security in Ethiopian is the continuation of land as public/state property as argued by the government. Then the justification is that for modern large-scale farms there is an abundant idle arable land in the lowlands. Most of the farmers, however, live in the highlands where there is scarcity of land but a large amount of accumulated human power due to high population density. Allowing the farmer to sell land here, would lead either to displacing the farmers or converting them to tenants. In both ways, a large amount of capital and labor will be wasted. This argument of the government is criticized for lack of corroborative evidence some researchers show otherwise. Some conclude that farmers would not sell their land wholly or partly if given the right to own their plots. Another study, conducted by the World Bank (2010), reveals that most farmers would rather rent their land during stressful periods compared with any other alternative, such as selling it. The study concludes that the availability of formal land rental markets will serve as a caution to enable farmers to withstand unfavorable circumstances by temporarily renting their land and not selling it. The state ownership of land has been criticized by researcher and international donors who favour neo-liberal economic thinking (Ambaye, 2009).

4.3.7. Indicators to assess the tenure security of study area

The indicator for assessment of tenure security and its impact include the outstanding complaints rectified; affected individuals and household expropriated, compensated and resettled. The assessment of the impact of urban expansion program is to evaluate, the effect of land acquisition on tenure security by assessing the level of participation of the landholders on decision-making, planning processes, the amount, type and prompt payment of compensation, the level of transparency of valuation. However, the existing practice and project documents do not show clearly the indicator related to the aspects of planning and implementation processes of LDP, Participation in decision-making, land acquisition, and resettlement. For this reason, it is important to draw the relevant indicators from the literature reviews made in chapter two.

4.4. Summary

This chapter discusses the background practice and principles of land acquisition for urban expansion in Ethiopia. The approaches to the planning and implementation process and the project aims are reviewed. In addition, the available rules and regulations for expropriation of land payment of compensation are considered. To support expropriation of any land for the public purpose, government of Ethiopia was enacted different Proclamation Rules and Regulations and Directives such as Proclamation No.455/2005, No. 721/2011, Regulation No. 135/2007, and Directive No. 3/2010 as a legal framework.

The policy frameworks to support implementation of urban expansion are the Urban Development Policy and Urban Land Management and Development Policy. Consideration of public participation in the implementation processes is also highlighted. From the review of public involvement issues, it is known that participation of public is the crux of any development. The principle of compensation payment procedures and valuation methods available in the country at the federal level are also reviewed. It is identified that properties and improvements made on land by the landholders are compensated. Both in-kind and in-cash compensation are legally provided payment types. Legally, compensation is paid at replacement cost of the property including all other expenses such as demolishing, removal and transportation plus one-year house rent. For the valuation of compensation, the responsible authority to cash compensation and a formula to be used for valuation of objects is provided in regulation and directive.

5. RESULTS AND DISCUSSION

The aim of this chapter is to present the results of data collected and analyzed from primary data and secondary data of the study area. Findings from the study area also explained along with the results from all data of study area. The study aim is to assess the impact of urban land acquisition on peri-urban tenure security of Bole sub-city; Addis Ababa, Ethiopia. To answer all the research question formulated for this research all the issues of land acquisition for urban expansion in peri-urban area is addressed to show the impact on tenure security from the results of data collected and discussion draw. Assessment of the processes of land acquisition and its impact on tenure security forms the crux of this chapter, and this addressed with the sub-objective and research questions.

5.1. The processes of urban land acquisition

The land acquisition process for peri-urban area is intended to grant landowners a secure tenure by developing clear, transparent and participatory land acquisition plan; clear land acquisition procedures; timely notification and consultation of land and property owners; minimize and avoid conflicts within landholders; provide plots replacement that meet or exceed existing local standards; and avoid conflicts in land rights.

5.1.1. The process of land acquisition in peri-urban areas, Bole sub-city of Addis Ababa

AACA land acquisition described in the Addis Ababa City Administration (2010) for compensation payment, valuation replacement plot or housing. In this directive it was mentioned that according to FDER Proclamation No. 455/2005 part 2 article 5(1) the area selected for development and the exact location supported by plan must be submitted before one year to the office from the developer. Bole sub-city land development and management office will prepare the land for the project for payment of compensation to the landholders and property owners. The tenure right for land acquisition was described to be in accordance with the available legal framework of sub-city. However in the directive there is no part that clearly indicated about tenure security of landholders that are expropriated. In the same directive, it is described that plot of land within the proposed area for urban development has to be clear for construction whether there are housing structure, crop or trees on it. In this study area, the last two years more than 300 landholders were expropriated for different projects including industry zone. These does not include the current ongoing Addis Ababa - Adam high-speed road project. Most of the projects made on peri-urban areas of Bole sub-city were not prepared land acquisition plan.

Households are asked about their opinion on the existing land acquisition practice carried out by Bole sub-city's administration. 24 respondents representing 80% of the sampling size expressed their views on the current methods of land acquisition as "not fair". Their justification is that they were not notified in time for expropriation, calculation of compensation not clear, the valuation method is no transparent, they were not participate in any decision-making process and the whole process is not transparent. three respondents representing 10% expressed their view as "good". Their reasons were the land acquisition process was transparent, and they were consulted and discussed with Bole sub-city land development and urban renewal office. One respondent representing 4% has no opinion; the remaining two respondents representing 6% of the sampling size expressed their view as "fair" practice. They justify that reasons are that the land acquisition process managed by the sub-city administration is with their consent but they were not timely informed, and it was in a rapid way. The result is illustrated in Figure 5-1 shows opinion of household on the existing practice of land acquisition in Bole sub-city. The result indicates that a greater number of respondents were

not accept the processes of land acquisition as fair. Others those opinions on the LA processes is good and fair felt indifferent seemed negligible. Thus it is observed that the processes of LA for landholders are not fair.

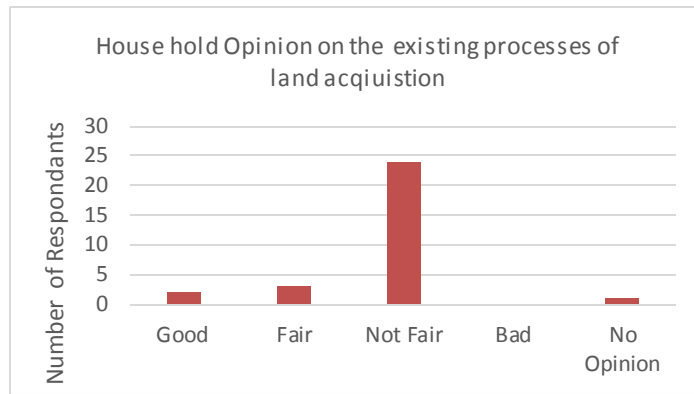


Figure 5-1 Household opinion on the existing process of land acquisition

However the sub-city land development and urban renewal office head mentioned that the land acquisition processes used is very clear because it is executed on the principle of expropriation based on the Federal proclamation for compensation No. 455/2005 and Council of Ministers Regulation 137/2007. From the interview of the same person, it was mentioned that the existing process of land acquisition for urban expansion on peri-urban is as illustrated in Figure 5-2.

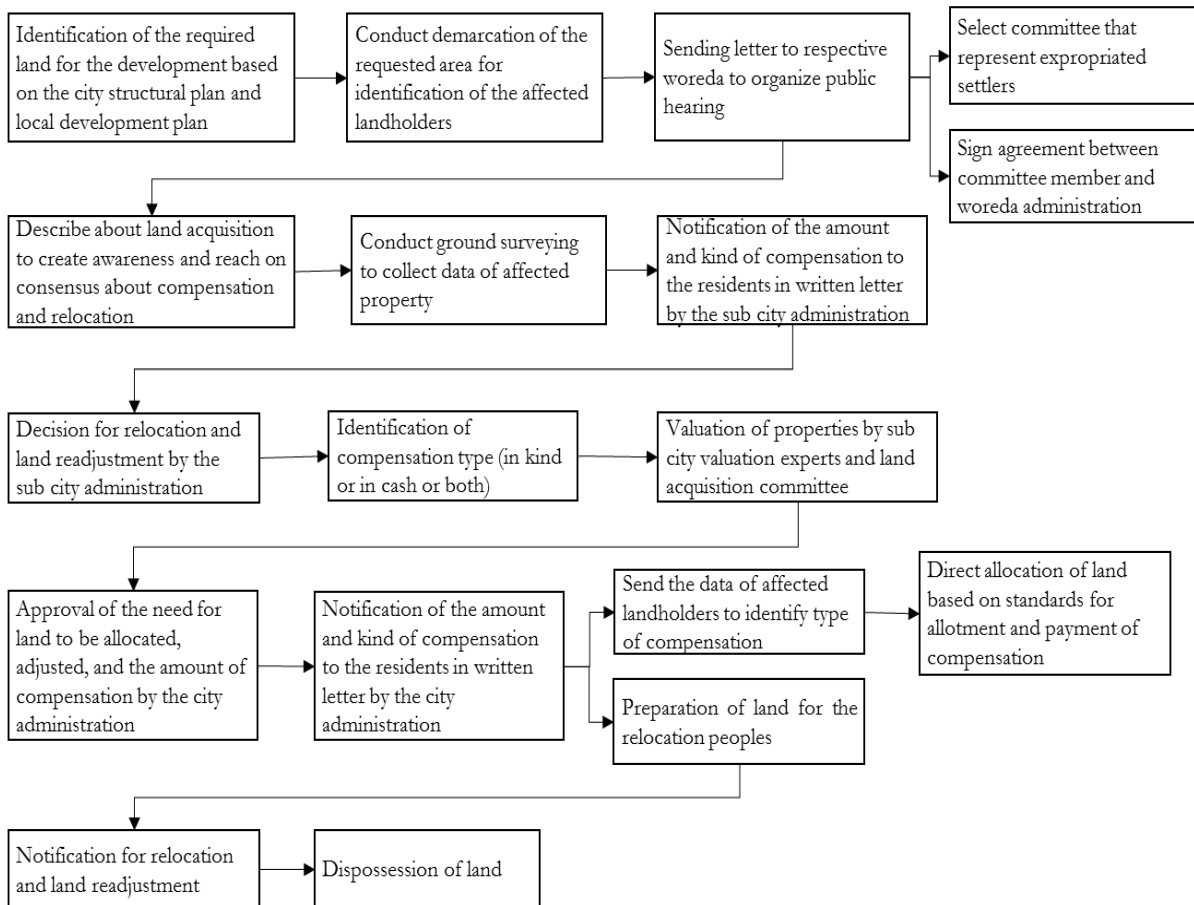


Figure 5-2 land acquisition process of Addis Ababa city

The procedures of land acquisition described by the same person was shown on above Figure 5-2, the process began by receiving a request from the developer to prepare a plot for development. The process includes public hearing, valuation, compensation, surveying the plot demolishing and relocation of the affected landholders including submission of claim free land for development. The interview from the land development and management office head shows that the processes of land acquisition listed above are not always in practice due to various reasons such as lack of skilled manpower, urgency of the projects, political direction, project design change after expropriation and land conflict or court case. However, it is not documented he acknowledges that the majority of the land acquisition is according to the processes mentioned above. The landholders are not aware of the processes of land acquisition because most of the direction are top down approach. There were some projects that the sub-city didn't participate in decision-making and participated only in the implementation phase. The summary of responses at all level is shown in Table 5-1.

As mentioned above the perception of the landholders and sub-city for the process of land acquisition doesn't match. This shows that even if there are clear processes of the land acquisition in sub-city. The way it is implemented in the peri-urban area do not have clear and transparent land acquisition process associated with the particular project as mentioned. The procedure depicted above in Figure 5-2 only works for some projects as mentioned from the same person. However, there is no practice of timely notification and consultation of land and property owners before land acquisition activities begin.

Table 5-1 Summarized response on land acquisition processes

Respondents	Land acquisition process	Existing law
MUDHCo, ULDMB	There is clear land acquisition process. However, it depends on the local directive used by cities	FDRE Constitution, Proclamation No. 455/2005 and Minster regulation No. 137/2007 Lease holding Proclamation No. 712/2011
AACA, LDURA	There is a directive 3/2010 for land acquisition and everything is clear both for landholders and the staff	AACA Regulation and Directive No. 3/2010
Bole sub-city LDMO	There is a directive for land acquisition however it is not answer all the question of landholders and on valuation, compensation rate, and relocation plot size	AACA Directive No. 3/2010
Focus group discussion	They didn't understand the process and guided by sub city	-
Landholders	They don't understand processes, and they are not happy with the process like selection of the site, the valuation process, compensation rate, and property not compensated, relocation plot size	-

According to section 2.2.1 Steinsholt (2008) the ‘well-defined process of land acquisition should provide clarity and transparency’. However, the land acquisition process in Bole sub-city lacks clarity for the landholders about the rate of compensation the valuation methods as mentioned by the landholder. They didn’t have clear information when they expropriated. Additionally the process is not transparent starting from the beginning to the end i.e. the decision-making without the participation of the landholders or the representative and in the amount of compensation the valuation process and the rate of compensation. The land acquisition makes the local landholders and farmers not to trust the local and federal government on their land, and they are not willing to invest in the land and update the housing structure and planting permanent tree. Though there is no explicit information, and they didn’t know when they will be dispossessed from the land. This makes the landholder desperate on the land they are using today. As argued by Alemu (2013) and Steinsholt (2008) in section 2.2.1 the performance of land acquisition is not only having good legislation but also well-functioning organization structure and the skill and knowledge of the performing experts. The processes of land acquisition in the study area not more likely support the idea mentioned by the two authors.

5.1.2. Identifying the relation between land acquisition and security of tenure in Bole sub-city.

Determining the relationship between land acquisition and tenure security as a result of land acquisition processes in the study area was executed by collecting primary and secondary data from the study area. The data collection includes review of documents, interview with the actors of urban land acquisition at federal, city and sub-city level and landholders. The security of tenure includes both the subjective like landholders perception of their security of right and objective like nature, content, duration and enforceability of the rights, state guarantee, quality of boundary descriptions, conflict handling element. This section includes the cause of tenure insecurity in land acquisition; the contribution to land acquisition to tenure insecurity and participation of landholders in land acquisition processes to minimize the cause due to the relation. As mentioned by the valuation committee members of the affected land holders the land acquisition for urban expansion is taking their land without adequate compensation, unclear processes and without timely informed. Therefor they took land acquisition as the threat for their security. This also supported by the sub city official because their life style will be changed the size of land is also minimized overall there is social and economic transformation. In addition as a human being there is tendency to resist change. This makes them to consider the land acquisition as a threat for their security of tenure. This is also sometimes goes to fear of expropriation and some of landholders in peri-urban area are asking the sub city to submit the land and get compensation beforehand.

5.1.3. The causes of tenure insecurity in land acquisition processes of Bole sub-city

In order to decide/ identify the cause that contribute to insecurity of tenure in the peri-urban area of Bole sub-city, interview of local landholders were conducted. The data from interview shows that 17 respondents representing 56% of the sample size believe that the amount of compensation is the leading cause of insecurity of their tenure. Their justification is that when they are dispossessed from their land and the transition is not smooth i.e. not re-establish their livelihood due to the amount of compensation paid was insignificant. One of the affected landholder said “The compensation is more than re-establishing livelihood; it is our life we do not have any skill other than farming so maybe we can buy food for one year then after we don’t know what will happen to us except God”. Also, 7 respondents representing 15% said valuation methods. Their justification is that they are the user of land and not owner, but they have the right to get for all the property they have on the land within their boundary. However, the valuation process rejects property that are not shown in 2010 Aerial photo has taken and line map prepared by AACAA. And four respondents representing 12% said the planning methods. Their justification is that planning is always

focused on expropriating the farmers; they don't have any information and notification what was planned on their land. If they were informed, they would be ready for expropriation because it takes long time to prepare the plan as of their understanding, but they are not open for them; only for investors' and wealthy people. The last two respondents representing 3% said the whole processes. The result is illustrated in Figure 5-3. They explained that the entire process of land acquisition are the cause of insecurity on their land and relocating them without fair compensation, improper valuation method and unknown plan which they don't have any idea about it but prepared on the land used for more than one generation. Beyond this, there are also mistreatment, lack of transport, and unequal access to information.

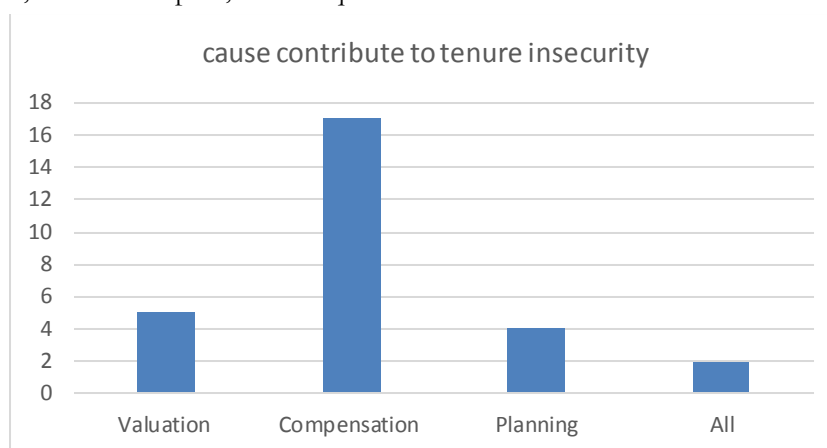


Figure 5-3 Factors mentioned by landholders contribute to tenure insecurity in study area

Policy and Legal Frameworks define the level of tenure security as mentioned under section 2.3.1. However, the respondents' didn't mention them as the cause of insecurity. But, they focused on the way of implementation of the legal frameworks. Proclamation No. 455/2005 stipulated that landholders must be informed one year in advance of expropriation. Nevertheless as mentioned above the landholders were not timely informed about the expropriation, sometimes less than a month. The amount of compensation has to replace the disposed structure but the compensation paid for the loss of structure will not relocate the structure. As mentioned by landholders the claim on the issues concerning land was not answered; the user has no right to claim in the land except the property on the land. So the way Bole sub-city executing the land acquisition processes is supporting the argument of Viitanen et al. (2010) they are focusing on to bring the development without considering the social sustainability of the landholders in general and security of tenure in specific.

In summary, the idea both from the landholders and the agency are clearly shown. The cause of tenure insecurity due to land acquisition processes are mentioned from the landholder's perspective is not accepted by the implementing agency and vice versa. This shows that there is no general consensus on the security of tenure in the peri-urban area of Bole sub city. As it is mentioned in section 2.7, the insecurity of tenure is more related to the issues referred by landholders. Therefore from the above points we can say that the cause of insecurity of tenure in Bole sub-city peri-urban area is planning, valuation, compensation processes and lack of participation and timely notification; these makes the landholders to perceive greater or likelihood of losing physical possession of the land within some future time.

5.1.4. The contribution of land acquisition process to tenure security in the peri-urban area

As mentioned in section 5.1.1 by Bole sub-city land development and management office head, the process of land acquisition is clear and smooth. However to see the contribution of this processes to tenure security of landholder's household interview was executed. As shown in Figure 5-4 from the interview 17 respondents representing 56% of the sample size mentioned that because they don't know when they will be expropriated from their land they are looking someone to buy the land on informal market. They justified that they were not notified prior to land acquisition i.e. while they are preparing the land to get more products and use fertilizer and start farming; the sub-city administration sends notification to stop farming the land. Five respondents representing 16% said wanted to rent the land to the developer. Their justification is because land is not privately owned, and it not possible to sell, and they don't have a finance to build a house on all their lands to get compensation and relocation plot. Six respondent representing 20% want to build a small structure and divide and sell the land. They justified that because the amount of compensation is not enough to restoration and no relocation plot given for farmland. Two respondents representing 8% said that they wanted to use as it is. They mentioned that at some time they will be expropriated but they are ready according to the directive and from what they have seen from their neighbors. In addition, they are looking for information how to get more compensation from the land. On the other hand, they don't have confidence even to plant permanent trees and fruits. Because the compensation paid for the trees and fruits are only for one time but they use the tree more than three times by cutting and grew up again for the second and third times.

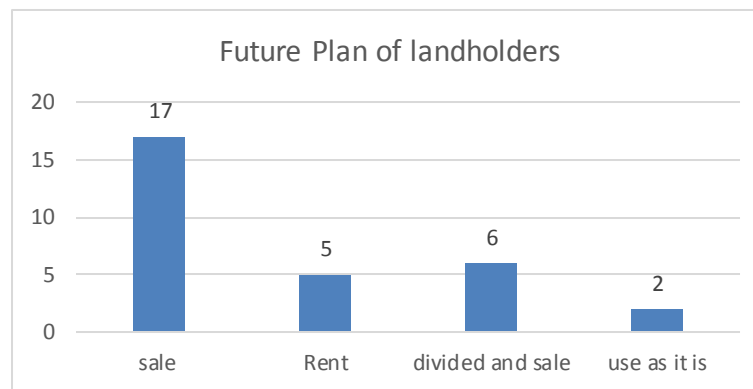


Figure 5-4 Future plan of landholder on their land in study area

From the interview of the sub-city land development and urban renewal office head there are landholders who apply to submit their land to sub-city; this is because of the fear of expropriation that often happen when they are not ready to leave the land. They don't want to change the housing material almost all have wooden and mud walls and grass-covered roof as shown in Figure 5-5(left). As mentioned in focus group discussion the landholders are not considered as the primary part of the development; this brings the process of land acquisition to contribute to their insecurity of tenure. The points contribute to tenure insecurity starts from the short period of preparation time of the landholders for expropriation, the valuation process and the compensation. The problem continues to the relocation site that is without any basic infrastructure like water, road, and electric power as shown in Figure 5-5 (right). Though the relocated landholders are forced to fetch water by women and donkey back from far distance as shown below in Figure 5-5(Right) which is taken during field observation. All this contributes to tenure insecurity in the study area. According to Steinsholt (2008) proper land acquisition process is depending not only on the existing legal framework but also on the skill, function and ability of the organization and the experts on the implementation. The process of land acquisition has high impact and role in the establishment of security of tenure. Even if the

processes is according to the legal formworks on section 4.3.1 Table 1. Having the proper legal framework by itself will not bring security of tenure for landholders.



Figure 5-5 Housing material of the study area and Water fetching methods in the resettlement area

However, the unclear implementation of the legal frameworks and the lack of participation of landholders in the process will cause the insecurity of tenure. In all the legislation discussed in (Section 4.3.1 and 4.3.2), the land acquisition process stipulated is much protected the tenure right in comparison with what was implemented. As discussed above the central point contributes to tenure insecurity is the way of implementation of the existing law and practice.

As mentioned in (Section 2.7) the security of tenure is weather the right is clear and safe. However, the processes of the land acquisition in the study area force majority of landholders to sell instead of getting compensation for their property and the relocation plot because of the reason mentioned above. This support the argument in (section 2.2.2) on the process of land acquisition which states that the well-functioning land acquisition process will be executed by timely notification and participation of landholders this will minimize the negative contribution to the tenure security.

5.1.5. Increasing participation of the local landholders in the urban land acquisition process

Participation of landholders is crucial in any development. According to interviewees, the land acquisition programs was planned and prepared at higher level of the city administration. The community is represented in the implementation program either through the woreda or kebele administration or community elected committee. The different focus group discussant also argued that the community has a symbolic representation in the decision-making process and even in the process of implementation.

On the other hand, the survey data from the interviewed household heads does not confirm participation of the community even in the implementation of the decision-making process. The majority of respondents 88% of the sampling size replied “No” to the question whether they participated in land acquisition decision-making processes, and the rest 4 respondents representing 12% replied “Yes” As shown the result in Table 5-2.

Table 5-2 Participation of landholders' in land acquisition decision-making process

Household response	No of the respondent	percentage
Yes	4	12%
No	26	88%
Total	30	100%

The result shows higher number of landholders are not participate in any processes of decision-making the leads the land acquisition processes for urban expansion has missed the role player in the process. Which result in conflict and delays of development in the area. Other who's response is yes very small in number, and mostly they are in one way or another they have the connection with local administration. Hence, the participation of the local landholders in decision making is negligible.

The respondents were also asked whether they have a representative in decision on benefits packages allotment. 22 respondents representing 66% of the sampling size said that they didn't have a representative. However, eight respondents representing 24% said yes who a representative had replied that they were represented through elected committee the result is mentioned in Table 5-3.

Table 5-3 Participation of landholders in benefits allotment decision-making

Household response	No of the respondent	percentage
Yes	8	24%
No	22	66%
Total	30	100%

Regarding the decision-makers in determining the amount of benefit package to the landholder as shown on Table 5-4, 25 respondents representing 75% of the sample size replied that the government body (city/sub-city/woreda/kebele administration) was the principal decision makers while the remaining 5 representing 25% responded both government body and the local landholders' representatives. There was no evidence for the local community representatives as the primary decision makers starting from planning up to the implementation except the committee elected during the public hearing of the land acquisition process. However, the committee selected for land acquisition processes is to take part the landholders or to protect the government from conflict with landholders? It also needs further study.

Table 5-4 Decision-makers in the amount of benefits package

Household response	No. of the respondent	percentage
Government body	25	75%
Community representative	0	0%
Both	5	25%
Total	30	100%

The overall result from Table 5.1, 5.2, &5.3 shows that the implementation program lacks participation in all aspects of decision-making processes. The execution approaches that can minimize the adverse effects of land acquisition for urban expansion on the tenure security of the dislocated farming community didn't get an attention. Thus performance of land acquisition for urban expansion program in the periphery has create hardship to the disrupted farming community, which in turn threatens sustainability of any form of urban development undertakings because of the poor farmers lose their land and the government and rich

people always gain the land and benefit from the land as mentioned in focus group discussion. Some of the landholders indicated that they did not trust the government in any process because what stated during the public hearing to convince the landholders and what was happen later is not the same.

As stipulated in the Urban Land Development and Management Policy (2011), of Ethiopia, participation of public in any development is one of the pillars of development and good land governance. Good land governance in the peri-urban area is the primary source of the tenure security and satisfaction for the landholders. Participation of the local landholders in the decision-making process and making benefits allocation participator help the landholders to come together with the government and solve issues easily related to the relocation and acquisition and make development for all. Increasing the participation of landholders in decision making and implementation program help to understand the landholders about the whole process and raise their awareness of their right and responsibility. However, what is observed in the study area is the implementing agency has a lion share in all land acquisition processes.

The results indicate that the processes of planning and implementation in land acquisition for urban expansion in Bole Sub city are carried out in a top-down approach as described by Cotton & Franceys, (1994). It is known that during planning and designing of urban expansion disclosure of relevant information to the affected landholders and close consultation are essential to success of the program. In this respect as presented above it is indicated that there is a practice of public hearing, not public participation. Due to this there is incorporation of any idea from the public in the project decision-making; however, the final information about the project are disseminated and published. The practice in the study area, the same as most of the projects in any developing countries, the role of public participation in project planning and implementation has been given very little attention.

5.2. The way Addis Ababa City Administration establish tenure security for dispossessed people.

According to FAO, 1993 (p. 19 and 26–30) provides a list of the necessary information needs underpin the planning, and implementation of desirable land use land tenure is one of them. (FAO Guidelines for Land Use Planning, 1993, pages 19 and 26-30) provide a list of 'basic information needs' that underpin the planning and implementation of desirable land use.

Urban planning is one of the principal tools of urban expansion. It guides the socio-economic and spatial/physical development of a given area. Hence, urban development efforts without guidance of urban planning are like walking blindfolded. Ethiopia is not only least urbanized, but also mostly unplanned urban centers. A naked eye observation on current urban morphologies suffices to retrace the minimal role of planning in the Ethiopian urbanization process (FDRE, 2006). This predominance of unplanned development in Ethiopia urbanization poses a substantial need for re-planning of all urban centers of the country. There planning networks as well as revitalizing run-down urban fabrics. In this respect, LDPs play key roles since wholesale interventions are both unfeasible and unadvisable in built-up urban areas. Local Development Plan is a lower level urban plan, which is prepared within the framework of structural plan. It is detailed and focused on a particular locality of an urban center for immediate implementation. It is, for this reason, and significant tool for implementation of structural plan proposal.

The preparation of LDP in Ethiopia has a very brief history. In addition, it is limited to few urban centers. The methodology has been ad-hoc lacking systematized approaches (FDRE, 2006). There are no standardized guidelines as a result of the strategies, pursued by the LDPs prepared for various localities are not similar in Addis Ababa. This has significantly affect the quality of the local development plans so far

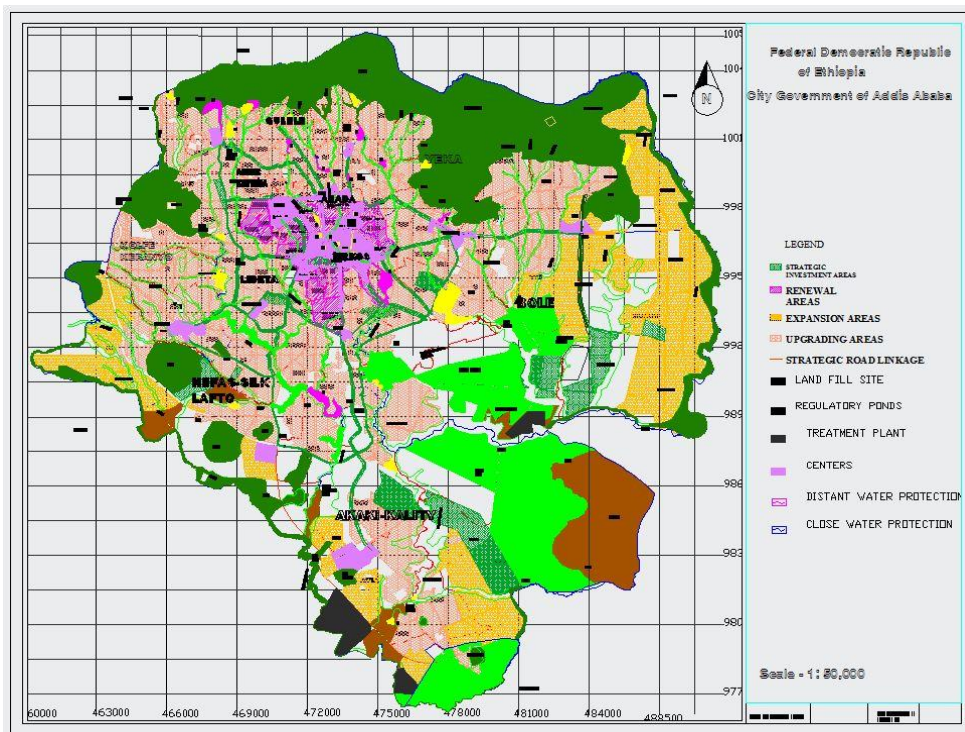
prepared and impeded their practical execution. Evidently, most of the LDPs made for the various localities of Addis Ababa are either left on shelves or wrongly implemented (FDRE, 2006).

Establishing tenure security for dispossessed landholders is not an easy task because there are changes both on the use right and property. However working on the element that contribute to tenure security of dispossessed landholders helps to establish security of tenure in the area. For this reason, the understanding of land acquisition and tenure security and their relation makes the establishment easier.

5.2.1. The contribution of the Local development plans to establish tenures security

Addis Ababa city has a structural plan that shows the general land use structure of the City as presented in Figure 5-6. However to implement the plan detail plan at block and parcel level is needed. For this reason, Local development Plans are prepared. According to the head of Bole sub-city Urban Planning implementation office, structural plan is made by city administration urban planning institute in collaboration with different stakeholders. To operationalize the structural plan, there are plans at low-level that is prepared for neighborhoods. The Local Development Plan (LDP) is one them as presented in Figure 5-7.

Previously LDP was prepared at the city level after decentralization on year 2005 LDP is fully developed at sub-city Urban Planning Office. But there are some which were made by the consultant at the city level for Federal government projects and high capital investment projects. As an example, the LDP of Industry Zone of Bole Lemmi was made by consultant in collaboration with Ministry of Industry. During the preparation, there were conducted public participation in decision-making. They invite the community representative to get feedback on the prepared plan and based on the comment given by all the stakeholders’ to finalize the draft proposed plan. Finally, they were present the plan for member of the representative of the community for approval.



Source: Bole Sub city urban planning office

Figure 5-6 Structural plan of Addis Ababa City

However, this was made because the project is financed by international donors like WB and the like. This shows that the plan prepared for projects funded by donors have the participation of landholders and local community in converse those funded by local government are not expected to do so.

The landholder interview shows that they don't know about the planning issues more than 90% of respondents from the total sample size don't have any information on when, why and by whom the plan is prepared.

The process is known only for expert and some group those who have the link to the sub-city administration staff. This makes a problem both for the government and for local landholders. Once the information is passed out of office, all the land speculators start buying the land from the landholders in an informal market (please see section 5.2.2 and building informal building without getting building permit. If the landholders are not aware of the plan prepared on the land, they are using for a more than a half-century the consequence is unstable land tenure. The security of tenure and the planning issue is highly related but the level at which the sub-city urban planning office consider the issue is very less, and the focus is just preparing LDP, that shows nicely arranged blocks of land use as shown in Source: Bole Sub-city urban planning office

Figure 5-7. However, according to Land tenure in development corporation GTZ (1998, p. 182) "Land use planning is the tentative process based on the dialogue between all of the actors involved, in order to gain commitment to decision on the sustainable use of land and the initiation and support of the corresponding measure for implementation". Hence, the response from the sub-city and landholders shows that the process of preparing the LDP of the study area is not according to the definition above and the Proclamation for Urban planning. The result to interview misses the major issue of the definition "dialogue between all the actors involved" for the establishment of tenure security of the study area.



Source: Bole Sub-city urban planning office
 Figure 5-7 Local Development Plan of Bole Sub city

5.2.2. The land acquisition for urban expansion program in Bole sub-city affects or benefits the local landholders

The results of the urban expansion to be presented includes the number and status of land right legalization; livelihood improvement, stakeholders' expectations and interests; benefits expected from the urban expansion; job opportunity; and kind of impacts. Primary data on project results were collected during the fieldwork through interviews, field observation, and secondary data.

From the discussion of city and sub-city officials, it is known that the job opportunity in the study area has given more priority for affected landholders and their family member for socio-economic improvements. The people in the project area benefited from the social infrastructure established and employment for the residents of the area as a social development program and transition to the lifestyle. Moreover from experts in land development, who handle the overall processes, verify that the affected peoples are allocated residential plots, formalized and offered land titles, as it is known before none of them have legal land use title for the land they were using. But they do have the yearly receipt for the payment of annual tax for land. Even though, there is no exact data organized in the office, they acknowledge that employment has been created for the affected people.



Figure 5-8 Relocation site for expropriated landholders (Source:<https://googel.nl/maps/> Addis Ababa/Ethiopia)

The interview of landholders shows that during the public hearing they got many promises which demonstrate the benefit of urban expansion from the officials like school for children, health centre in near distance, market, tape water, electric power, access road and jobs for all family members. However, they didn't see anything out of mentioned above as a benefit except the compensation and the relocation plot that is not considered as benefit by landholders but it is the right of expropriated landholders' enacted by law.

The committee member also responds that although the urbanization has brought improvements in peri-urban areas by providing infrastructures in areas, there were problems associated with the relocation site lack of electric power, water, and road as presented in Figure 5.8. Moreover, the area is near to the liquid waste disposal and treatment. The housing they have built is not according to the building regulation they are just doing shelter due to the amount of compensation is not enough to build according to the building permit law. In addition, they are building with wood and mud. They don't have a practice of using flash

toilet. So they are just preparing dry pit latrine within the small area given for relocation. They were in a large area so the toilet was found 10 - 20 meters away from their main house but now it almost adjacent to their house. That subjected the children's especially to transmitted diseases. Their lifestyle was changed entirely, but they are not allowed to live the life due to lack of water, electricity and access road. They don't have water to fetch because the river is spoiled by different construction material and excavations. They don't have wood for the fire to cook food it is already excavated and no electric power to cook, and they were subjected to buy wood for cooking food with expensive price. They are entirely affected by the land acquisition processes expect some of them who sold their land before expropriation started and bought land in serviced neighborhood. There is no job opportunity explicitly for expropriated landholders and family in the project area. Previously they were hired as a guard but nowadays the employment guards are through the agency. The private agency need who has experience and skill and they don't have either; daily work is also hard to them because they do not have the skill.

To summarize the results whether the program of urban expansion benefits or affect the landholders. According to result presented under this section the program has brought improvement to a city both in socio-economic and environment matters. Job opportunities or Employment were created since the projects are ongoing. The program implantation created an opportunity for new legal title right on the land given for relocation to be registered and provided with legal title. However, it is observed that residents are forced to live in a very uncomfortable area without having basic infrastructure and subjecting them to different social problems. This is against the WB operational policy presented in (section 2.3.2). The urban expansion benefit highly the new residents in converse it has an adverse effect on the local landholders and farmers those lose their farmland and change livelihood structure. In general, the urban expansion program impact is not considered as a benefit rather it is affecting the peri-urban landholders.

5.2.3. Improving the effects of land acquisition for urban expansion on tenure security

Determining how to improve the impact of land acquisition for urban expansion on tenure security of peri-urban landholders is also essential to satisfy one of the sub-objective of this study. To know the way the city administration is trying to improve the tenure security of landholders while executing the land acquisition. The information collected from the field indicated that:-

According to the head of urban land development and management before the office was established at the federal level there is no concerned body about the tenure security in previous legal framework, and there was no urban land policy. However after preparation of the urban land development and management policy in 2011 there were points stipulated to improve the security of tenure during land acquisition process. These are to set up the package of compensation at replacement cost. The resettlement measures would help each class for eligible displaced persons to meet the goals of the policy of World Bank (please see section 2.3.2.). In line with the different provisions explained on the policy, the following measures were developed in response to the issues stressed by the affected people for affecting their lives. Compensation for physical assets owned like house structures and fences without restricting by the years of construction, compensation for their farmland and grazing land, compensation for their planted trees, provision of relocation allowance (movement and installation) provision of compensation for livelihood interruption and income restoration strategies. There are needed for provision of traditional support to the vulnerable groups to ease faster adjustment in the new environment and impacts associated with the project, Vulnerable households may have different land needs from most households or needs unrelated to the amount of land available to them. Vulnerable project affected people in the project area included female-headed households, widows' widowers, and the elderly people. These particular groups were given direct support to acquisition of land

and development of new structures to enable them have a smooth transition compared to the other who will be compensated directly in the form of cash.

According to the AACA land development and urban renewal agency the impact of land acquisition on peri-urban landholders cannot be abolished but it is possible to minimize as we have seen in the last five years. The improvement was made by making the process of land acquisition transparent, the amount compensation paid not only decided by valuation expert but by using the committee member and getting confirmation from the local administrative unit “woreda.” By electing the committee member from the expropriated landholders and using those as the temporary employee of the process and payment of daily allowance until the expropriation end up. By updating yearly base the rate of compensation value. By working hand in hand with the stakeholders especially with MoA for updating the rate for crops, grassland and trees. Because the inflation of the market price of agricultural products. Providing different training for the local landholders and help them in how to save money and to collaborate with Banks to open saving account while getting compensation. However from the group discussion of committee members’ the improvement mentioned both Federal government agency and AACA was not practical it is just a wish.

It is shown that the improvement mentioned by the city administration and federal government mostly to make sure the satisfaction of vulnerable social groups by compensation. However improving the impact of land acquisition on the tenure security must address both the objective and subjective elements of tenure security (section 2.7). According to van Gelder (2010) the security of tenure is dependent on both the type of right and perception of the landholders. However, as mentioned by the city and federal land development and management heads response, their focuses are more on the process and the fair compensation that may improve only some. So the improvement of the impact of land acquisition must address both the subjective and the objective element of the tenure security (section 2.7). This shows that there is no readiness both legally and institutionally to improve security of tenure of landholders of the peri-urban area of Bole sub city. However, there is explicit improvement on tenure security especially for landholders those in the projects funded by international donors. This is because they are requested all the necessary land acquisition plan, the impact assessment the participation of landholders the resettlement plan which is in accordance with the Land Governance Framework (LGF), Operational Policy for involuntary resettlement (OP 412), Human right laws and regulation to release the funds.

5.3. Conclusion

This chapter has presented results and discussion from the primary, secondary data, and site observation. Even though, there were land acquisitions both in the inner city and intermediate and expansion areas. Because of the data limitation and the small sample size it not noticeable to generalize the results and discussion for the city. However, the discussion of the result is carried out based on the legal framework in place of the study area and from literature. It is understood that presentation of the results on the aspects may not be addressed comprehensively due to time, money and data limitation. However, it is expected that the discussion of the results provided a little insight of the impact of land acquisition on tenure security of landholders due to urban expansion in peri-urban areas of Addis Ababa city, Bole sub-city.

6. THE REFLECTION ON THE STUDY

6.1. Introduction

This chapter provides reflection on the study. It illustrates the potential benefit of the carried out research for the government and the peri-urban farming community. It also looks into possible incorporation in the process of land acquisition and planning processes for policy makers, spatial planners, land managers and politicians. Though the land is needed for any development whether, it is private or governmental. The development is required for the country in general and Addis Ababa city as a capital city of the country, in particular. In addition also for the society to accommodate the vibrant change of the due globalization. However, the development of the country, in general, is not only to answer the question of physical infrastructure but also the social well-being of the society. Whether it is urban or rural, poor or wealthy, farmers or merchant, men or women, etc. so this study is carried out to assess not all the physical development but only the urban development on the peri-urban areas whether it has impact on the tenure security farming community in the peri-urban area. While doing this, there are methods and tools were used to assess the processes.

6.2. Reflection on the process methods and analysis tools

Since 2000, the urban land acquisition is the common phenomena for Addis Ababa City landholders. The land acquisition is categorized in two those on the inner city by redevelopment and upgrading and those on expansion areas, by relocation of the expropriated landholders from the inner city and expansion area. As the number of affected landholder's increase from time to time and the process is continuing, the issues get attention from all side including the researchers. So the impact of the land acquisition on social, cultural, environmental, and economic and livelihood were studied by different researchers at different time. However, the impact of the land acquisition on security of tenure were not addressed so far. So it is imperative to ask the question what is the impact of urban land acquisition on peri-urban tenure security? This helps to reflect on the process carried out and examine the strength and drawbacks of the entire process to help establish the usefulness and efficiency of conducting such research. Because tenure security has, both the subjective and objective element methods applied are focusing on to attain both the elements.

The validity in qualitative research refers to whether the findings of a study are true and certain- "true". In the sense, that research findings accurately reflects the situation and "certain" in the meaning that research finding are supported by the evidence Abeyasekera (2005). Triangulation is a method used by qualitative research's to check and establish the validity in their studies by analysing a research questions multiple perspectives (Patton, 2002). Cautions that it is a common misconception that the goal of triangulation is to attain at consistency across data sources or approaches; in fact such inconsistencies may be likely given the relative strength of different approaches. In Patton's (2002) view, these differences should not be seen as weakening the evidence, but should be considered as an opportunity to uncover deeper meaning in the data. The application of data triangulation is used to validate the study. It was done by using the same semi-structure and open-ended question to get deep inside and from a different perspective at different administrative level, focus group discussion, and landholders interview questions.

The use of quantitative methods for assessing the impact of urban land acquisition is vital to get an understanding of the phenomena that happen in some area. This kind of the limited area knowledge allows for further exploration of the perception of individuals and group, which offers research's rich contextual information and explanation of the level of benefit of the development for the landholders. The process of quantitative data collection follows the interview questioner for local landholder and land expropriation experts and interview of land development and management experts and office heads at sub-city, city and

Federal level. This method of data collection helps the researcher to look inside at the different administrative level and different angle from the property owner side, the community side, the government side and from the citizen perspective. The processes of data collection were carried out by asking the same question at different level to strengthen the data collected by aligning the answer and also help to investigate or raise another related issue. This method helps thoroughly and mainly on the open-ended structured and unstructured questions. As an example; the land acquisition process at the federal land development and management Bureau; they are aware of the problem that the landholders didn't get due attention and their security of land is impacted by the land acquisition process. However Addis Ababa city land development and urban renewal office they argued that all the procedure is clear and almost 90 % of the expropriated landholders are benefited from the process and has secured tenure; with same question at sub-city land development and management office; they believed that every step is smooth, and even their lifestyle is changed, and they got what they asked and their door is always open, they also got job to the area quickly; school for their children and all social services. Conversely the majority of landholders mentioned that they don't trust government; they are victimized by the process no one is ready to accept their complaint; lost everything they did not getting any job, no service, no school, nothing at all and they feel that dumped into the area. The above case shows that using such methods help to know what is happening on the ground and what is on the paper, or there are mismatch of the answer from top Federal up to bottom landholders; the difference in attitude towards the land acquisition between the affected people the implementing agency experts and office heads.

Interview made at Federal urban land development and management bureau show the general view at country level and policy level. Most of the responses base the constitution and urban land management and development policy. The urban land lease is holding proclamation and compensation proclamation and ministers regulation.

Interview at Addis Ababa city administration urban land development and urban renewal agency shows that the answer to the same question is more focused on the operational part, not on policy and proclamation issues. The base for the answer is the directive enacted by the city administration. They argued processes of land acquisition are smooth, and landholders benefited from the methods; however, there are very insignificant problem due to the landholders itself. There is no implementation problem because they focused and updated everything by the Directive No. 3/2011. The directive answer everything and there is no loop-hole for improper execution, understanding or corruption.

The interview at sub-city level shows that they are facing great problem with the implementation process because some articles on the directive are not clear, and the decision made by city administration is sometimes against the directive. The process of land acquisition is top down, and the decision does not include the sub-cities and the local landholders. It makes some of the implementation face difficulty, and the development are late due to delays in clearance of right-of-way from the lack of clarity of the directive. The group discussion of the committee member shows that; the methods and process of land acquisition are more focus on the protecting the government from the overpayments of compensation and not to give extra relocation plot for the landholders. So the committee member with the Woreda administration are used for identification land owners, size and type of property of land for the decision of the amount of compensation and relocation plot. Consequently, response of the group discussion is different from both the response from city and sub-city. They are blaming that they were elected to serve their community (affected landholders) conversely they were busy with protecting government interest.

The interview made with the landholders is more disagree than agree with the response to the sub-city and city administration land development and urban renewal agency. The landholders doesn't know about the directive used for land acquisition, compensation, the planning process and the resettlement processes. The sub-city administration doesn't have willing to aware as about the directive used because they used as a defending instrument for our claim. Using triangulation is very useful to get deep into the issues of land acquisition and the tenure security because the response of the affected people and the one that may be

affected by the future response is against the response given from the government side implementing agency experts. So the data triangulation method used was very successful and help us to get more reliable data and provide a reality to the policy maker, politicians and for the public to know what is going on the ground. Because the practice in Ethiopia especially in the land sector is limited to the data from the local administration, not from the landholders. This may due to the understanding of the land as a government property and landholders has only use right. The right do have not given them mandate to get access to the information. The summarized response all respondents where shown in Table 6-1

Table 6-1 General overview of the response from all respondents.

Data collected areas	MUDHCo, ULDMB	AACA, LDURA	Bole Sub city, LDMO	Focus group discussion	Landholders
Respondents	Bureau head	Compensation and resettlement sub process owner	Compensation and resettlement subprocess owner	Valuation Committee member and experts	Landholder who expropriated and may expropriated in the future
Compensation	It is not equal to the market price (not fair)	Compensation value was good and up to date	The compensation is fair, but it is not equal to market price	The compensation is not fair	The compensation not fair even not enough to rebuild the house
Valuation	The valuation system is proper and systematized	User Very good valuation system	The valuation is better relative to previous but needs an update	The valuation has lots of problems	The valuation method is not good there are the lots of problematic
Planning	Transparent and participatory	Transparent and participatory	Transparent but it is not participatory,	Not transparent and participatory	Not transparent and participatory
Resettlement	Smooth resettlement methods	Smooth and a participatory resettlement methods	It lacks participation and transparency	It is against the human right.	The resettlement approach is not open and smooth
Participation in decision-making	Landholder and all stakeholder were participated	All the stakeholder including landholders participates in decision-making	It is not clear and participatory even for sub-city and Woreda administration	They didn't participate in any decision-making process	They didn't participate in any decision-making processes
Land acquisition process	Fair, transparent and participatory	Very good, transparent and participatory approach	Fair not that much transparent and participatory	It is not fair, transparent and participatory	It is not fair transparent and participatory

The method used was very helpful to bring the effect of urban land acquisition on tenure security on board. Moreover, find the solution for the future expropriated landholders not only tenure security but also for the livelihood of the peri-urban landholders. Table 6-1 shows the response at all level for the basic assessment indicators.

In general the method applied to collect the data for assessing the impact of urban land acquisition on tenure security use interview, questioner and focus group discussion. The interview was made for key informants at implementing agency and interview made for landholders and focus group discussion with the valuation committee of the affected community. In collection of the data there are open and closed questions were asked and the affected landholders were not willing with interview because they want someone who answer their question not the one who hear them with no value added. Because their problem does not give time. In addition, the open-ended questions for implementing agency experts and heads trigger so many issues related to land acquisition deepen the effect. The methods of analysis, the data is both qualitative and quantitative methods. The mentioned ways help to conclude the negative impacts of land acquisition in Bole Sub city on tenure security of landholders. This result helps the spatial planners, policy planners, land developers, land administrators decision-makers and politician to consider the issue of tenure security into account for land acquisition.

7. CONCLUSION AND RECOMMENDATIONS

Chapter five has dealt with the results and findings of the study. The primary aim of this chapter is to make a conclusion with reference to the research objective and research questions and make recommendations on the finding and for further studies. In order to attain the objective, three sub-objectives were formulated which are at this moment discussed below.

1. To assess the process of land acquisition in peri-urban areas in Addis Ababa

The land acquisition process in Addis Ababa city is according with the FDRE Proclamation No. 455/2005. And AACA directive 3/2010. The land acquisition processes for the urban expansion in the peri-urban area appear as shown in Figure 5-2. The processes begin with the identification of the site with the location plan. Surveying demarcation of the boundary is carried out to identify the size of land within the selected area and to know the exact number of expropriated landholders in the area. The community notified and called for public hearing about the importance of the development and to elect committee for the expropriation. The decision on the relocation, compensation and issues related to expropriation are made by the sub-city land development and urban renewal and Woreda administration cabinet. After the identification of the type of compensation the land acquisition committee conducts valuation of properties within the proposed project area and submitted for approval. Landholders are notified on the amount and type of compensation they will get. The land development and management office prepares land to be allocated for the relocated peoples according to the land allocation standards. Finally, depending on the extent of the lost land, money or replacement housing is provided for the affected individuals. Within the mentioned processes, there is no step where tenure security of the landholders is taken into consideration.

2. To identify the causes, that contributes to insecurity of tenure in the peri-urban area in land acquisition process

The land acquisition processes for urban expansion in the peri-urban area of Bole sub-city is based on the Proclamation No.455/2005, Regulation No.135/2007 and Directive No. 3/2010 which is enacted by the federal government and Addis Ababa city administration respectively. These legal frameworks are used for any land acquisition process in the city. Even though, the legal frameworks are clear on compensation payment and the relocation process, the implementation process while performing land acquisition causes the insecurity of land tenure. The improper implementation of legal frameworks, non-participatory planning process, lack of skill and knowledge of land acquisition experts, and the existing practice in place are parts that are cause contribute to insecurity of tenure. As mentioned in Section 2.7 Tenure security and right of land users, the tenure security has both subjective and objective elements. This includes the way the landholders' are treated, process to get the compensation, the valuation methods not clear to affected people, insufficient compensation value, and the lack of necessary infrastructure in the resettlement area. These are the causes of the tenure insecurity of the peri-urban area of Bole sub-city landholders.

Land acquisition is the processes of taking of land, buildings or other assets for purposes of urban expansion. It shall be executed by paying compensation for the damaged property and giving the relocation plot for the expropriated person to live on. The process must be performed with great care because there are losers and winners in this processes, for this reason, the process must cover all loopholes that contribute to insecurity. However, the processes in practice have multiple loopholes that contribute to tenure insecurity both in objective and subjective ways. The way processes were executed lack many issues related to the landholders this makes the land acquisition to contribute to the insecurity of local landholders in the area.

Participation is one of the principles of good land governance that has a significant role in establishing of tenure security for landholders. Even if the legal frameworks in place support the participation of landholders in all land acquisition processes. The implementing agency was focused on the way to provide land for development, to a lesser extent the involvement of affected landholders. FDRE constitution article 40 stipulates that land is property of the Ethiopian national, nationalities and government. However, the interpretation of local land office is by neglecting the private ownership, in reality people are informed of the decision made rather than letting them participate in decision-making processes. The implementing agency staffs must have the knowledge of tenure security. In addition to importance of public involvement in decision making and implementing process in order to increase possible participation of landholder. Starting from planning up to implementation processes there is no or insignificant participation of landholders in decision-making. In converse, the local administration taking the land by paying a small amount of compensation for the property on the land only and sell (lease) it with incredibly higher price compared to the compensation paid.

3. To assess the way Addis Ababa City Administration contributes to establishing tenure security of dispossessed people.

The process of land acquisition starts by preparing a local development plan this is based the structural plan of the city. The local development plan preparation process goes according to the FDRE proclamation No. 574/2008 of urban planning and manual for local development plan. It stipulates that the participation of the landholders is central to any development. In peri-urban areas of Bole sub-city, there was always conflict between the landholders and local land administration because of misunderstanding between the two. Most acquired land for construction is not entirely cleared beforehand and lag behind for development because of complaints. As a result of the lack of public participation in planning and development program the landholder doesn't have the feeling of the development is for their future generation and the society. They feel that the development came to them to displace and evict from their land. Moreover they didn't see benefit of previously expropriated landholders except losing their land and being daily labourer. If the local development plan is participatory and they know what is planned on their land they will prepare themselves for the coming two or more years in a way to change their lifestyle and livelihood.

The way of assessing whether the land acquisition process affects or benefits the local landholders is by using all points mentioned in section 2.3.2 Box 1 on resettlement. This includes the smooth transition and the restoration to equal or above the previous livelihood in the new area. The data from sub-city administration shows the program is benefiting the local landholders in respect of getting compensation and replacement plot. However from the perspective of the local landholders the way transition happen is not in the way they are comfortable for their life especially for the child's school and the time for crop collection. Without considering this, the process happening is not considered as a benefit. As mentioned by the majority of landholders they didn't get compensation for all property on the land because compensation housing structure is limited by year. For trees and permanent plants, compensation is only for one harvest. In the other end, there were also benefiting landholders who divided their land and sold and a constructed house getting two or more replacement plot. At least, those will sell one relocation plot and build a house on the other.

As discussed in above sections the land acquisition for urban expansion is affecting the landholders. However to improve the impact, there must be points to be considered. The land acquisition process must always have participation from the landholders starting from the planning phase up to the resettlement. In

addition supporting the transition processes. The spatial planning must consider the dislocated landholders not to go far distance from their original place and try to mix the new settlement with relocated landholders to avoid segregation between the communities. Overall the crux of improvement of the impact is to put the landholders central in urban expansion. This will address both the subjective and the objective element of tenure security.

7.1. General conclusion

The hypothesis of this research is “land acquisition for urban expansion of Bole sub-city has an adverse impact on tenure security of landholders”. From the result of the study of the assessed aspects, the planning, the expropriation, the valuation, the compensation and the resettlement processes are affecting the security of tenure. For this reason, the results and discussion of this research are concluded. The land acquisition process for the urban expansion in Addis Ababa city Bole sub-city has an adverse impact on the tenure security of peri-urban landholders. At this stage, the research hypothesis is validated to be partially correct.

7.2. Recommendations

The AACCA land development and urban renewal agency head was asked to recommend improvement in the land acquisition process for the expansion of urban on peri-urban during data collection. He suggested that the amount of compensation paid to the affected peoples is insufficient and updating the rate should needed be according to the market price, and the federal government should prepare a legal framework for it. The land development and management bureau head recommended that the city and sub-city administration must make the centre of the development the landholders not only the development. The sub-city land acquisition and compensation experts recommend that the city administration and the federal government must respect the rule and regulation of land acquisition and compensation. In addition, participation of the landholders in the decision process and set up-to-date rate for the property lost and security of tenure of landholders. The committee members recommend that the awareness of the local landholders what to do must increase before the development, and their participation must also to protect their community in addition to facilitating the development project. The affected people should be assisted and rehabilitated through payment of fair compensation and smooth transition to a new area. They emphasized on awareness creation mechanisms to address beforehand all issues related to land acquisition.

This study could not exhaust all the information with regards to the urban expansion and issues of land acquisition and tenure security. The framework used to assess this research may not exhaust all the aspects and criteria to be used for the assessment of tenure security. In order to contribute knowledge in this area of study, the following are suggested:

- Further research can be done to identify some other causes that affect tenure security of the peri-urban area. Also the causes that might have the negative impact on the implementation of land use plan and legal frameworks.
- There should be a comprehensive land policy for all land in the county weather it is urban or rural land which clearly show the right of landholders and government.
- The urban expansion program implemented so far shows that the communities are not consulted and involved in planning and implementation decision-making processes. To make development for all and urban expansion sustainable, all actors of development especially the poor farming community are very crucial. Thus consensus, awareness and participation of the landholders at all level in the preceding programs and decision-making should be given priority before any implementation of the program.

- Addis Ababa is expanding at an alarming rate changing large productive farmlands to urban settlement in displacing and dislocating the settled farming community in the peri-urban. Consequently, farmers are exposed to joblessness and forced to depend on vulnerable livelihood that tend to add up to their poverty and food insecurity. This necessitates a more comprehensive approach to development. Including the promotion of a more diversified economic development in the periphery; where no-farm activities will be promoted; infrastructure development will be enhanced; and favourable conditions will be created for the better Integration of the dislocated farmers into the new way of life in urban settlements.
- To solve the issues contribute to unjust or inadequate amount of compensation and valuation problems private professional land valuers or property appraisers should be created in Ethiopia
- The government should pay attention to the social development of the society in parallel with the physical development in the peri-urban areas where most of the residents have limited skill except farming.

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APPENDIXES

Appendixes 1 Interview Questions for Ministry of Urban Development and Housing Construction Urban Land Development and Management Bureau Head

Interview Number _____ Date _____

Name _____ Responsibility _____

Organization department _____ Contact information _____

This research interview question is part of my MSc Program that I am studying at ITC-UT in the Netherlands. This research seeks to examine the impact of land acquisition process for urban expansion on tenure security. The information given will be treated with confidentiality and serve to help me the compilation of the study. In the meantime, it creates an opportunity to discuss and learn about issues to be considered during land acquisition and tenure security for urban expansion. Any assistance provides highly appreciated

Objective: To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for urban expansion;

1. Kindly enlighten me on the role of your organization/ department in the land acquisition process for urban expansion?
2. What are the process of urban land acquisition in the peri-urban areas for urban expansion?
3. Is there any policy or legal framework for land acquisition? Yes/No
If yes to be collected as data/document
4. If No - in what base does the land acquisition process takes place?
5. What is the role of other supportive documents such as land use map, LDP, and cadastral data for land acquisition?
6. Is there any policy or legal framework for tenure security for landholder especially on peri-urban areas?
7. How can you explain the relationship between land acquisition and tenure security?
8. Do the policy and legal framework relate land acquisition with tenure security? Yes/No
If Yes, how?
If No, why?
9. Are there any causes for insecurity of tenure in the peri-urban area? Yes/ No
If yes, explain
If no, can we say that there is no insecurity of tenure in the peri-urban area?
10. What is your overall comment on the land acquisition process in the peri-urban areas?

Thank you!!!

Appendix 2 Interview questions for Addis Ababa City Administration Land Development and Urban Renewal Agency

Interview Number _____ Date _____

Name _____ Responsibility _____

Organization department _____ Contact information _____

This research interview question is part of my MSc Program that I am studying at ITC-UT in the Netherlands. This research seeks to explore the impact of land acquisition process for urban expansion on tenure security. The information given will be treated with confidentiality and serve to help me the compilation of the study. In the meantime, it creates an opportunity to discuss and learn about issues to be considered during land acquisition and tenure security for urban expansion. Any assistance provide highly appreciated

Objective: - To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for urban expansion;

1. Kindly enlighten me on the role of your organization/ department in the land acquisition process for urban expansion?
2. What are the process of urban land acquisition in peri-urban area for urban expansion Bole sub-city?
3. Are there any rules and regulations for land acquisition? Yes/No
If yes to be collected as data /document
4. If no, in what base does the land acquisition process takes place?
5. Is there any causes of tenure insecurity in land acquisition processes?
6. Does the legal framework relate land acquisition with tenure security? Yes/No
7. If Yes, how?
8. If No, why?
9. How do you rate the participation of landholder sin the land acquisition process? A.
High _____ B. Medium _____ C. low _____ D. very low _____
10. Is there any package prepared for landholders to secure their tenure? Yes/ No
11. If yes, what essential elements are included in the package?
12. If No, why?
13. In what way the landholder informed of the land use change?
14. Is there any system to change upon request of the landholders? Yes/No
15. If yes, what essential elements are included in the system?
16. How do you explain, in general, the relationship between local landholder's tenure security and land acquisition?

Thank you!!!

Appendix 3 Interview questions for Bole sub-city Land Development and Renewal Office

Interview Number _____ Date _____

Name _____ Responsibility _____

Organization department _____ Contact information _____

This research interview question is part of my MSc Program that I am studying at ITC-UT in the Netherlands. This research seeks to explore the impact of land acquisition process for urban expansion on tenure security. The information given will be treated with confidentiality and serve to help me the compilation of the study. In the meantime, it creates an opportunity to discuss and learn about issues to be considered during land acquisition and tenure security for urban expansion. Any assistance provide highly appreciated

1. Kindly enlighten me on the role of your organization/ department in the land acquisition process for urban expansion?
2. What are the process of urban land acquisition for urban expansion in peri-urban areas?
3. Do you have rules regulation or directive for the processes? Yes/no
4. If yes can I be privileged to see/have it? Yes/No If yes to be collected as data/document
5. Do you face any implementation problem of the law in place? Yes/no
6. If yes, can you explain it please
7. Do you have records of peri-urban land selected for urban expansion in your office? Yes/No
8. If yes can I be privileged to see/have it?
9. If no, from where do get the data of land selected for urban expansion?
10. What is the process of valuation in land acquisition process?
11. What is the process of expropriation in land acquisition process?
12. What is the process of compensation in land acquisition process?
13. What kind of compensation do you pay for the acquired land and property?
14. How do inform the affected people about compensation due to land acquired?
15. What is your opinion about the fairness of compensation paid to the affected people?
16. What are the main challenges during the land acquisition and compensation process?
17. How do you manage any complaint related to land acquisition process and compensation?
18. On which part of the land acquisition process most often claim arises?
19. How are landholders and farmers participation conducted during land acquisition for urban expansion?
20. Do you have any experience of conflict during the acquiring of land from affected people?
21. How do you manage any complaints and conflicts related to land acquisition process?
22. How long before the land acquisition and demolition of houses you provide information for affected people about compensation?
23. Were there landholders and farmers in the selected area who do not have the legal certificate of ownership of land?

24. How do you compensate those farmers and local landholders who do not have any legal document of ownership of land?

Thank you!!!

Appendix 4 Interview questions for Addis Ababa City Bole sub-city urban planning office

Interview Number _____ Date _____

Name _____ Responsibility _____

Organization department _____ Contact information _____

This research interview question is part of my MSc Program that I am studying at ITC-UT in the Netherlands. This research seeks to explore the impact of land acquisition process for urban expansion on tenure security. The information given will be treated with confidentiality and serve to help me the compilation of the study. In the meantime, it creates an opportunity to discuss and learn about issues to be considered during land acquisition and tenure security for urban expansion. Any assistance provides highly appreciated

1. Kindly enlighten me on the role of your organization/ department in the land acquisition process for urban expansion?
2. What is the process of preparing a master plan / structural plan/local development for urban expansion?
3. Do you have records of peri-urban land selected for urban expansions in your office?
Yes/No
4. If yes can I be privileged to see/have it?
5. Who are the key stockholders during the Master/structural/local development plan preparation, decision-making, and implementation process?
6. Is access to information on the overall planning issues during planning appraisal, decision-making and implementation of the scheme to the public?
7. Was there any awareness program organized by the citizens before the plan implementation?
8. At what stage of the project do you participate the local landholders and farmers?

Selected areas

Planning appraisal, prioritization, and screening

Planning

Plan implementation and decision-making process

Land acquisition process

Compensation and valuation

Land dispute resolution

Planning proposal preparation

9. Do you have a list of people and organizations that you always invite and consult? Yes/No
If yes, Can I be privileged to see/have it?
10. Do you conduct impact assessment after the implementation the plan and relocation of affected people? If NO, why?
11. What is the impact do you identified?
12. If the impact is negative what mitigation measures do you take into action?

Thank you!!!

Appendix 5 Interview questions for landholders

***This part was translated into local language at the time of interview

Title: - The impact of urban land acquisition on peri-urban tenure security

These interview questions are meant to gather data for MSc research conducted by B.A.Nesir. Your kind cooperation and objective response will be highly appreciated.

Questions for individual landholders

Short introduction: Good Morning /Afternoon how are you and your family? How is work? Hope everything is fine? Yes and I too. I am happy to be here. My name is B.A. I am a student of UT. Faculty ITC and I are doing a research on the impact of urban land acquisition on tenure security. I am trying to know how the land acquisition has impact on peri-urban landholders and farmers tenure security. Please note that information required is for academic purpose.

N.B. Please put X for your answer in the box provided

1. Are you aware of urban expansion program in your vicinity? Yes No
2. If yes, how? A. Through mass orientation B. through formal training or seminar C. Both
3. What was your reaction when you were asked to move from your possession?
 - A. Agree without objection
 - B. Objected and force to leave
 - C. Frist objected but finally convinced to accept
4. Did you participate in the decision-making process in the implantation of urban expansion plan program A. Yes B. No

5. If yes, what are the benefits you obtained from participating in decision-making (multiple answer is possible)?
 - A. Raise own(his/her)/ need
 - B. Expresses own(her/his)/ concern/opinion
 - C. Created access to benefits packages
 - D. Create an opportunity for livelihood means
6. Did you have a representative in the decision-making process in the implementation of displacement program? Yes No
7. If yes, how was it represented?
 - A. Through local community institutes
 - B. Through elected committee
 - C. Through individual interested group
 - D. Through local media
8. Are you happy with the land acquisition process? Yes/ No
9. If no, Why?
10. Does the concerned authority inform that you will be expropriated from your land due to urban expansion? Yes/ No
11. If yes, how long before the expropriation date?
12. In what way? A. through a legal letter B. just orally
13. Did you face any challenge in the expropriation process?
14. Did you get fair compensation for your property of the land selected for expansion?
15. Are you happy with the amount and type of compensation? Yes/No

If yes, can you explain?

If No, why?
16. How long does it takes to expropriate the land and get compensation?
17. Did you participate in any land acquisition process? Yes/ no
18. If yes, in which part of the process? A. plan preparation B. expropriation C. valuation D. compensation

Thank you!!!

Appendix 6 Field work support letter



UNIVERSITY OF TWENTE.

TO WHOM IT MAY CONCERN

FACULTY OF GEO-INFORMATION SCIENCE AND EARTH OBSERVATION

DATE
15 September 2014
OUR REFERENCE
LA/14199/WdV/fm

PAGE
1 of 1

SUBJECT
Request for support

Dear Sir or Madam,

We herewith certify that Bizualem Admasu Nesir is registered at the University of Twente, Faculty of Geo-Information Science and Earth Observation (ITC), the Netherlands, as a student attending an 18-month Master of Science course in Land Administration (LA). ITC has more than 60 years of experience and develops and transfers knowledge in the field of Geographic Information Systems and Remote Sensing.

As part of the MSc course, Bizualem Admasu Nesir will be doing a research titled "The impact of Urban Land Acquisition on Peri-urban Tenure Security". The research will include a 'fieldwork' consisting of secondary and primary data collection, which will tentatively take place in Addis Ababa, Ethiopia from 28 September until 25 October 2014.

The research mainly concerns "An assessment of the impact of urban land acquisition for urban expansion on peri-urban tenure security of local land holders and farmers". It's hoped that this research will contribute to Land acquisition process and tenure security of local landholders and farmers on peri-urban in Ethiopia.

ITC highly appreciates your support in providing him the necessary information during the stated fieldwork period.

We guarantee you that the information, that would be made available to Bizualem Admasu Nesir, will only be utilized for the research objectives and not for any other purpose. Besides, Bizualem Admasu Nesir will make proper acknowledgement and reference to the source of the information in the final document.

Yours sincerely,



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