

Land Acquisition for Capital Project Implementation in Ethiopia: An Assessment for the Case of Dilla Town

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ENSCHEDÉ, THE NETHERLANDS,
FEBRUARY, 2013

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Abstract

Ethiopia is one of the developing countries where urban infrastructure is lacking; and therefore, currently the government is trying to improve infrastructure deficits in major urban centres through the implementation of different capital projects such as roads and drainage services. The implementation of these projects requires land acquisition through expropriation and relocation of residents upon payment of compensation. This paper aimed at evaluating the process of land acquisition for capital project implementation based on good practice criteria and indicators of Dilla town.

The required data were collected on the aspects of project planning and implementation processes, public participation, land acquisition (processes and procedures), compensation (types and valuation methods), resettlement, and project impacts. The collected data are analysed based on indicators. Then the results are assessed based on good practice criteria of each aspect.

From the results, it is found that project planning and implementation, and public participation practices are in adherence to the good practice criteria. Projects lack clear and transparent land acquisition procedures and hence this aspect is not fully in adherence to the good practice criteria. The compensation aspect is also found to be not fully in adherence to the good practice criteria though there is a practice of compensating all affected peoples despite of their legal title of ownership to land. The resettlement and project impact aspects are not also fully in adherence to the good practice criteria in Dilla town; since there is limited rehabilitation assistance to the affected peoples.

Generally, based on the results and the findings of this research, it is concluded that the land acquisition process for the implementation capital projects in Dilla town is not fully in adherence to the good practice criteria in general terms. Despite of the drawbacks of the projects activities, the local government is in a better position of improving its performance and the majority of project objectives are achieved.

Key Words: Land Acquisition, Capital Project, Compensation, Affected Peoples, Resettlement, Participation

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List of Acronyms

ADB:	Asian Development Bank
ARAP:	Abbreviated Resettlement Action Plan
CBDS:	Capacity Building for Decentralized Service Delivery
CIP:	Capital Investment Plan/Project
CSA:	Central Statistics Agency
EELPA:	Ethiopian Electric Light and Power Authority
ESMF:	Environmental and Social Management Framework
FAO:	Food and Agriculture Organization
FDRE:	Federal Democratic Republic of Ethiopia
GIZ:	<i>Gesellschaft für Internationale Zusammenarbeit</i>
GTZ:	<i>Gesellschaft für Technische Zusammenarbeit</i>
ITC:	International Institute for Geoinformation Science and Earth Observation (the Netherlands)
KM:	Kilo Meter
LGAF:	Land Governance Assessment Framework
MoFA:	Ministry of Federal Affairs
MUDC:	Ministry of Urban Development and Construction
MWUD:	Ministry of Works and Urban Development
No.	Number/ Serial Number
PSCAP:	Public Sector Capacity Building Program Support Project
RAP:	Resettlement Action Plan
RPF:	Resettlement Policy Framework
SNNPR:	Southern Nations Nationalities and Peoples Region
TCDSC:	Transport Construction Design Share Company
ULG(s):	Urban Local Government (s)
ULGDP:	Urban Local Government Development Project
WB:	World Bank

List of Glossary

Abbreviated Resettlement Action Plan (ARAP) is a type of resettlement plan prepared for minor resettlement activities, where a person's land and livelihood is being affected, usually for less than 200 individuals (MWUD, 2008c).

Affected People(s): peoples who are directly affected socially, economically or environmentally by the ULGDP as a result of the involuntary taking or voluntary contribution of their land and/or other assets which resulted in direct economic and/or social adverse impacts, regardless of whether or not the said project causes the persons to be physically relocated (MWUD, 2008c).

Capital Investment Plan (CIP): a plan derived from the city's strategic and asset management plans aligned with the priorities of the citizens for the implementation of urban infrastructure projects. It is a project which is funded by a ULGDP performance grant in whole or in part or which a ULGDP performance grant funded investment is dependent upon, regardless of financing source (MWUD, 2008c).

Compensation: payment to be made in cash or in kind or in both to a person for his property situated on his expropriated land holding (FDRE, 2005).

Entitlement: persons eligible for compensation including those with formal legal rights to land as well as those without formal rights but with legitimate claims to land or assets. Those who have no recognizable rights or claims to land are entitled to resettlement assistance and compensation for non-land assets (MWUD, 2008c).

Environmental and Social Management Framework (ESMF) is a safeguard instrument which establishes a system for determining and assessing future potential environmental and social impacts of the ULGDP investment project activities and other activities associated with this ULGDP regardless of funding agency (MWUD, 2008a).

Fair Compensation: the amount or kind paid to the affected persons sufficient to ensure a minimum standard of living and access to land, and services at least equivalent to pre-resettlement levels; and to recover all losses caused by land development policy or program (FDRE, 2005).

Formula: the methodology used for valuating compensation of properties (FDRE, 2007).

Impact: the effect of an activity on the environment whether desirable or undesirable. Impacts may be the direct consequence of an organization's activities or may be indirectly caused by them when implementing projects (MWUD, 2008c).

Land Acquisition: the taking of land, buildings or other assets for the purposes of ULGDP investment projects (MWUD, 2008c).

Legal Framework: judicial, statutory and administrative systems such as court decisions, laws, regulations, bylaws, directions and instructions that regulate society and set enforcement processes (World Bank, 2010).

Mitigation: measures taken to prevent, reduce or rectify negative impacts of a particular project where the evaluation process concludes that the impacts may be significant (MWUD, 2008c).

Permanent Improvement to Land: is capital and labour expended on the land (MWUD, 2008c).

Rehabilitation: the restoration of socioeconomic activities and the living environment into more or less, to its former appearance and characteristics by taking mitigation measures (MWUD, 2008c).

Replacement Cost or Value: an amount sufficient to cover and replace the lost assets and the related transaction costs as a result of land and property acquisition to restore subsistence and income (FDRE, 2007).

Resettlement/Relocation: the physical displacement of persons as a result of land acquisition which leads to loss of land and property (MWUD, 2008c).

Resettlement Action Plan (RAP): is a kind of plan to be prepared when ULGDP investment project locations are identified to ensure that people do not face impoverishment when they are relocated (e.g. the physical displacement of 200 or more individuals), to areas where their productive skills are less applicable. RAPs contain specific and legally binding requirements to resettle and/or to compensate the affected party before implementation of the project activities causing adverse impacts (MWUD, 2008c).

Resettlement Assistance: is a measures to ensure that ULGDP investment project affected persons who may require to be physically relocated and provided with assistance such as moving allowances, residential housing or rentals whichever is feasible and as required, for ease of resettlement during relocation (MWUD, 2008c).

Resettlement Measures: a description of the packages of compensation and other measures to assist each category of eligible displaced persons to achieve the objectives of the law and policies of Ethiopia (MWUD, 2008c).

Resettlement Policy Framework (RPF): is a policy instrument to be used throughout the ULGDP implementation describing the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the program (MWUD, 2008c).

Screening: identifying the types and natures of potential impacts related to the activities of the proposed ULGDP, and provide adequate measures to address the impacts; and whereby the responsible authority decides whether or not a project requires assessment, and the level of assessment that may be required (MWUD, 2008c).

Urban Local Government (ULG): is an urban administrative powers and duties, which are given by law or delegated by the concerned government body to exercise such powers and duties in urban areas (FDRE, 2005).

ULGDP: is a kind of capital investment project which is funded as a performance grant (MWUD, 2008c).

1. INTRODUCTION

1.1. Background

As the population size of urban areas increase, more land is needed for housing, infrastructure and services (Viitanen, Vo, Plimmer, & Wallace, 2010). Central and local government authorities have responsibilities for providing such services and infrastructure such as roads, sewers, water, and electricity for the residents and to regulate land development and management (Kitay, 1985; Kombe, 2010; Williamson, Enemark, Wallace, & Rajabifard, 2010). Thus, governments have to ensure timely and well-defined transparent decisions for land acquisition procedures and fairly compensation of affected peoples during the implementation of such projects (Burns, Deininger, Selod, & Dalrymple, 2010). In addition, the processes and procedures by which land is acquired has to be used for public purposes (Burns et al., 2010).

One of the tools used to acquire land by governments to implement capital projects is expropriation from private owners (Keith et al., 2008). The power of acquiring land can be exercised either directly operationalization of the constitution, or is specified in enacted legislations, through payment compensation to the landholders and property owners (Mahalingam & Vyas, 2011). Land acquisition for public infrastructure and service delivery also require legally enforceable resettlement and rehabilitation policy frameworks specific to the projects (Upadhyay & Sinha, 2009). However, few developing countries possess adequate laws, procedures, policies, and institutions capable of performing the land acquisition effectively (Kitay, 1985).

The implementation of public infrastructure projects can affect many different interests; both positively and negatively (Li, Ng, & Skitmore, 2012; Mahalingam & Vyas, 2011). The investment enables an area to be more accessible and thus attracts more investment (Carvallo Salas, 2006). Thus, the project is essentially an endeavor to bring the overall economic benefits to all people, including those who have to be displaced by the project. These affected peoples, whether they are title holders or informal dwellers of the property to be expropriated are an integral part of beneficiaries, rather than sufferers (ADB, 2007; World Bank, 2001). However, land acquisition for the expansion of the right-of-ways of roads needs resettlement of residents. Clear legislations and policies are needed to mitigate the negative impacts of resettlement. However, the fundamental principle that has been identified to be a panacea is to ensure transparent, accountable, and fair procedures for acquiring land, public participation in infrastructure projects planning and implementation by ensuring adequate compensation and a reasonable relocation plan to cover their associated losses (Li et al., 2012). The development of clear procedures for the management of land acquisition processes such as planning, publicity of the decisions, valuation and submission of claims, payment of fair compensation, possession of land, appeals and restitution of land are important aspects to be considered (FAO, 2008, p. 15).

Ethiopia is one of the developing countries where urban infrastructure is lacking; and therefore, currently the government is trying to improve infrastructure deficits particularly urban road and drainage facilities in major urban centres. There are a lot of capital projects in Ethiopia financed by the federal, regional, and local governments, and other donor organizations such as the World Bank. These capital projects involve land acquisition and resettlement since most of the land required to implement these projects fall in areas

occupied by residents and private properties. The main method used by local governments in dealing with land acquisition is expropriation and relocation of residents upon payment of compensation.

Therefore, this research is aimed at evaluating the process of land acquisition for capital project implementation. The assessment is based on the theories of good practice criteria and indicators drawn from the World Bank's Land Governance Assessment Framework (LGAF), countries' experiences as well as the existing legislations and policy frameworks of Ethiopia. It identifies land acquisition procedures, public participation in project planning and implementation and their role, compensation mechanisms and valuation techniques, and resettlement of affected peoples. The study is based on Dilla town as a case study, where land acquisition practice is existed for capital project implementation.

1.2. Research Problem

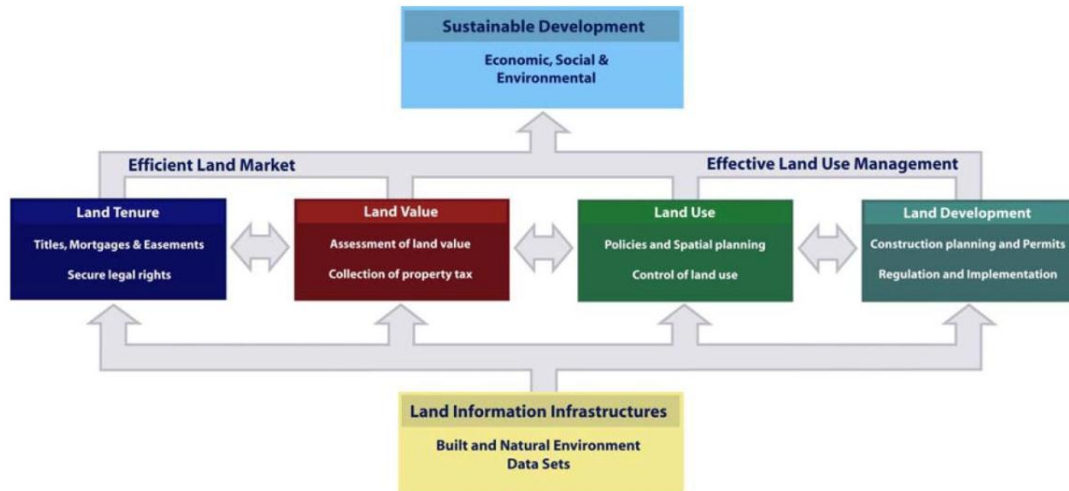
Land acquisition is one of the challenging activities during capital project implementation processes (Mahalingam & Vyas, 2011). The main problems emanate due to a lack of consultation of the affected peoples, unclear procedures, compensation, and the resulting conflicts with relocation of residents (Kombe, 2010). In addition, project activities are not considered as a single entity (Cernea, 1988). Capital projects implementation requires the participation of affected peoples, fair compensation, and rehabilitation assistances to avoid adverse impacts on the society during land acquisition (Kombe, 2010). Otherwise, the implementation of capital projects to bring about developments could not be executed at the required pace and result in adverse impacts.

Although there are clear policies and procedure, as well as good practices to support local governments to acquire land for the implementation of capital projects, still there are problems in administering the procedures of land acquisition (Mahalingam & Vyas, 2011). It is argued that legislations for land acquisition focuses more on arranging the delivery of land for development than achieving the necessary provisions in sustainable manner (Viitanen et al., 2010). In Ethiopia, nowadays, there are at least sufficient legal and policy framework provisions to support land acquisition processes and capital project implementation. However, the implementation of these provisions and good practices during project implementation at the local governments' level of Ethiopian is not known. In this aspect, there is no sufficient research carried out before. *Therefore, it is difficult to known whether the practices of land acquisition for the implementation of capital projects are in adherence to the good practice theories or not in the case of Dilla town.* This study is aimed at to evaluate and examine the existing practice of land acquisition for capital projects implementation with the case study of Dilla town.

1.3. Motivation

Land development is one of the four functions (i.e. land tenure, land value, land use, and land development) of land administration systems (Williamson et al., 2010). The land development function consists of the buildings of new physical infrastructure and utilities, the implementation of construction planning, public acquisition of land, expropriation, and so on (Williamson et al., 2010). Figure 1-1 shows the global land administration perspective promotes the sustainable development through efficient land markets and effective land management. Among the four functions of land administration systems, land development is studied in this research emphasizing on the land acquisition for the implementation of capital infrastructure projects.

Figure 1-1: Global Land Administration Perspective



Source: Adapted from Williamson et al. (2010, p. 119)

The provision of urban infrastructure services is one of the components of urban good governance programs of Ethiopian government (MWUD, 2008b). However, there is lack of prior assessments and procedures for land acquisition, that involves affected residents and associated activities and impacts of the projects (FAO, 2008; Nunan & Satterthwaite, 2001). A better understanding and integrating of the project activities such as land acquisition and project implementation help local governments to address the residents' problems. Therefore, the study on land acquisition for the implementation of capital projects attracts land administration professionals to know the integration of the project activities and practices. The motivation of this study is to assess the practices of land acquisition and other related activities for capital project implementation.

1.4. Research Objective

1.4.1. Main Research Objective

The main objective of this research is to evaluate the land acquisition for capital project implementation using good practice criteria.

1.4.2. Specific Research Objectives

In order to achieve the main research objective, the following sub-objectives are addressed.

- To describe the land acquisition practices for the implementation of capital projects;
- To assess the mechanisms and valuation methods of compensation during land acquisition;
- To assess the role of public participation;
- To assess how the resettlement of affected peoples is managed;

1.5. Main Research Question

The main research question of this study is how the land acquisition for capital project implementation is managed in the case of Dilla town?

1.6. Specific Research Objectives and Questions

To achieve the specific research objectives, the accompanying specific research questions need to be answered based on literature review, secondary and primary data.

1. To describe the land acquisition practices for the implementation of capital projects;
 - a) What are the processes and procedures of land acquisition in practice and how it is managed for capital projects implementation?
2. To assess the mechanisms and valuation methods of compensation during land acquisition;
 - a) How the community is compensated during land acquisition?
 - b) How the amount of compensation is assessed for the dispossessed property?
3. To assess the role of public participation;
 - a) How the public participates during capital project planning and implementation?
4. To assess how the resettlement of affected peoples is managed;
 - a) To what extent the project displaced the residents?
 - b) How the resettlement of the affected peoples is managed?

Table 1-1: Research Matrix

Research Objective	Research Question	Data Required
1. To describe the land acquisition practices for the implementation of capital projects;	a) What are the processes and procedures of land acquisition in practice and how it is managed for capital projects implementation?	Relevant literatures on land acquisition, policy and project documents, reports and interview.
2. To assess the mechanisms and valuation methods of compensation during land acquisition;	a) How is the community compensated during land acquisition?	Relevant literatures on compensation and project documents, reports, and interview.
	b) How is the amount of compensation assessed for the dispossessed property?	Relevant literatures on valuation method, policy and project documents, reports, and interview.
3. To assess the role of public participation;	a) How the public participates during capital project planning and implementation?	Relevant literatures on public participation, policy and project documents, reports, and interview
4. To assess how the resettlement of affected peoples is managed;	a) To what extent the project displaced the residents? b) How is the resettlement of the affected peoples managed?	
Source of Data	Secondary and primary data; interview of informants (both spatial and non-spatial)	
Method of Data Collection	Scientific journals articles, project report documents, key informants interviews (both spatial and non-spatial)	
Method of Analysis	Qualitative and quantitative analysis of primary and secondary non-spatial data, graphical presentation of spatial data	

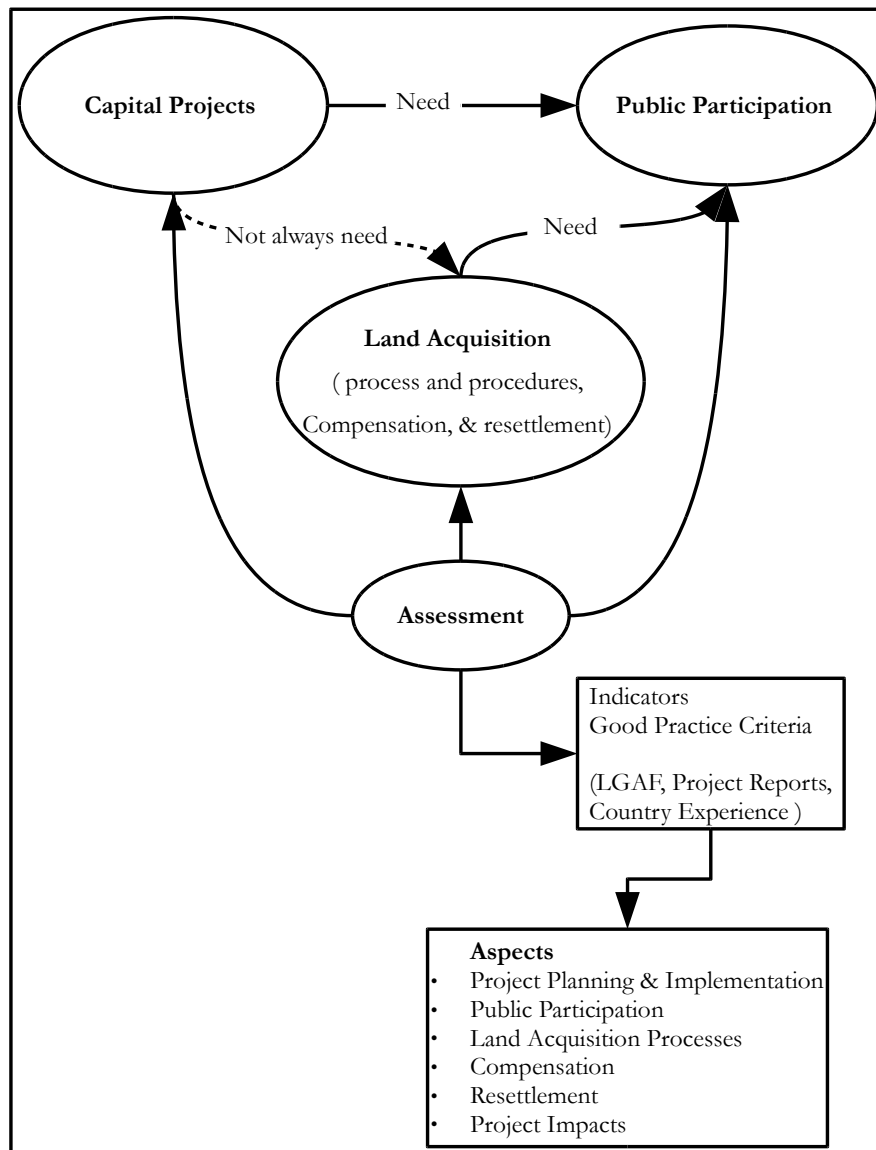
1.7. Research Hypothesis

The hypothesis of this research is that the land acquisition process for the implementation capital projects in Dilla town is not in adherence to the good practice criteria.

1.8. Conceptual Framework of the Research

A conceptual framework with a set of concepts is developed to carry out this research in a structured manner and adequately explain the study. Capital project implementation needs the consideration of clear land acquisition procedures, compensation, resettlement, project impacts, and public participation for its sustainability.

Figure 1-2: Conceptual Framework

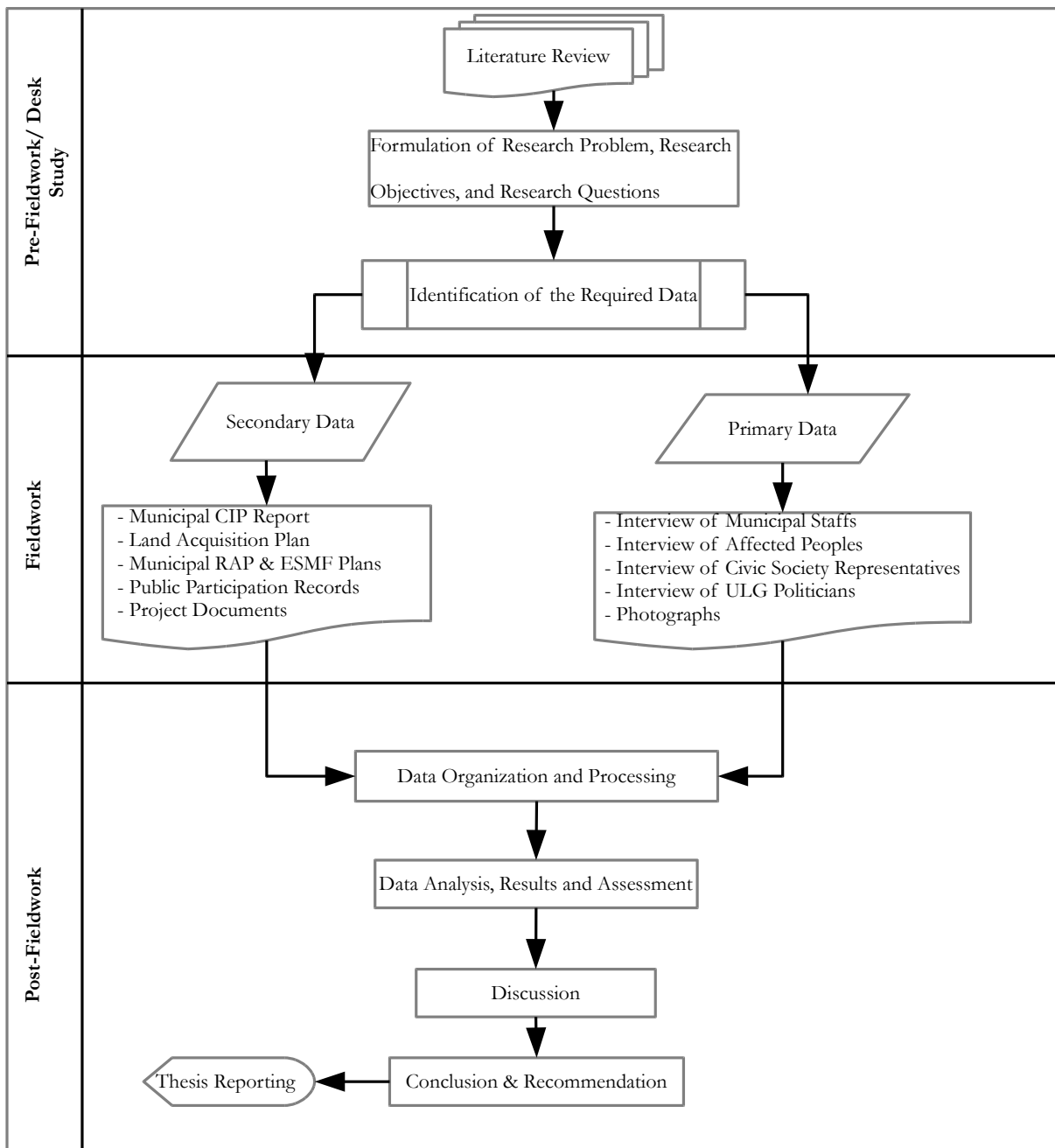


As shown in Figure 1-2, public participation is needed for capital projects implementation. However, land acquisition may not be always needed to implement projects unless the projects fall in already occupied areas. If projects fall in settlement areas it needs clear processes and procedures, compensation, and resettlement of affected peoples. In addition, the acquisition of land has to be managed through public participation to avoid conflicts and for the ease of projects implementation. With this framework, the study assesses the key aspects or activities based on indicators and good practice criteria drawn from LGAF, project reports or country experiences to explain the study with greater detail. The assessment results provide some insights on how the land acquisition for capital projects implementation in Dilla town is in adherence to the good practice criteria. The principal assumption is that project implementation in Dilla town is not in adherence to those good practice criteria. The assessment framework is developed and summarized in subsection 4.9.2, Table 4-1.

1.9. Research Design

The research design is intended to connect data to be collected and analysis of the results for the study. The main function of a research design is to explain how the research questions are going to be answered (Kumar, 2010). Based on this concept of the research design, the research objectives and questions are formulated to address the research problems. The key aspects and indicators are identified to assess the land acquisition processes of the study. Different methods are used for data collection of the case study. After organizing, processing, and analyzing of the collected data, an assessment of the land acquisition for capital project implementation is carried out. With discussion on assessment results, conclusion and recommendations are drawn to enhance further research. The final outcome of the research is the thesis report. An overview of the research design is shown in Figure 1-3.

Figure 1-3: Research Design



1.9.1. Research Stages

This research was designed to be carried out in three stages: pre-fieldwork, fieldwork, and post-fieldwork. The pre-fieldwork (desk study) was started with literature review of the relevant documents of the research. Based on the review of literatures, a set of indicators have been developed to be used for the formulation of the research problems, objectives, questions and hypothesis. During this stage interview questions were prepared to collect both qualitative and quantitative data. The methods to be used for the fieldwork data collection were determined during the pre-fieldwork stage.

During the fieldwork stage, there were two main sources of data to be collected for this research: primary and secondary sources. The primary sources were those texts and information which were collected at first-hand information. For this purpose, structured and semi-structures interview questions were used to conduct an in-depth interview of households and key informants. Field observation was also another source of information. These data were collected by the researcher directly at the time of event during the field work stage. The secondary sources of data included those data which were derived from published and unpublished sources such as project documents and reports. The secondary data sources were obtained from the review of project documents such as project annual plans and reports to generate empirical data. In addition, review of relevant journal articles, books, and policies on land acquisition, compensation, and resettlement has been conducted from secondary sources of data.

The post-fieldwork stage started with data management of the collected raw information from the study area. Data processing was carried out at this stage after organization of the collected data. After sorting and labeling, the majority of data analysis was carried out qualitatively and the results were used for the assessment of the study. The spatial data were processed using ArcGIS for graphical representation.

1.10. Thesis Structure

The thesis structure consists of eight sections with a list of appendices, figures, and tables.

Chapter 1: Introduction - Chapter one consists of the general overview background of the research, the research problem, the research motivation, the research objectives, the research questions, the research hypothesis, the conceptual framework, and the research design.

Chapter 2: Land Acquisition for Capital Project Implementation - A Review - Chapter two is about literature review of land acquisition. The review looks at the approaches, stages and governance aspects of project planning and implementation processes, the concepts, land acquisition processes, procedures, and approaches as well as the legal and policy frameworks of resettlement. The chapter also discusses compensation and valuation method issues. The importance of public participation during projects implementation and land acquisition is discussed in this chapter. The social and environmental effects of land acquisition and project implementation are also highlighted. Experience of land acquisition in four countries, and assessment indicators and good practice criteria is studied under this chapter. At the end of the chapter, a summary is provided.

Chapter 3: Land Acquisition for Project Implementation in Ethiopia - Chapter three describes the background of capital projects in Ethiopia which included the approaches of project planning and implementation, the land acquisition procedures, policy and legal frameworks. In addition, aspects of public participation, and compensation and valuation techniques in the country are briefly described. The chapter also reviews and presents the available assessment indicators of project implementation in the country. At the end, a chapter summary is given.

Chapter 4: Research Methodology - Chapter four describes the overview of the case study area, designing interview questions, approaches and methods used for data collection, processing, and the ethical considerations during data collection and challenges encountered during the fieldwork stage. Data processing methods, tools and approaches as well as data processing stages are described. In this chapter an assessment framework is developed based on indicators and good practice criteria to be used for the assessment of this particular research. Finally a chapter summary is given at the chapter.

Chapter 5: Presentation and Assessment of the Results - Chapter five presents the analysed results of both primary and secondary data based on indicators on the selected aspects of the study. The results are described in both qualitatively and quantitatively. Some of the findings are illustrated in graphical representation. The aspects are also assessed based on good practice criteria. The final section includes a summary of the chapter.

Chapter 6: Findings and Discussion of Results - Chapter six presents the main findings and discussion of the results of the study. Based on the good practice criteria, the chapter discusses the results of project planning processes and public participation, land acquisition, compensation, resettlement and project impacts. Finally, a summary is given at the end of the chapter.

Chapter 7: Conclusion and Recommendations - Chapter seven is the last section of the thesis and concludes and recommends on the findings of the results based on the research objectives and the research questions. The recommendation for further research is mentioned under this chapter.

2. LAND ACQUISITION FOR CAPITAL PROJECT IMPLEMENTATION: A REVIEW

The main objective of this chapter is to review the theoretical backgrounds, principles, and practices of land development and acquisition during capital projects implementation. In this chapter, the definition of land acquisition and the related concepts such as eminent domain, expropriation and public interest are presented based on scholar's definitions. After clarifying these concepts, the chapter describes the processes and practices of project planning and implementation, land acquisition, compensation, public participation, resettlement, the socioeconomic impacts of land acquisition and development projects. The review includes some case study of the selected countries' experiences and practices, indicators and good practice criteria on land acquisition particularly from the World Bank's LGAF, and ADB project report documents so as to develop an assessment framework and selection of indicators and good practice criteria for this particular this study.

2.1. Definition and Concepts

The term 'land development', as defined by Williamson et al. (2010), "*is the process of implementing land-use planning or development proposals for building new urban neighborhoods and building new physical infrastructure and managing the change of existing urban or rural land use through granting of planning permissions and land-use permits.*" According to the same authors, the process of land development related to land administration includes activities of land acquisition, and different actors such as property/land owners (Williamson et al., 2010). The other aspects and activities of land development related to land administration are 'the development proposals on land and the changing land-use as a result of land-use laws and regulations which includes demarcation of property boundaries to allocate land for the for the projects' (Syagga & Olima, 1996; Williamson et al., 2010). The developed land increases the land value (Syagga & Olima, 1996; Williamson et al., 2010). Therefore, the implementation of capital projects improves the use and the value of land.

The other concept to be discussed under this subsection is land acquisition. FAO (2008), defined compulsory acquisition of land as "*the power of government to acquire private rights in land without the willing consent of its owner or occupant in order to benefit society.*" According to Azuela and Herrera (2009), 'every constitution determines the recognition of private property, and land is acquired under two conditions: just compensation payment and the purpose is to satisfy the public interest.' 'Eminent domain' is also the other concept related to land acquisition; and defined by the World Bank as "*the process of the exercise of rights by the State as the sovereign owner of all the land when in the act of compulsory acquiring land or property by the State*" (World Bank, 2010).

Expropriation, is also one of the tools used to acquire land and defined by the World Bank as "*the act of taking away individuals' land by the state due to public interest but prior to respect of procedures provided for by law and prior to payment of fair compensation*" (World Bank, 2010). Expropriation of land for the implementation of public infrastructure projects results in the relocation of people and is considered as 'the main source of conflict between the local authorities and land owners' usually if there is lack of sufficient compensation (Deininger, Selod, & Burns, 2011; Kusiluka, Kongela, Kusiluka, Karimuribo, & Kusiluka, 2011)..

The concept of "public interest" is defined in a number of 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's definition of 'public good': "*an asset, facility, resource or infrastructure provided for the benefit of the public*" (World Bank, 2010). These concepts and principles are always found either in the land regulations or in the project proposals/ plans for the implementation of capital projects.

2.2. Capital Project Planning and Implementation Process

The implementation of physical urban infrastructure, services, and facilities are important activities of governments to meet the needs of residents (Cotton & Franceys, 1994). Wilmoth (2005) has defined urban infrastructure as "*the stock of basic facilities, capital equipment and networks that support city functions.*" Project can be understood as defined by King (1967), 'a coordinated series of actions resulting from a policy decision to change resource combinations and levels so as to contribute to the realization of a country's development objectives.' In another word, according to Oladipo (2008), 'a project is an investment activity on which resources are expended in expectation of benefits over an extended period of time by realizing specific objectives.' Infrastructure projects implementation is crucial for social, economic as well as environmental improvements (Klaus, Bahrinipour, & Fuesers, 2009). The success for project planning and implementation process depends on the employed approaches, the identification of the project activities, and the overall management of the project processes.

2.2.1. Approaches in Project Planning and Implementation

There are two commonly used approaches to implement infrastructure projects. The first one is the top-down approach where projects are planned at the central level and implemented at the local levels based on set standards (Cotton & Franceys, 1994). According to Cotton and Franceys (1994), the problems of this approach are the standards set at the central level does not fit with the local context; and those projects may not be needed by the local peoples. For instance, from the study by Ngowi (1997), it is found that the design and construction of infrastructure facilities (road and water) in Botswana, have been done in a top-bottom approach which finally resulted in project failures.

The second one is a bottom-up approach where the community involves from the project inception to the implementation stages (Li et al., 2012; Paul, 1987). According to Ashley and Carney (1999), a bottom-up approach gives more priority to the local residents and provides local capacity building. In Zambia, with this approach, a program for improvement in infrastructure, called "livelihood enhancement program", has resulted in remarkable positive impacts (Ashley & Carney, 1999). Therefore, decisions of project planning and implementation need public priority for its sustainability (Vanier & Danylo, 1998). Policy guidelines have to be articulated for public participation in the different project activities (Njoh, 2011).

2.2.2. Stages of Project Planning and Implementation Process

According to Sachdeva (1984), 'a development project has four major stages: project identification; appraisal and approval; implementation and supervision; and evaluation and review.' Project identification is about the selection of projects among the prioritized ones. The project appraisal and approval stage is the review of the proposed project for its feasibility. The implementation and supervision stage emphasizes the operations so as to meet the project objectives. The evaluation and review of projects measure the attained goals and impacts by assessing the implications of the projects. Therefore, capital project planning and implementation practice has to identify the social, economic, and environmental impacts with clear policy and procedures for better and sustainable use of the implemented projects (Morrissey, Iyer-Raniga, McLaughlin, & Mills, 2012).. Clearly defined project stages help the implementers to manage the different activities of the projects.

2.2.3. Governance Aspects of Project Planning and Implementation

As described earlier, capital project implementation is one of the components of land development. Land development also needs land governance principles for its success. Land Governance, as defined by the World Bank, “*is concerns with the process by which decisions are made regarding access to and use of land, the manner in which those decisions are implemented and the way that conflicting interests in land are reconciled*” (World Bank, 2010). Nunan and Satterthwaite (2001), argued that ‘the most important consideration for project planning and implementation process is the capacity and accountability of the local governments through which the views and priorities of citizens are considered in the projects’ plan.’ Flyvbjerg (2005), also suggested that ‘in order to achieve accountability through transparency and public control, the national government should offer “infrastructure grants” to the local governments’ to spend the fund on their priority needs. Most capital projects in developing countries are implemented with funds available from donor organizations such as the World Bank and International Monetary Fund (Nunan & Satterthwaite, 2001) (Ennis, 2003; V. Sharma, Al-Hussein, Safouhi, & Bouferguène, 2008).

According to Harpham and Boateng (1997), ‘urban infrastructure provision needs to consider two distinct dimensions: performance (delivery of services); and representation (transparency, accountability, social justice, and human rights especially participation and access to information).’ Therefore, project activities need the mechanisms of coordination and responsibilities, the legalization and proper designs, and financing mechanisms (Sachdeva, 1984). The needs, expectations and interests of the different stakeholders has to be addressed in the projects’ plan (Li et al., 2012). Lack of consideration of the needs and interests of different stakeholders’ results in failure of the projects and conflicts among different stakeholders (Morris & Hough, 1988). In general, the selection of an appropriate approach for project implementation helps governments to address the needs and interests of citizens. To ensure this, the different stages of capital projects need to be identified and coordinated for effective use of resources.

2.3. Land Acquisition Procedures, and Approaches

2.3.1. Land Acquisition Procedures

The procedures and approaches of land acquisition for the implementation of capital projects vary from country to country. According to Viitanen et al. (2010), land acquisition procedure has two phases: ‘an expropriation permit is awarded through administrative and legal framework procedures; and the expropriation procedure including the determination compensation executed by a special administrative organ, and an expropriation committee.’ Steinsholt (2009), argued that ‘the actual performance of land acquisition is not only dependent on legislation but also on the kind of organizations, skills and persons who are in charge.’

ADB (2007), also recommended that ‘a well-defined procedures of land acquisition should provide clarity, and transparency.’ In this recommendation it is also suggested that, ‘to execute good practices of public projects, it needs to be executed in an efficient manner and consider initial notice; formal declaration; public negotiation and consultation; adjudication; payment of compensation; and possession of the land.’ Burns et al. (2010) and Nuhu and Aliyu (2009) shared the recommendations of the ADB

2.3.2. Land Acquisition Approaches

According to Viitanen et al. (2010) and Seppänen (2004), there are three approaches of land acquisition for capital project implementation. According to Seppänen (2004), voluntary purchase means transaction or exchange of land; compulsory purchase means expropriation of land area with right of ownership or right of use. Land readjustment is also a land development technique or method whereby the ownership of scattered and irregular plots of land are pooled, roads and main infrastructure are built, and the land is

then subdivided into urban plots (Sorensen, 2000). Compulsory purchase (expropriation) is normally a tool used only by public bodies (Viitanen et al., 2010). Therefore, it is considered as an important tool in most countries and used to acquire land for the implementation of capital projects of public purpose (Viitanen et al., 2010).

2.4. Legal Frameworks of Land Acquisition and Resettlement Policy

2.4.1. Legal Framework of Land Acquisition

Legal framework as defined by the World Bank (2010) *“it is the judicial, statutory and administrative systems such as court decisions, laws, regulations, bylaws, directions and instructions that regulate society and set enforcement processes.”* According to FAO (2008), Kombe (2010) and Upadhyay and Sinha (2009), the existing land acquisition legal frameworks in many countries empower authorities to acquire land for the implementation of capital projects. However, the legal frameworks of land acquisition are criticised since the available legislations focuses more on ‘arranging the delivery of land for development rather than on achieving the necessary provisions for the social sustainability’ (Viitanen et al., 2010). According to Datta, Mahajan, and Singha (2009), prior to land acquisition in an area:

- *‘The Policy requires that a socio-economic survey should be undertaken for the identification of displaced families and for recording of their socio-economic status;*
- *Awareness creation mechanism should be formulated and executed;*
- *The affected peoples at the appropriate level shall be consulted before initiating the land acquisitions proposal.’*

2.4.2. Resettlement Policy and Land Acquisition

Land acquisitions for the provision of roads and public amenities especially in urban areas may result in relocation of residents. The relocation of residents needs a legally binding resettlement policy framework (GTZ, 1998). The resettlement policy framework help governments to prepare, implement, and monitor a resettlement plans to achieve project objectives and to mitigate the negative impacts on the displaced persons (Emani, 2009). In addition, the resettlement policy framework help implementers to ensure options for feasible resettlement alternatives (Emani, 2009) through effective resettlement planning (World Bank, 2004a). The World Bank Policy on Involuntary Resettlement OP 4.12 (September 2001) has the following objective provisions so as to avoid adverse impacts on affected peoples due to land acquisition (World Bank, 2001).

- *Involuntary resettlement should be avoided where feasible or minimized;*
- *Where it is not feasible to avoid resettlement, activities related to resettlement should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be consulted and should have opportunities to participate in the planning and implementing of resettlement programs; and*
- *Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them to pre-displacement levels or to levels prevailing prior to the beginning of project implementation.’*

2.5. Compensation

Payment of compensation is one of the activities of land acquisition. However, Viitanen et al. (2010), identified four common problems related to compensation of the affected peoples. The first one is ‘on the ability to define the level of compensation caused by price tension, where the law requires the valuation to be based on pre-acquisition land uses.’ The main reason behind this problem is that the amount of compensation is not sufficient to replace the original dispossessed property. The second problem is associated with ‘pricing where governments set values rather than values are set by the market’ (Mahalingam & Vyas, 2011). The third problem is that ‘the land rights claimed by owners and occupants may be unregistered, and may not be entitled legally for compensation as a result of land acquisition.’ The

fourth problem is due to lack of cooperation among land owners in their removal from their businesses and homes' (Viitanen et al., 2010).

In addition, Datta et al. (2009) suggested that 'problems associated with compensation arise from the manner on how the rights is treated due to poor records and unclear titling'. However, 'eligibility for compensation should not be limited to owners with legal title but also for those without title if they are subjected to loss of properties situated on the dispossessed land' (Deiningner et al., 2011). Local governments should pay compensation for all peoples to be relocated by ensuring transparent procedures of land acquisition and compensation (FIG & World Bank, 2009). A model developed by Viitanen et al. (2010), called "*human rights based acquisition models*" has to be applied to empower land occupants and owners to demand that land takers to consider the following aspects during land acquisition for the implementation of capital projects.

1. *'Acknowledge the entitlements of all displaced persons, including persons with or without formal legal rights;*
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. *Calculate the rate of compensation at full replacement cost;*
4. *Provide effective and efficient information, and 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.'*

2.5.1. Valuation Method

"Valuation is the process of assigning values to the land or property when there is a need to calculate assets held by an individual or a business" (Dale & McLaughlin, 1999; Enemark, 2004; Yomralioglu, Nisanci, & Yildirim, 2007). Valuation method of compensation is one of the problematic area as described by Viitanen et al. (2010). To determine the amount of compensation to be paid for the affected peoples, Viitanen et al. (2010), proposed the following formula to be used.

$$TC = (V + S + D) + C ; \textit{Where,}$$

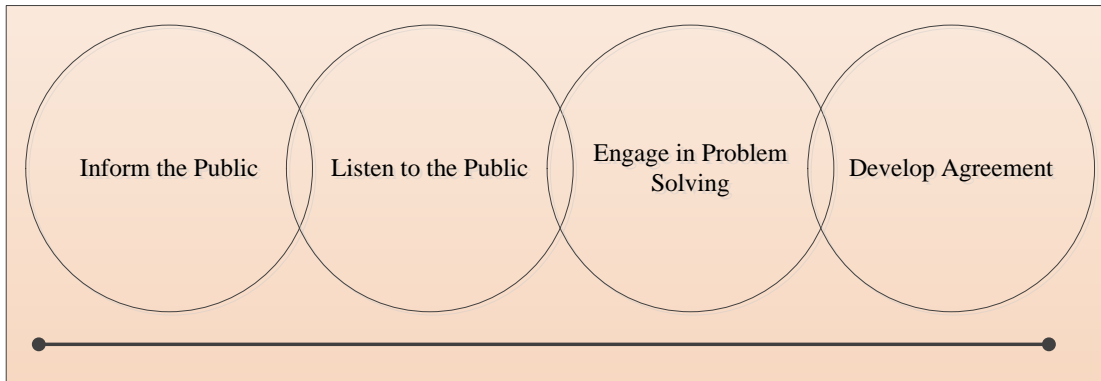
TC is total compensation; V is compensation for the expropriated property; S is compensation for damage due to injurious affection or severance; D is compensation for other damages; and C is compensation for costs (additional payments). The compensation is to cover the market value of the expropriated property, the depreciation value, and other damages (e.g. loss of profits) and other costs (e.g. professional fees). Therefore, the financial situation of the expropriated owner could not be affected; owners can receive just and full compensation to sustain their financial situation despite of the expropriation (Cernea, 1997; Mahalingam & Vyas, 2011; UN, 2007; Viitanen et al., 2010). It is argued that the concept of "just or full compensation" is entirely dependent on the interpretation of legislations (Alterman, 2012; Ambaye, 2009). The main principle for valuation of properties compensation is the market value where the value is calculated from comparable real property transactions (Ambaye, 2009). In practice, the principle of valuing at market price is not considered or excluded by authorities from calculations (Viitanen et al., 2010).

2.6. Public Participation

Creighton (2005), defined public participation as "*the process by which public concerns, needs, and values are incorporated in to governmental and corporate decision making.*" Li et al. (2012), described that 'public participation in the planning and design of major public infrastructure and construction projects is crucial for success., According to Creighton (2005), 'the process of public participation has to be managed in a two way communication and interaction with the overall goals for better decisions supported by the public, but not be just provided with information in any decision making processes.' In Deiningner et al. (2011), it is argued that 'public participation, particularly on land acquisition is guaranteed by law, but it often is unclear how this input is incorporated into actual decisions.' The continuum of public participation developed by

Creighton (2005), is shown in Figure 2-1. The figure clearly shows the role of public participation for capital projects implementation.

Figure 2-1: Continuum of Participation



Source: Adapted from Creighton (2005)

The main purpose of public participation as described by Li et al. (2012) is that 'the changing needs of the community, rapid economic growth and increasing demands for sustainable developments' (Li et al., 2012). Therefore, it is important to identify the needs and the concerns of different stakeholders during project planning and implementation to arrive on consensus about the project objectives (Atkin & Skitmore, 2008). To ensure the needs and interests of the different stakeholders, the development of mechanisms for public participation is one of the key factors for successful project execution (Zaman, 2010). In Njoh (2011), described that 'public participation has different forms, ranging from in-cash contributions towards infrastructure implementation to direct involvement in the management and maintenance of the implemented projects' (Njoh, 2011).

2.7. Socio-economic Impacts of Land Acquisition

Datta et al. (2009), argued that 'land acquisition for infrastructure can be appreciated in ensuring benefits from the development, and governments are committing and increasing investments in infrastructure to ensure sustainable delivery of infrastructure services.' Land acquisition also improves the utilization of land, ownership and improvements in land value (Syagga & Olima, 1996). The construction of new or the improvements of the existing infrastructures in urban areas triggers the emergence of new livelihoods, trade, demand for more new jobs, and other business services (Datta et al., 2009).

However, land acquisition related to infrastructure may result in relocation of people and loss of land and property (Azuela & Herrera, 2009). In another word, land acquisition has impact on the socio-economic situation depending on the land to be acquired; i.e. partially or fully acquired (Syagga & Olima, 1996). Due to loss of land, peoples may deprived from their normal livelihood (Datta et al., 2009). As described in Azuela and Herrera (2009), 'in many cases, the loss of land exacerbated by two elements: the lack or insufficient recognition of land rights for the dispossessed population and the weakness of the rule of law.' Therefore, recognition of land rights during land acquisition for public uses is crucial to avoid adverse impacts on the society (Azuela & Herrera, 2007).

2.8. Country Practices and Experience of Land Acquisition

The main purpose of this subsection is to get good practices and experiences that can be used for benchmarking and develop indicators for the assessment of this study. The selected countries for this

purpose are India, Tanzania, Mozambique, and Australia though many countries have many experiences in project implementation and land acquisition that may go beyond the scope of this study. The selected four countries are reviewed based on the research objectives of this study. From the review results of the India case, there is lack of citizen participation and problems to administer the land acquisition procedures properly in consultation with the public. However, for the specific projects, they developed resettlement policy frameworks though the implementation of them at the local and federal levels lacks transparency, understand and implement those policy frameworks. From the Tanzania case, it is understood that land acquisition is practiced without policy and legal frameworks. Unlike the Tanzania, Mozambique has legal framework for land acquisition. The Australian case, as compared to the rest of the three countries, it seems to be the best practices since all the project activities are managed without any difficulty with the involvement of the affected peoples. Box 2-1 summarized the experiences of land acquisition for the different capital projects implementation in the respective four countries.

Box 2-1: Practice and Experience of Land Acquisition in Four Countries

<p>India Experience: According to the Indian 2009 annual infrastructure report described by Upadhyay and Sinha (2009); Choudhary (2009); and VK Sharma and Choudhary (2009), <i>‘for public infrastructure and service delivery, government has the power to acquire land for public infrastructure and service delivery projects. The states have developed and adopted legally enforceable Resettlement and Rehabilitation policy framework laws with most policies being project-specific. The states special enactments also provided separate procedures for land acquisition to be transparent and open to public. Mobilizing and updating of records of the project areas before the initiation of land acquisition process or at the project formulation stage were the primary activities. Resettlement and rehabilitation benefits are an integral part of the land acquisition process. The main problems described in the project report included lack of transparency regarding the administration of the national level resettlement and rehabilitation policy framework due to absence of a legal mandate for the project proponents to provide resettlement and rehabilitation benefits; lack of making available information to the public; problem to understand and implement policy frameworks and procedures by local authorities especially land acquisition procedures in consultation with the public.’</i></p>
<p>Tanzania Experience: According to Kombe (2010), <i>‘there were problems of land acquisition for public use in Tanzania due to lack of policy and legal frameworks. Valuation and compensation were not supported by clear institutionalized and inclusive protocols that are transparent and predictable. He recommended that policy and legislative reforms were necessary on the existing land acquisition practices and dialogue as a key strategy to acquire land with reliable mechanisms and payment of fair and prompt compensation for the affected peoples.’</i></p>
<p>Mozambique Experience: The study on land acquisition in Mozambique by Debnath and Choudhary (2009) has shown that <i>‘the state can acquire land from its lessees and can demolish the structures as per the Urban Construction Legislation they adopted for the development of projects of public interest. Individuals and entities have the right to equitable compensation and new plot of land for the expropriated assets. The compensation fee for resettlement was determined by the local authority standards; rates were negotiated according to ground conditions and were based on the agreement reached between the district government and the affected people after public consultation. The infrastructure development projects followed land-for-land compensation principles for all rural households; cash compensation paid to collectives of community-wide mitigation measures with limited or no follow-up of individual rehabilitation measures.’</i></p>
<p>Australia Experience: The research conducted by Handmer (1987) and Sheehan (2002) on flood protection project, has indicated that <i>‘purchase or acquisition of the property by government was on a voluntary basis from private owners. Relocation was made after compensating of households. Special allowances were made available for the safety advantages for acquisition of land. Relocation payments or assistance benefits to the property owner were according to the compensation procedures. Constitution guarantees just and fair compensation. Implementation of the program was supported by public acceptance and clear procedures of land acquisition. Public awareness was the key factor for the successful implementation of the projects. Householders accepted relocation and considered it as an opportunity for the betterment of their social, economic, and environmental matters. Organizational role was significant in the execution of the program.’</i></p>

2.9. Good Practices and Assessment Indicators of Land Acquisition

2.9.1. Good Practices in Land Acquisition

The World Bank (WB) and Asian Development Bank (ADB) project reports of different countries have shown that there are several good practices indicators in different projects implemented. These projects involved land acquisition, resettlement and relocations, and compensation mechanisms of the affected peoples (ADB, 1998; World Bank, 2004a). The key identified aspects of good practices elements from the WB and ADB financed projects are summarized in Table 2-1. The good practice criteria and indicators are selected based on their relevance, the scope of this study, and consideration of the available data to be used in this assessment.

Table 2-1: Summary of Good Practice Elements in Project Implementation around the World

Aspects	Good Practice Elements
Decision Making, Participation, Project Planning and Implementation Processes	<ul style="list-style-type: none"> • <i>Make technical decision in project design;</i> • <i>Make complete socioeconomic surveys of the affected peoples to identify all losses;</i> • <i>Implement resettlement measures as development programs, to be part of the projects;</i> • <i>Involve key stakeholders in the planning, implementation, and monitoring of the RAP;</i> • <i>Consult formally or informally leaders and representatives of the communities.</i> • <i>Ensure the affected community act in participatory decision-making processes;</i>
Land Acquisition	<ul style="list-style-type: none"> • <i>Include formal land acquisition in project specifications;</i> • <i>Develop clear and transparent land acquisition procedures;</i> • <i>Prepare timetable for any displacement and relocation and notify them accordingly;</i> • <i>Provide housing and plots replacement that meet or exceed existing local standards;</i>
Compensation	<ul style="list-style-type: none"> • <i>Ensure that valuation procedures for assessing compensation and rates are transparency;</i> • <i>Pay in-kind compensation at replacement cost or equivalent to the estimated net loss or full compensation for the cost of restoration in time before relocation and civil work starts;</i> • <i>Encourage disclosure of information and the use of negotiation or arbitration procedures;</i> • <i>Compensate all affected persons, including those without title to land;</i>
Resettlement and Rehabilitation	<ul style="list-style-type: none"> • <i>Minimize or eliminate involuntary resettlement where feasible;</i> • <i>Have project information campaign to explain why resettlement is necessary;</i> • <i>Make rehabilitation assistance to the affected households</i> • <i>Define the parameters at the initial stages of the project by conducting feasibility study;</i> • <i>Prepare a time-bound resettlement plan with appropriate provisions;</i> • <i>Consult affected persons to define feasible resettlement options to achieve project objectives;</i>
Project Impacts	<ul style="list-style-type: none"> • <i>Undertake social assessment and implement measures to minimize and mitigate adverse impacts;</i>

Source: Adapted from ADB (1998) and World Bank (2004a)

2.9.2. Assessment Indicators of Land Acquisition

The World Bank's Land Governance Assessment Framework (LGAF) which is a diagnostic tool developed for the evaluation of the legal framework, policies and practices regarding land and land use issues (World Bank, 2010). In Deininger et al. (2011, p. 136) of the LGAF, a set of specific indicators used to assess land governance in the context of land acquisition process are identified. The indicators of the LGAF on land acquisition relevant to this study are selected and shown in Table 2-2.

The dimensions of the LGAF are generally to study large-scale land acquisition of agricultural land (Deininger et al., 2011, pp. 136, Table 5-1). There are 16 dimensions for the assessment of large-scale

agricultural land acquisition; out of these, nine of them are directly related to this study. Therefore, the aspects and elements for the assessment of this study include the LGAF dimensions or indicators, and good practice criteria. Good practice elements summarized in Table 2-1 and the LGAF dimensions (Table 2-2), and the four countries' experiences described in Box 2-1, as well as the review of country context (Ethiopia) in chapter three (Subsection 3.6) are used in the assessment framework developed in chapter four of subsection 4.9.2.

Table 2-2: LGAF Indicators for the Assessment of Land Acquisition

Dimension	Assessment Indicators Topic
2	Land acquisition generates few conflicts, and addressed expeditiously and transparently;
4	Public institutions involved in land acquisition operate in a clear and consistent manner;
7	There are direct and transparent negotiations between right holders and investors.
8	Sufficient information is required to assess the desirability of projects on public or communal land;
9	For cases of land acquisition on public or community land, investors provide the required information, and this information is publicly available;
10	Contractual provisions regarding acquisition of land from communities or the public are required by law to explicitly mention the way in which benefits and risks are shared;
11	The procedure to obtain approval for a project where it is required is reasonably short.
12	Social requirements for large-scale investments in agriculture are clearly defined and implemented.
14	For transfers of public lands, public institutions have procedures in place to identify and select economically, environmentally, and socially beneficial investments and to implement these effectively;

Source: Adapted from LGAF (Deininger et al., 2011)

2.10. Summary

This chapter has provided the theoretical background and the general principles of land acquisition related to capital project implementation. The concepts of land acquisition, expropriation, eminent domain, and public interest are discussed. The approaches, the different stages and governance aspects of capital project implementation to be reviewed are reviewed; and it is found that bottom-up approach is the desired approach for successful implementation of projects. In addition, the land acquisition procedures and approaches are discussed to acquire sufficient insight on the subject of the study. It is found that the land acquisition procedures need to be clearly stated in the project plans.

The legal frameworks and resettlement policy issues to be considered in land acquisition are also briefly described. The resettlement policy guides for the development and implementation of resettlement action plan. The chapter also has reviewed the compensation mechanisms, forms of compensation, and method of valuation techniques. From this review, compensation should be paid for the evicted people due to the development projects regardless of legal rights. It is also found that compensation should be assessed or valued at the replacement cost with clear assessment procedures. The consideration of public participation to ensure and incorporate the different needs and interests of citizens is precisely described and it is found that project implementation without public participation is not sustainable.

The impacts of land acquisition and project implementation on the overall socio-economic of the affected peoples are also explained precisely. In this respect, it is found that land acquisition is not always lead to negative impacts on the society if it is addressed legally and for the public interest. Four selected countries experiences and practices of land acquisition for the implementation of capital projects are reviewed and summarized precisely in Box 2-1. The reviews have shown that, in countries like India and Tanzania, there

are problems in administering land acquisition, resettlement action planning and provision of transparent information to the public. Good practices in land acquisition and assessment indicators of land governance relevant to this research such as the LGAF, ADB, and the World Bank research and annual performance documents are also reviewed. From the review of these documents and the practices of the four countries in land acquisition, indicators and good practice criteria relevant to this study are found.

3. LAND ACQUISITION FOR PROJECT IMPLEMENTATION IN ETHIOPIA

3.1. Introduction

The purpose of this chapter is to describe the capital project implementation processes and the issues of land acquisition, compensation, and resettlement of affected peoples in Ethiopia. The chapter describes the background of the capital projects and examines the available legal and policy frameworks to foster the assessment of the study. It is also the purpose of this chapter to give a glimpse on the practices of land acquisition (expropriation) and the valuation methods of compensation we follow today in Ethiopia. The chapter also reviewed the available assessment indicators to be used during project implementation and land acquisition processes.

3.2. Background of Capital Projects of the Study

The rapid growth of urban centers in Ethiopia needs the provision of improved urban infrastructures in towns and cities (Ambaye, 2009). It is the federal, regional and local governments responsible to provide public facilities and infrastructure; to ensure social and economic development of the residents. Therefore, since the early 2000s, the government of Ethiopia introduced urban reform through regional proclamations (MWUD, 2008b). The World Bank and GTZ/ GIZ have been contributing in financial support and capacity building from the early stages to implement the Urban Local Government Development Projects (ULGDP) in the country. They also assisted in the establishment of urban local governments through the Capacity Building for Decentralized Service Delivery (CBDS) projects. The objective of the CBDS was to enable regions and cities to establish the necessary legislative and fiscal frameworks for the implementation ULGDPs.

In 2004, the government introduced the Public Sector Capacity Building Program Support Project (PSCAP) to strengthen the local governments to improve service delivery for urban dwellers. The objective of PSCAP is *“to support projects to improve the scale, efficiency, and responsiveness of public service delivery at the federal, regional, and local level; to empower citizens to participate in shaping their own development; and to promote good governance and accountability through by implementing capital investment projects in the respective urban centers”* (World Bank, 2004b). The Capital Investment Projects (CIPs) of Ethiopia are financed by the Urban Local Governments (ULGs), the regional government, and other sources. Financially, the ULGDP is supported by the World Bank which accounts for 60% and the remaining 40% is covered by the ULGs and the regional government (MWUD, 2008b). The World Bank financed projects include cobblestone road construction, drainage, market development, liquid waste management, sanitary landfill, water supply, etc. which depend on the individual urban centers priority. Other CIPs, such as the asphalt road construction, is entirely financed by the local, the regional or the federal governments.

3.2.1. Approaches of Capital Project Planning and Implementation Process

The approaches for ULGDP implementation in Ethiopia begins with by prioritizing and selecting the major problems of individual urban centers, and varies from city to city or town to town. Since 2007, there were 19 urban centers implementing the ULGDP/ CIP, selected based on their population size, and urban infrastructure and service deficits (MWUD, 2008b). Individual cities or towns prepare a 3-year rolling CIP by consulting the public to ensure that the choices of investments are aligned with the priorities of citizens. Based on the 3-year CIPs, cities and towns prepare an Annual Action and

Procurement Plans which details the specific projects to be implemented. Cities and towns are also expected to update their 3-year CIPs every year, taking into account works accomplished in the previous years, and extending the plans for another years. They also make approval of their initial and 3-year updated rolling CIPs in each year by their respective Councils. To support this task, ULGs' have received the required capacity through routine trainings and workshops to build their capacity in project planning, implementation, monitoring, and on other relevant aspects.

3.2.2. The ULGDP Objectives and Expected Outcomes

The ULGDP has been designed to support the government's Urban Development and Urban Good Governance Programs. The specific objectives of the ULGDPs are to support improved performance in the planning, delivery and sustained provision of public priority municipal services and infrastructure by urban local governments through intensive public consultation (MWUD, 2008b). The expected outcomes of the projects as described in the project's operational manual included: *"effective and responsive planning to meet service delivery priorities identified by citizens - allocative efficiency or participation objective; improved financial management and mobilization of own resources and more effective operations and maintenance of infrastructure assets-sustainability objective; improved dissemination of budgets, plans and performance measures to the public - accountability objective); and effective implementation of CIPs - service delivery improvement objective"* (MWUD, 2008b).

3.3. Land Acquisition in Ethiopia

Land is acquired for public investment projects such as for the construction of roads and other infrastructure facilities; and hence land acquisition is compulsory. According to Proclamation No. 455/2005 of Ethiopia, *"land for the public purpose is acquired through expropriation, and is carried out by public entities, private developers, cooperative societies or other organs after decided by the appropriate authorities"* (FDRE, 2005). According to the above proclamation, Article 3, (1 and (2), *"the power of expropriation is vested on the state itself or its sub-branches such as municipalities and other public or private companies."*

3.3.1. Policy Frameworks of Land Acquisition

The provision of urban infrastructure is one of the Ethiopia government's urban development policies aiming to ensure urban good governance programs. ULGDP is one of the components of urban good governance program designed to be implemented in accordance with the World Bank's Resettlement Policy Framework (MWUD, 2008b). The country also developed Resettlement Policy Framework (RPF), Environmental and Social Management Framework (ESMF), and the Environmental Policy.

The implementation of Resettlement Action Plan (RAP) is a prerequisite for the implementation ULGDP components that may result in resettlement due to land acquisition. The RPF helps to ensure that displacement should not occur before the necessary measures for resettlement and compensation, and other assistances required for relocation (MWUD, 2008c). The RPF consists of the issues of land acquisition, public participation, and resettlement of the affected peoples that the local governments have to implement.

The Ethiopian RPF is intended to support the ULGs for the preparation of the Resettlement Action Plan (RAP) so as to mitigate the affected peoples in consultation during land acquisition process (MWUD, 2008c). It is the ULGs' responsibly to administer the provisions of the RPF. The rehabilitation assistance measures, as described in the RPF, are to assist and rehabilitate all affected the peoples whether they have legal right of certificate or not. It also consists of RAP implementation procedures and project screening.

3.3.2. Legal Frameworks of Land Acquisition

The 1995 FDRE Constitution is the supreme law of the land (FDRE, 1995), Article 9 (1). Land is the common property of the ‘state and the people’, and, hence, it is not subjected for sale or exchange. Although land is owned by the state and the Ethiopian peoples, residents have the rights to use, lease/rent, or inherit. Urban residents can secure land through ground lease arrangements usually on 15-99 years lease agreements depending on the purpose for which the land is needed and such right may be freely transferable (FDRE, 2002a). To secure such rights, the Constitution prohibits eviction of holders of the land without just cause and payment of compensation (FDRE, 1995) Article 40 (7). It is provided that expropriation of land is exercised only when the designated land is needed for a public purpose and the accompanied fair compensation payment of according to Article 40 (8) of the Constitution.

Currently, at the Federal level, there are two main land related proclamations and one regulation. The first one is the Federal Proclamation No.272/2002 which deals with urban lands lease holding proclamation. The second one is Proclamation No. 455/2005 which deals with expropriation of landholdings for public purposes and payment of compensation. Regulation No. 137/2007 deals with payment of compensation for property situated on landholding expropriated for public purposes. This regulation consists of the formulas for valuation of expropriated properties and manners of compensation. Regulation No. 137/2007 is used to implement the expropriation proclamation No. 455/2005.

The above described legal provisions are interconnected each other and the readings of them helps to understand the amount and type of compensation to be paid and the principles of valuation techniques of Ethiopia. The other legal provision is Proclamation No. 299/2002, which deal with environmental impact assessment. Any development projects are implemented in accordance with the provisions of this proclamation to identify and evaluate impacts adequately which may resulted from the implementation of the proposed projects Article (3), (4) and (5) (FDRE, 2002b).

3.3.3. Procedures and Principles of Land Acquisition

The state or municipality may want a certain parcel of land to build a road, town hall or museum; *“it is legally authorized by the state to take privately owned land without the consent of the owner”* (FDRE, 2005). However, authorized body to take such lands has to follow some procedures. According to Proclamation No. 455/2005, Article 6 (1), it is stated that *“the state initiates an expropriation procedure before a court or other concerned organ, in order to observe due process of law. Private owners are given the right to be heard and to negotiate only on the amount of compensation, and finally, the court must approve of it. This procedure avoids arbitrary takings of land by the state without fair compensation.”*

3.4. Public Participation

Nowadays, public participation during project planning and implementation has given due attention in Ethiopia. ULGs are expected to appraise and implement their respective capital projects with public participation. In doing so, the different views of the public have to be reflected in the project plans, and cities are needed to provide evidences on how different stakeholder groups have been engaged in public discussions in setting priorities of the CIPs (MWUD, 2008b, p. 14). The final choice of investments is verified at public meetings. Public participation and consultation is carried out for the different activities of the projects such as RAP preparation, land acquisition, and project prioritization in accordance with the provisions of the policy frameworks to meet the needs of the urban residents; and no ULGDP is appraised without public participation.

3.5. Compensation of Affected People

Payment of compensation prior to the commencement of any civil work for the affected peoples and assistance of them to restore their income and standard of life is one of aspects to be considered during land acquisition and resettlement (MWUD, 2008c). As mentioned above, compensation for the affected peoples is managed according to the provisions of Proclamation No. 455/2005 and Regulation No. 135/2007.

3.5.1. Approaches and Types of Compensation

The approach for payment of compensation in Ethiopian is according to the 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 compensation amount is to replace the expropriated land and property equal to the amount of the actual damage caused by expropriation. The urban land lease Proclamation No. 272/2002 under Article 15(3) also states *“lease-hold possessor shall be paid commensurate compensation and is determined in accordance with Proclamation” No. 455/2005.* The 1995 constitution of the FDRE and subordinate land legislations 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 for the court or any designated body. The final decision is made by the court. The object to be compensated is property and other improvements made by the holder on the land.

3.5.2. Valuation Techniques of Compensation

Since, there is no an independent professional assessor or consultant in the field until now in Ethiopia, valuation is carried out by committees with the relevant qualifications as stipulated in the Federal Proclamation No. 455/2005) Article 10 (1) and (2). The urban administration or municipality is given the power to designate members of a committee to value the property. The exception is, if the property comprises public utility lines, then it is the owner of the property, say the Ethiopian Telecommunication Corporation, who is to estimate the value of the property (Article (6) of Proclamation No. 455/2005). The assessment of compensation is also provided in Proclamation 137/2007 of Article (3). With regard to properties on the land such as buildings, the accepted valuation method is the cost replacement method as provided under Article 7(1) of Proclamation No. 455/2005, and states that *“the amount of compensation for property situated on the expropriated land shall be determined on the basis of replacement cost of the property.”*

With regard to valuation of property, Proclamation No. 455/2005, Article 9 (1) and (2) states that, *“the 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 appropriate federal and regional government organs, 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 committees 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 in Table 3-1.

Table 3-1: Compensated Objects and Formulas for the Valuation of Compensation in Ethiopia

Objects to be Compensated	Formula
<i>Compensation for building</i>	<i>Cost of construction (current value) + Cost of permanent improvement on land + the amount of refundable money for the remaining term of lease contract</i>
<i>Compensation for crops</i>	<i>the total area of the land (in square meters) × value of the crops per kilo gram × the amount of crops to be obtained per square meter + cost of permanent improvement on land</i>
<i>Compensation for unripe Perennial Crops</i>	<i>number of plants (legs) × cost incurred to grow an individual plant + cost of permanent improvement on land</i>
<i>Compensation for ripe Perennial crops</i>	<i>the annual yield of the Perennial Crops (in Kilograms) × the current price of the produce of the perennial crops + cost of permanent improvement on land</i>
<i>Compensation for relocated Property</i>	<i>cost of removal + cost of transferring + cost of reinstallation</i>
<i>Compensation for protected grass</i>	<i>area covered by the grass per square meter × the current market price of the grass per square meter</i>

Source: Federal Regulation No. 137/2007 (FDRE, 2007)

3.6. Assessment Indicators of Project Implementation in Ethiopia

In chapter two of subsection 2.9, good practice criteria and assessment indicators of land acquisition were reviewed. The purpose of this subsection is to review the available assessment indicators of project implementation in the case of Ethiopia.

In the resettlement policy framework of the ULGDP, there are objectively verifiable indicators to be used for the assessment of resettlement and compensation activities during capital project implementation (MWUD, 2008c). The objectives of the indicators is for the purpose of quantitatively measuring the physical and socio-economic status of the affected peoples to determine and guide improvements of social wellbeing for the specific site condition of the project areas to assess project impacts.

3.6.1. Indicators to Assess the Status of Affected People

The indicators for the assessment of compensation and resettlement as well as to measure project impacts include the outstanding legitimate complaints rectified; affected individuals and/or households compensated or resettled. The assessment of project impacts is to evaluate impacts or damages, the percentage of individuals received cash or a combination of cash and in-kind compensation, the proposed use of payments, the number of contentious cases as a percentage of the total cases, the number of complaints and appeals and the time and quality of resolution of conflicts.

However, the existing policy and project documents do not show clearly the assessment indicators or good practice criteria related to the aspects of project planning and implementation process, land acquisition, and public participation. Therefore, it is important to draw the relevant assessment indicators and good practice criteria of similar project reports from the literature reviews made in chapter two (Subsections 2.9.1 and 2.9.2).

3.7. Summary

This chapter has discussed the background, practices and principles of project planning and implementation processes especially for the ULGDP in Ethiopia. The approaches of project planning and implementation process, and the project objectives are reviewed. In addition, the available rules and regulations for expropriation of land and payment of compensation are reviewed. Expropriation is the main tool used to acquire land. It is also found that the government or any other responsible authority can

expropriate land upon payment of compensation to the landholders. To support expropriation of any land for the public purpose, the government of Ethiopia is enacting different proclamations and regulations such as Proclamation No.455/2005, Proclamation No. 272/2002 and Regulation No. 137/2007 as legal frameworks. The policy frameworks to support the implementation of capital projects are the RPF, ESMF, and environmental policy to ensure sustainable and improved urban infrastructure.

Consideration of public participation during project planning and implementation processes is also highlighted. From the review of public participation issues, it is possible to know that the ULGDP gives emphasis for public consultation to prioritize projects which are of public interests. The compensation payment procedures, principles 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 the legally provided compensation types. Legally, compensation is paid at replacement cost of the property including all other costs such as removal and transportation. For valuation of compensation the responsible authority to assess compensation and a formula to be used for the valuation of objects is provided in Regulation No. 137/2007.

It is also found that, the RPF provides some indicators to be used for the assessment of project impacts particularly for compensation and resettlement. However, those indicators in the RPF are not comprehensive and included all aspects of the project activities such as project planning, land acquisition, and public participation to be used for the assessment of this research adequately. Therefore, it is important to draw assessment indicators and good practice criteria from literature reviews. The next chapter presents the methodology of this research.

4. RESEARCH METHODOLOGY

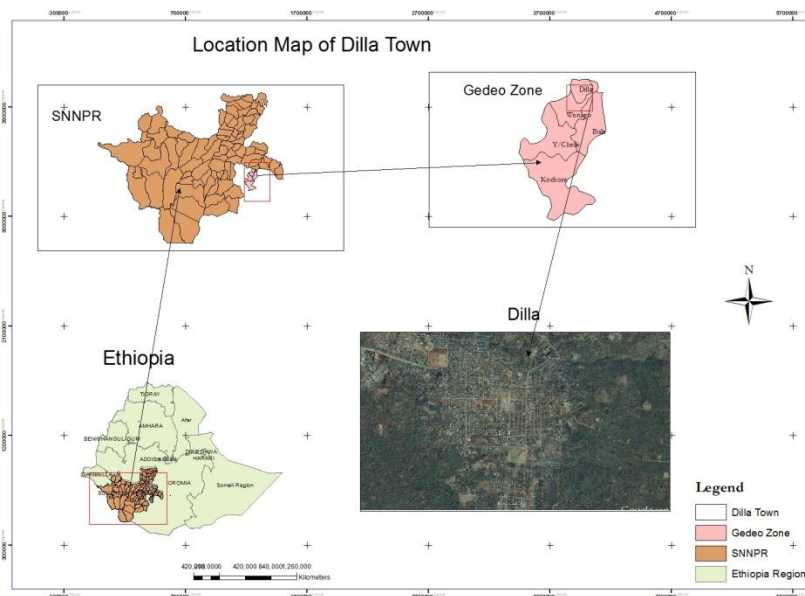
4.1. Introduction

The main objective of this chapter is to describe the approaches used for data collection, data processing, and analysis of results. At first the case study area is introduced to justify its selection. The process for designing interview questions to collect data for case study and the approaches followed used are explained in the next subsections. Then, the different types of data collection methods, challenges faced during fieldwork stages and data processing techniques are described precisely. The data processing and methods of data analysis are presented. The assessment framework of the resulted is also presented in this section. At last a summary of the chapter is presented.

4.2. Description of the Study Area

Dilla town has been established in 1911/12 as a custom post (toll gate) to tax the passing merchants at that time. The town is currently functioning as an administrative center of the Gedeo Zone in the Southern Nations Nationalities and Peoples Region (SNNPR) in Ethiopia. Geographically, Dilla town is located on 6°24'30"N Longitude and 38°18'30"E Latitude with an average elevation of 1570 meters above sea level. Comparatively, the town is located 90KM from Hawassa, the capital of SNNPR and 359KM on the main road from Addis Ababa to Nairobi. Dilla is one of the main market centers in Southern Ethiopia. Dilla town is one of the fastest growing urban centers in the country. Based on the 2007 population and housing survey of Ethiopia, the population of Dilla town was estimated to be about 81,644 with a growth rate of 4.1% (CSA, 2008). Currently the population size of the town is estimated to be 98,381. The town is covering a total land area of about 1123.4 hectare. The mean atmospheric temperature of the town varies from 20^oc in summer to 28^oc in winter and the average rain fall is 1257.2mm. Figure 4-1 shows the location of Dilla town.

Figure 4-1: Location Map of Dilla Town



Dilla town is one of the urban centers in the country with lack of basic services and infrastructures, as well as socioeconomic problems. Therefore, the federal government is trying to address the socio-economic problems of the Ethiopian urban centers by fostering rapid and sustainable development and ensuring good urban governance through the implementation of urban development policy (MoFA, 1997). Dilla town is one of the eligible urban centers of this policy in the country. Currently, the town's administration is trying to ensure urban good governance programs through the implementation of different development projects in the town.

The case study is carried out in Dilla town on the selected areas where land acquisition took place for the implementation of capital projects. The projects lie in areas where large numbers of peoples are living. These projects include a length of 10.4KM asphalt road constructed with a varying road width ranging of 15 meter to 30 meter and located in the inner areas of the town (TCDSC, 2007b). The other projects include cobblestone roads, drainage facilities, and market development in the town which requires land. The main purpose of selecting the Dilla's capital project as the case study is that it is possible to analyze the land acquisition for the implementation of capital projects. Since the majority of planning, designing, and implementation of the projects; and from the projects' report, it is found that all the land acquisition and compensation works have been completed, it is possible to assess the land acquisition for the implementation of capital projects of the study area.

4.3. Designing Interview Questions

4.3.1. Approaches for Designing Interview Questions

This research is aimed at evaluating the land acquisition for the implementation of capital projects in Dilla town based on good practice criteria. To address the research problem, this research has to achieve the objectives by collecting the relevant data from different sources to know how the land acquisition for capital project implementation is managed in the case of Dilla town. The designing of the interview questions was based on the key aspects of the study reviewed from the literature review, particularly indicators and good practice elements of the study.

The set of interview questions were designed to be used as a survey tool to collect data from individual households, organizations, and other relevant sources. The interview questions helped to collect various types of information such as level of knowledge, experience, opinion, activities and so on. The interview questions were oriented with respect to the research objectives so as to enable answering the main and specific research questions. Before designing the interview questions, the indicators of assessment for the different aspects of study have been identified. The interview questions were developed based those indicators for the collection of field data.

4.3.2. Interview Questions Structure

Household Interview Questions: The objective of the household interview question as mentioned in the interview question general background (Appendix 1), it was intended to obtain and verify knowledge, experience, activity, and information on different aspects of project planning, public participation, land acquisition and compensation processes and resettlement issues and project impacts during project implementation. It also included interview number, household address, date of household interview, and name of the interviewee; consisted of both closed and open-ended response questions.

For the household survey, the interview questions were prepared in local language (Amharic) to make clear and understand the questions to be asked during the interview period. The households' interview questions were designed to include the sections of: General introduction about the objective of the

interview questions; Section I - Residents opinion on the land acquisition process and procedures; Section II - Residents opinion on the compensation payment and procedures; and Section III - Residents opinion on resettlement/ relocation and their participation.

The general introduction of the household question has some explanations about the purpose of the study in the case of Dilla town on the land acquisition process for the implementation of capital projects. Interview questions related to opinions on the land acquisition process were under Section I. It has three main interview questions. Section II included household opinion on issues of compensation payment which has also three main questions to be answered. The last household interview question was in Section III which included only one general question to get information on issues of resettlement due to the impact of the project (Appendix 1).

Interview Questions for Key Informants: The key informants to be interviewed are municipal staffs, political and administrative officials, and representatives' civic society. The purpose of this interview questionnaire for these key informants is the same as that of the households (to obtain and verify knowledge, experience, activity, and information) on different aspects of project planning and implementation, land acquisition processes and procedures, compensation and resettlement of the affected peoples, and project impacts during and after project implementation. All interview questions contain interview number, date of interview, name of interviewee, responsibility, organization department, and contact information of interviewees. It includes general introductory, objective of the study, and consisted of both open and closed ended interview questions. The interview questions for the above key informants were prepared in English except for the civic society which was prepared in Amharic for clarity purpose.

4.4. Preparation for Data Collection and Approaches

Data needed for the research was identified as the first stage of the fieldwork preparation. The fieldwork plan was prepared and key informants were identified and contacted through telephone and email. The data collection methods were defined before starting the fieldwork. The list of individuals who were working in the organizations related to this research areas were prepared for interview. For all interview questions checklists were prepared. The support letter from ITC has been prepared to request help from individuals and organizations for the fieldwork in the study area. The consent form was prepared to maintain the ethical aspects of the research. Refinement of the household interview questions was carried out. Before conducting the household interview, an assistant was appointed by the researcher to assist the data collection based on his popularity in the community of the study area and local language capability.

4.5. 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 present the methods used for the collection of both primary and secondary data.

4.5.1. Primary Data Collection Method

Household Data Collection: The main objective of household data collection is to get opinion on the land acquisition practices 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 project areas. McNeill & Chapman (2005), described "*Purposive sampling occurs when a researcher chooses a particular group or place to study because it is known to be of the type that is wanted.*" The other justification for the selection of this method is that purposive sampling is considered desirable when the population happens to be small and a known characteristic of it is to be studied intensively (Kothari, 2004), for this case opinion of the affected

peoples. The households' interview was conducted on those residents who lost their land and properties as a result of land acquisition. It is difficult to complete the whole population of the study area, since this type of inquiry involves a great deal of time, money and energy (Kothari, 2004).

Therefore, a total of 30 affected peoples were interviewed. The researcher went to the study area to conduct household interview together with the appointed assistance. The interviewers were asked questions to respondents and filled on the interview questionnaire prepared for this purpose in local language as responded by the interviewee. The list of interviewed households is shown in Appendix 10.

Interviews to the Key Informants: Interview to the key informants was carried out to collect information, opinion, knowledge and practices on the aspects of this research. Interviews were collected from the municipality infrastructure provision and administration business process coordinator, land development and administration business process coordinator, ULGDP coordinator, environmental and social affairs business process coordinator, Zone Urban Development Departments head, Zone land development and administration department coordinator and coordinator for construction and design committee, and a group of three civic societies. 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 interviewees and venue are shown in Appendix 9.

Field Observation: The main objective of the field observation was intended to observe the site location of various components of the project implementation such as the constructed roads, the demolished housing units and the disposed land. In another word, the information collected using this method relates to what is currently happening in the study area (Kothari, 2004, p. 96). Using this method, information on the constructed roads and demolished housing units were collected by taking photographs and marking of the road areas on a printed map showing the study area. The status of project impacts was observed during the field visit.

4.5.2. Secondary Data Collection

For the research, relevant documents have been collected during the fieldwork. The ULGDP operational manual, RPF, and ESMF were collected from Dilla town ULGDP coordinator office. Other documents such as projects' annual report which included a list of participation groups during project planning process, project budgets, and performance of the projects were collected. The detailed land acquisition plan and reports of Dilla town arterial asphalt road project was collected to get information on the planned land and property to be acquired for the project from Zone urban development department. This document included the road alignments, right-of-ways, and estimate of cost of compensation for the affected properties. From the same department, information on the valuation of compensation techniques used by the town's administration, the list of people who received compensation and those who submitted their appeal for compensation were collected. The social and environmental impact assessment report of the Dilla arterial asphalt road project and the audit report on expenditure for compensation were collected from the same department. Spatial data were also collected from Dilla town municipality to use for visualization and illustration of the case study areas where land acquisition has been taken place. These spatial data included the digitized shape-file of Dilla town land use map. In addition, the AutoCAD drawings of the town's land use blocks were collected from the municipality.

4.6. Challenges During Field Work Stage

Since the data management system in the study area was poor, it was difficult to collect secondary data at the required pace. Even the available once were disorganized which took a long time to sort them. During the arrival period of the fieldwork, there was heavy rain and muddy condition to conduct household

survey. The continuous rain lasted for ten (10) days during the fieldwork period. During the fieldwork period, municipal and zone urban development department staffs were busy in meeting. As a result, it was difficult to obtain the key informants as planned to collect the required data.

4.7. Data Processing

Data processing includes all operation until it is ready for the analysis either manually or using computer. The data processing began with data organization and arrangement according to the topic of discussion and indicators. Quantitative data, which were collected from household interview, are processed using MS Excel for both statistical and graphical analysis purpose. Qualitative data which were collected from project documents, legislations, interview questions, and field observation are processed manually to be used for the analysis as the size of the data is manageable. All interview recordings are carefully listened and noted down the required information on the word document to use for data analysis. The collected spatial data were processed using ArcGIS/ Arc Map.

4.8. Ethical Considerations and Quality Control

Ethical issue in research concerns with collecting information, seeking respondents consent, protecting confidentiality, use the information only for the intended purpose, introducing bias, inaccuracy report, etc. (Kumar, 2005). With this respect, the key informant interviewees were given a written permission for the use of recorded material for the research purpose (Appendix 12). The assistant was instructed to avoid bias during household survey. The interview questions for the household survey and civic society were translated in to local language to avoid bias and understand by the interviewees.

4.9. Methods of Data Analysis and Assessment

This subsection describes the methods used for analysis and assessment of both primary and secondary data. Since secondary and primary data are collected during the fieldwork, the method is content analysis for qualitative data. Quantitative data are analyzed descriptively using Excel based on a set of indicators.

4.9.1. Indicators and Good Practice Criteria for the Assessment

Indicators were formulated to collect data which defined the good practice criteria. The indicators and good practice criteria for the assessment of this research were developed based on the literature review, the experiences of land acquisition in four countries (India, Tanzania, Mozambique, and Australia), LGAF and good practices recommendations of the World Bank and Asian Development Bank financed projects as discussed in chapter two of subsections 2.8 and 2.9. Indicators and good practice criteria are used for the assessment. Good practice criteria approach considers the evaluation aspects, which are performance indicators for the comparison of evaluation purposes (Stuedler, 2004).

4.9.2. Assessment Framework of the Research

The assessment method to be used for this study is carried out based on an assessment framework developed under this subsection. An assessment framework provides guidelines, and defines the aspects of the assessment for the research (Reijers & Liman Mansar, 2005). However, it is difficult to identify “one-size-fit” assessment framework to assess land acquisition process that involves compensation, participation, issues of resettlement, and project impacts. For this reason, it is important to develop an assessment framework based on indicators and good practices criteria to assess the land acquisition process for the implementation of projects in the study area. The assessment indicators and good practice criteria of the study are derived from those described in chapter two (Subsections 2.8 and 2.9) as well as from chapter three (subsection 3.6). In fact there are a lot of measurable indicators and good practice criteria to be used for the assessment of land acquisition for the implementation of capital projects. Due

to the limited scope, aspects, and objectives of this research, only few but relevant indicators and good practice criteria are selected based that can answer the research questions. Therefore, indicators and good practice criteria related to this research are selected for the assessment and are summarized in Table 4-1.

Table 4-1: Assessment Framework Aspects, Indicators, and Good Practices Criteria

Aspects	Indicators	Good Practice Criteria
Project Planning & Implementation	Level of coordination among different sectors; bottom-up approach; type of support acquired;	As much as possible use local resources; bottom-up approach; achieve priority and needs of the community in the project activities and different stages in a coordinated manner;
Public Participation	The number and stages of participation; methods of awareness creation mechanisms; stakeholders and their roles; provision of the required information about the projects to the public;	Regular involvement and participate all stakeholders' leaders and representatives in awareness creation program; provide the required information to the public about the projects; ensure the affected community to participate in the decision-making processes;
Land Acquisition	Land acquisition procedures, methods of land acquisition, land allocation, prior notification of acquisition; complaint handling mechanisms; conflict management;	Develop clear and transparent land acquisition procedures; timely notified and consulted with land and property owners; minimize and avoid conflicts; provide housing and plots replacement that meet or exceed existing local standards;
Compensation	Type of compensation (land-to-land, money-to-land, money), satisfaction of affected peoples; promptly payment,	Compensate all affected persons including those without title to land; pay in-kind or in-cash at replacement cost for the cost of restoration in time before relocation and civil work starts;
	Techniques used to assess compensation, and rates, entitlement, and ways of disclosure, complaints and cases	Use scientific valuation technique at replacement cost; ensure transparent valuation procedures and rates; disclosure of information and the use of negotiation procedures; low court cases;
Resettlement	Availability of forced relocations, methods of rehabilitation; RAP preparation and implementation; efforts to avoid forced relocation, and mitigation measures;	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 options with appropriate provisions; have project information campaign to explain why resettlement is necessary;
	Type of land conflicts by the project, ways of resolving conflicts;	Ensure minimum or avoid conflict; conflict resolution mechanism is available;
Project Impacts	Number /status of land rights legalized; satisfaction expectations, & interests of different stakeholders; capacity building; employment/ job opportunity; livelihood improvement; reduction of negative impacts;	Register all rights on land and legalize; ensure the satisfaction of different stakeholders' expectations, and interests; ensure local capacity building; employment and job opportunity for the affected peoples; undertake measures to improve the livelihood of the residents and avoid impacts;

4.10. 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 types. The employed method data collection from primary non-spatial sources was interview and field observation. For secondary spatial and non-spatial data, relevant project documents were collected during the fieldwork from different offices and departments. Qualitative and quantitative data processing is used for effective and efficient analysis of the results. Data processing is managed both manually and use of computer.

The methods of data analysis and assessment of results is using an assessment framework based on indicators and good practice criteria. The assessment framework provides guidelines and to define aspects to be focused in the assessment. Project planning and implementation processes, public participation, land acquisition processes and procedures, compensation, resettlement and project impacts are key aspects for the assessment of this study. The next chapter presents the results of data analysis and assessments of the aspects of the research.

5. PRESENTATION AND ASSESSMENT OF RESULTS

5.1. Introduction

The main objective of this chapter is to present the analysed results of the collected secondary and primary data and use of the results for the assessment of land acquisition for capital project implementation of the study area. The analysed results are presented based on indicators shown in Table 4-1 (Subsection 4.9.2) on the aspects of project planning and implementation process, public participation, land acquisition processes and procedures, compensation and valuation method, the issues of resettlement, and project impacts. The assessment of the results is based on good practice criteria. It should be noted that the presentation and the assessment of the results have limitations with data for unforeseen reasons to include all the aspects and/or indicators of the assessment.

5.2. Project Planning and Implementation Aspect

Both secondary and primary data were collected on the aspects of project planning and implementation process based on indicators. The indicators of this aspect include the adopted approaches for project planning and implementation such as top-down or bottom-up, the use of local resources such as labor and skilled manpower, project prioritization, different stages of the project, the level of coordination among different sectors and actors, supports for the ULG, and stakeholders and their roles.

From the review of the projects' documents and the interview of staffs, the results revealed that the approaches adopted for planning and implementation of different projects was a bottom-up-approach, where the public consulted and prioritized projects according to their importance. As described in the Dilla's asphalt road project's land acquisition plan, it is found that the Regional government and the Gedeo Zone Administration together with the participation of the public have been planned the construction of the town's asphalt road project (TCDS, 2007b). The regional government allocated sufficient budget towards the cost for the road project. From the same document, it is found that the project had public acceptance and that was described in the feasibility study of the project (TCDS, 2007a). During the feasibility study phase, the surveys of the arterial asphalt road projects have been conducted and the rights-of-ways of the roads have been determined with the involvement of the town's resident representatives, a committee and the consultant.

The project planning and implementation process for the ULGDP was carried out in a 5-year and 3-year rolling Capital Project Plan (MWUD, 2008b). The 5-year Capital Project Plan (CIP) was used as a long-term plan which consisted of the prioritized projects by the public to be implemented within five years. The 3-year rolling plan was prepared with action plans to be implemented annually and could be rolled to the next fiscal year if it was not implemented within the fiscal year. The 3-year rolling plan also consisted of annual budget, and describing the role and responsibility of implementing bodies and departments.

The results obtained from the interview of municipal staffs indicated that the local government (town's administration) was responsible to manage the planning and implementation of the ULGDP. The responses obtained from the project coordinator showed that project planning and implementation process had different phases which included project appraisal, prioritization and screening, feasibility study, environmental impact assessment, land acquisition planning, land dispute identification, valuation and payment of compensation, land reallocation and readjustment, resettlement action planning, and

project fund raising programs. It was also described that, for the ULGDP, the different phases and activities of the projects' were carried out by the consultants and staffs as well as a committee established by the town's administration. Feasibility study, environmental impact assessment, and resettlement action planning were carried out by consultants. So that, the consultant prepared the details of the specified project components and submitted to the town's administration for comments and approval after conducting public consultation. Project appraisal, prioritization, and screening, land dispute identification, land reallocation and readjustment, and project fund raising programs were carried out by the town's administration staffs. The responses obtained from the interview of municipal staffs have shown that there were coordination among departments, sectors and actors.

In the operational manual of the ULGDP, the roles and responsibilities of the ULG, the regional and the federal governments are clearly described for the coordination of the projects. From the 2011 ULGDP annual report, at the local government level, the different departments and responsible staffs are assigned to coordinate the project activities such as project coordinator, asset management planning and monitoring, procurement, project evaluation, environmental and social management are among others.

The process of project planning and implementation was supported by routine evaluation and monitoring by different government officials (ministry and regional), GTZ/GIZ, and donor organization (the World Bank). These actors provided training for the town's administration staffs so as to strengthen the ULG's capacity in the planning and implementing of publicly demanded projects in the town. As suggested by the project coordinator of the town, the main purpose of the evaluation and monitoring activities of the projects *'is to avoid failures resulting from insufficiently addressing their concerns and meeting their expectations and interests of stakeholders and citizens throughout the project lifecycle.'* From the same respondent and the review of the project documents, it is understood that the performance for better and sustainable use of infrastructure consisted of performance cycles of planning and designing, operations and maintenance, monitoring, and audits of the projects' activities, which are the access criteria for the allocation of project fund. Therefore, unless the ULG meets the performance criteria, it would not be eligible for the next year budget allocation. As described by the ULGDP coordinator, *'currently the planning and implementation of different projects in the town is carried out by the ULG staffs since the required capacity is gained.'* The overall assessments of the results on project planning and implementation aspect is summarized in Table 5-1.

Table 5-1: Summary of Assessment Results on Project Planning and Implementation Aspect

No.	Good Practice Criteria	Existing Practice	Assessment
1	There should be a bottom-up approach.	The approach is bottom-up.	√
2	There is a practice of using local resources such as skilled manpower and labour.	Local resources are used during project planning and implementation process.	√
3	Priority and needs of the community should be achieved in the project activities	Projects are planned and implemented after prioritized by the public.	√
4	Project stages and phases should be identified in the project plans.	The different project stages and phases are identified in the projects plan.	√
5	There is coordination among different sectors and actors.	There is coordination of actors and sectors during the process.	√
6	There are supports for the ULG to build local capacities.	There are capacity building supports to the ULG.	√

Note: "√" = adherence; "×" = not adherence; and "~" = partially fulfilled

As shown in Table 5-1, from the good practice criteria perspective, the project planning and implementation process is carried out in bottom-up approach, priority and needs of the community and different stakeholders are incorporated in the project plans and activities, and there is a practice of using local resources such as skilled manpower and labour. In addition, projects are carried out in a coordinated manner among different sectors and actors at different stages. Therefore, the project planning and implementation process aspect in Dilla town is assessed to be in adherence to the good practice criteria.

5.3. Public Participation Aspect

The indicators for the public participation aspect of this study are shown in Table 4-1 of chapter four (Subsection 4.9.2). They are the involvement and participation of all stakeholders, awareness creation mechanism, stakeholders and their roles, interests of the affected peoples and the provision of the required information about the projects to the public. The results and the assessments are presented based on these indicators.

From the interview of the municipal staffs, it was described that public participation was managed by the town's administration and project staffs. The public participated from the initial project identification to the implementation stages through different modes of participation. From the same respondents on the ways of public participation at the different stages of the projects, it was mentioned that public participation was managed by sending a letter of invitation to the public or to their representatives for meeting and public forums to reach on general consensus about the projects goals and objectives. A political leader and a project coordinator suggested that the affected peoples were given attention and consulted at different stages of the project; decisions were made by consulting different stakeholders. The same respondents also emphasized that since all the projects they had were publicly demanded for the improvement of urban infrastructure in the town; the town's administration was not implemented projects without the involvement of them. The municipal experts' response also mentioned that the public awareness was created through the publication of the projects' status using pamphlets, through local notice board, and conducting regular public meetings during annual, semi-annual, and quarterly project reporting periods. From the 2011 annual ULGDPs' report, it is known that there were 19 participant groups who were participated in projects prioritization process, planning, and reviewing (Appendix 11). The civic society representatives also shared the views of the expert groups.

An expert also noticed that the development activities should be transparent to the public to ensure trust between the public and the government as well as to minimize unnecessary conflicts and litigations. The experts also mentioned that before the beginning of construction, information about the benefits and impacts of the projects should be disseminated to the public. The same respondent also suggested that public participation and timely accessing of all available information about the projects reduces negative feelings of the society towards the project by making agreements and negotiations. It is also suggested that land related conflicts such as relocation, ownership, boundary conflicts, and issues of compensation can be minimized by making development activities transparent to the public on time.

The summary and assessment results of this aspect are summarized in Table 5-2. In general, it can be said that development projects implemented by Dilla ULG are publicly demanded and the public had been participated in the projects prioritization. It is known that public awareness has been increased and they were participated in the different project activities. The public was provided information on the overall development projects' status via public notice boards, publication of project progresses and conducting public meetings and forums. Projects were planned and executed to ensure the governments' urban good governance programs and policies (as discussed in chapter three of subsection 3.4) with the involvement

of the residents. Collectively, the practices of public participation in Dilla town can be considered as in adherence to the good practice criteria.

Table 5-2: Summary of Assessment Results on Public Participation

No.	Good Practice Criteria	Existing Practice	Assessment
1	Regular involvement and participate all stakeholders' leaders in the project activities.	There is regular involvement of stakeholders.	√
2	There should be awareness creation mechanism.	There is awareness creation mechanism.	√
3	Ensure to participate the affected peoples in the decision-making processes.	Decisions are made after consulting the affected peoples.	√
4	The interests of the affected peoples have to be addressed.	There is a practice to address the interests of the affected peoples.	√
5	Provide the required information to the public about the projects.	The required information is provided to the public.	√

Note: “√” = *adherence*; “×” = *not adherence*; and “~” = *partially fulfilled*

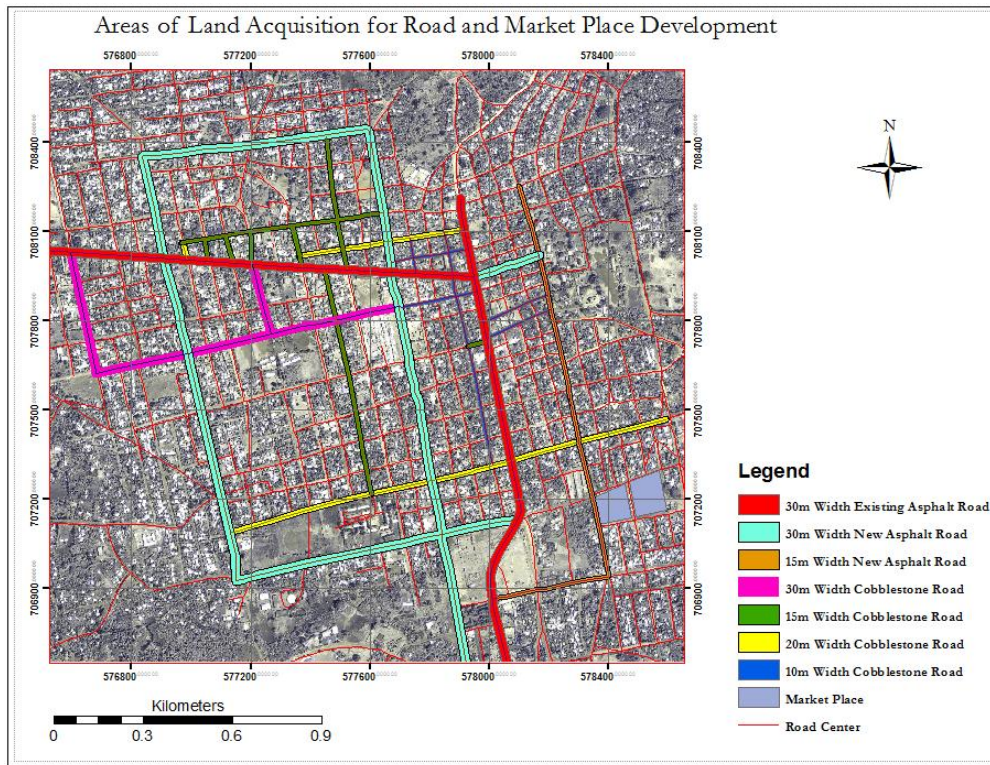
5.4. Land Acquisition Aspect

The results on the existing land acquisition procedures and practices of the study area are presented based on the indicators shown in Table 4-1 of chapter four (Subsection 4.9.2). The indicators of this aspect are clear and transparent land acquisition procedures; timely notification and consultation of land and/or property owners; the inclusion of formal land acquisition procedures in project plans; provision of housing and plots as replacement after acquisition; and minimize and avoid conflicts in land rights.

The land acquisition for the implementation of the Dilla’s asphalt road project was described in the project’s land acquisition plan, and the environmental and social impact assessment reports. In these reports, it was mentioned that the local government could acquire land for the projects upon payment of compensation to the land and property holders. The process with respect to tenure rights for land acquisition was described to be in accordance to the available legal provisions of the country. However, in the asphalt road project’s land acquisition report document, the land acquisition process and procedure were not clearly indicated. In the asphalt road project land allocation plan, it was indicated that land was allocated for the project on to areas where already occupied by residents.

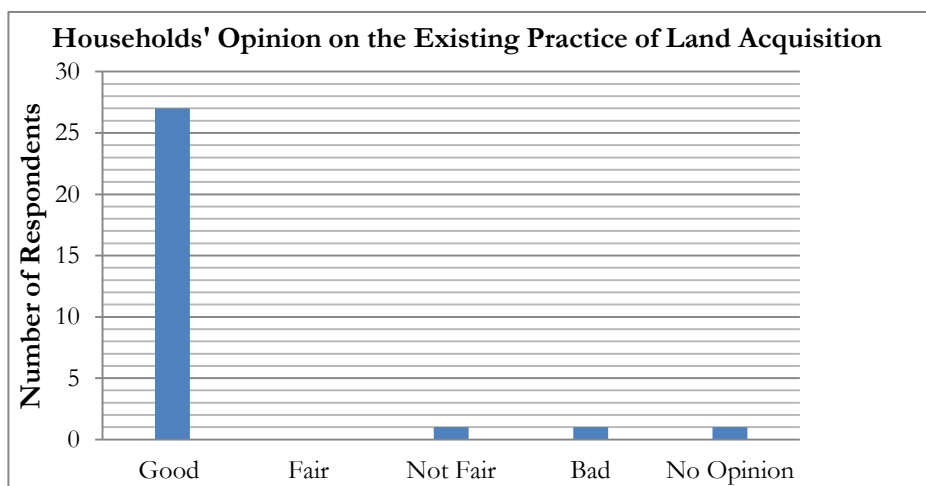
In the same document, it was described that the existing properties that fall in the proposed roads’ rights-of-way have to be demolished with a setback of 2-7 meters to widen the roads width from 15-30m. In the land acquisition plan report of the asphalt road project, the total number of permanent residential buildings and other structures to be demolished were estimated to be about 137. However, from the 2010 audit report of the same project, the actual number of properties demolished was 223. For the ULGDPs, which include projects of cobblestone road, drainage, and market development, since there was no land acquisition plan prepared for these projects, the procedures of land acquisition are not known Figure 5-1 shows partial areas of land acquisition for the implementation of asphalt and cobblestone roads and market development projects in Dilla town.

Figure 5-1: Areas of Land Acquisition for the Projects in Dilla Town



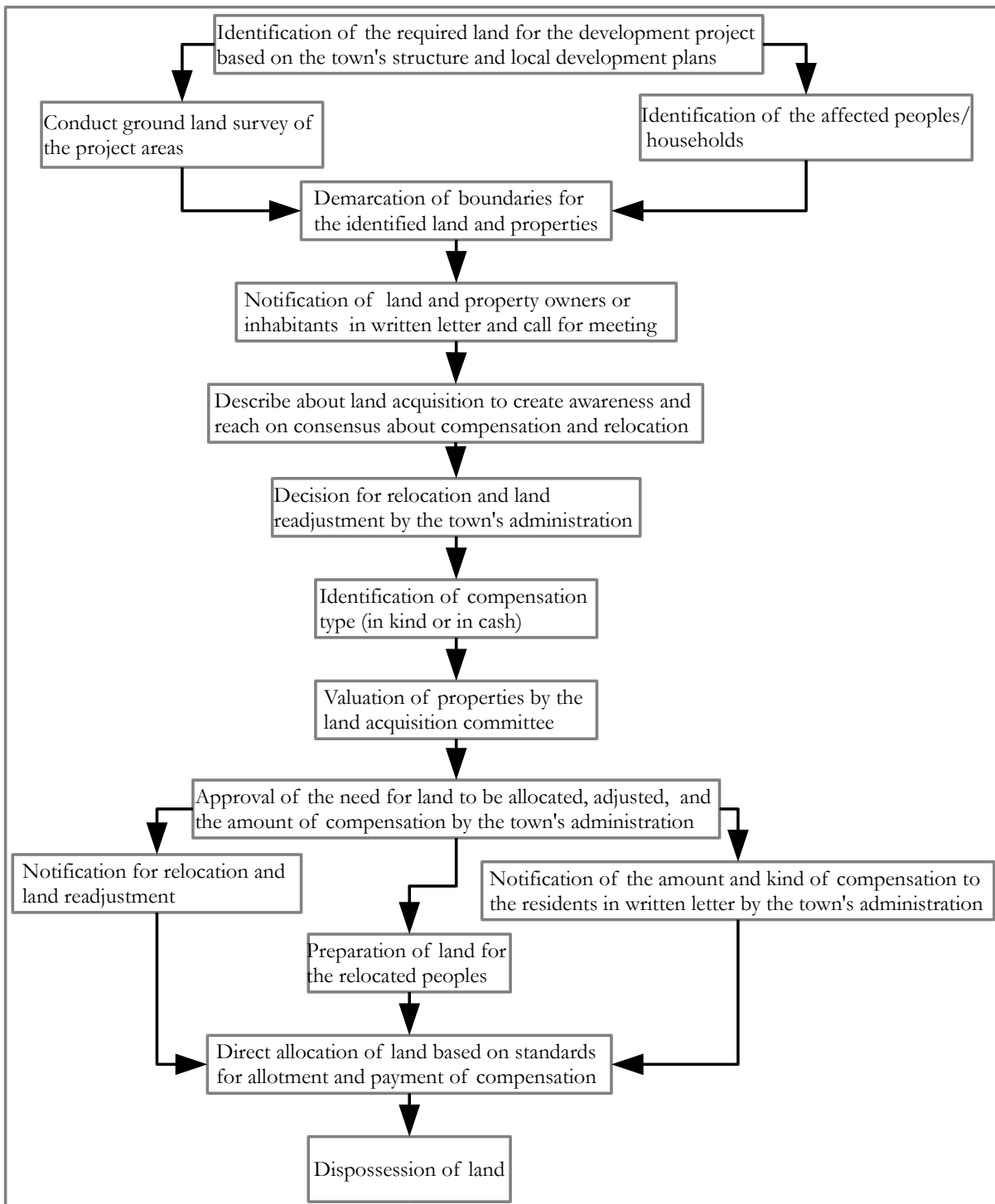
Households were asked about their opinion on the existing land acquisition practices carried out by Dilla town’s administration. Out of the 30 respondents, 27 of them expressed their opinion on the existing practice of land acquisition as “good”. Their justification is that they were notified, consulted, and discussed with the ULG on the matter prior to the land acquisition. One household respondent has no opinion; the remaining two respondents expressed their view as “not fair” and “bad” practice. Their reasons are that the land acquisition process managed by the town’s administration is without their consent and in a rapid manner. Figure 5-2 shows households' opinion on the existing practices of land acquisition in Dilla town. However, the results shown in Figure 5-2 are not statistically tested since the sample size of the respondents was determined by the researcher to incorporate the views of the residents. Therefore, further statistical test is needed to verify the results.

Figure 5-2: Households' Opinion on the Existing Land Acquisition Procedure



According to the responses obtained from municipal and zone urban development experts, it was described that the land acquisition process is carried out with the principle of expropriation in accordance with the federal Proclamation No. 455/2005. From the interview of the municipality land development and administration business process coordinator as well as the ULGDP focal person, it was suggested that the existing practice of land allocation for the ULGDP follows the same principle as that of the asphalt road project. Figure 5-3 shows the land acquisition processes and procedures of Dilla town.

Figure 5-3: Land Acquisition Procedures and Processes in Dilla Town



The procedures of land acquisition as described by the land development and administration process, and ULGDP focal persons and as shown in Figure 5-3, the process began with the identification of the required land and the affected peoples by the proposed development projects in accordance with the town’s structural and local development plans. In cases of partial land acquisition, the remaining part of the plot has been proposed to be readjusted. The ULGDP was implemented without the preparation of land acquisition plans. The reason for the absence of land acquisition plans, as suggested by the ULGDP focal person, the requirement of land acquisition plan was not included in the terms of reference of the different ULGDP and they did not able to prepare such plans. The process was managed by a committee, established by the town’s administration consists of different professionals and administrative staffs, and negotiates with property and land owners. The committee was responsible for studying the land acquisition, valuation of properties, and possible land allocation requirements in case of relocation. After identification of the types of compensation, the land acquisition committee conducts valuation of properties that fall in to the proposed project area and submits to the town’s administration for approval. Decision on the works of the committee was made by the town’s administration cabinet on the need for relocation of affected peoples and land readjustment. Residents were notified on the amount and type of compensation they receive. The land development business process prepares land to be allocated for the relocated peoples according to the land allocation standards they have. It was described that only after land is allocated, payment of compensation was made to the affected peoples and the relocated peoples build their new house, the proposed land was dispossessed by the ULG. As the respondents described, these situations helped them to minimize conflicts during the land acquisition process in Dilla town.

Table 5-3: Summary of Assessment Results on Land Acquisition Procedures

No.	Good Practice Criteria	Existing Practice	Assessment
1	Develop and implement clear and transparent land acquisition procedures.	There is not clearly developed land acquisition procedure known by all stakeholders.	~
2	There should be timely notified and consulted with land and property owners.	There is prior and timely notification.	√
3	Projects should have clear procedures and included in the projects plan.	The land acquisition procedures are not included in most project plans.	~
4	Affected peoples have to be provided with housing and plots as replacement that meet or exceed existing local standards.	Land and house are provided to the affected peoples.	√
5	Conflicts have to be avoided during land acquisition and rights have to be respected.	Land rights are respected.	~

Note: “√” = *adherence*; “×” = *not adherence*; and “~” = *partially fulfilled*

The assessment of the results of land acquisition aspects are summarized in Table 5-3. From the good practice criteria perspective of the land acquisition aspect, all projects do not have clear and transparent land acquisition procedures associated with the specific project. The procedures depicted in Figure 5-3 are only known from the interview results and there is no proof of legal document showing whether this procedure clearly existed or not. Most of the projects lack land acquisition plans except for the asphalt road project. However, there is a practice of timely notification and consultation of land and property owners before land acquisition activities begin. Peoples are provided with an alternative replacement housing and plots based on the existing local standards for the dispossessed properties. Conflicts during the land acquisition process are on the amount of compensation. Based on the results presented and assessments, it is not certain to say that the land acquisition process in Dilla town is in adherence to the good practice criteria.

5.5. Compensation Aspect

The results from secondary and primary data to be presented under this subsection are also based on indicators of compensation aspects shown in Table 4-1 of chapter four (Subsection 4.9.2). The indicators are compensation of all affected persons (entitlement); type of compensation; fairness and promptly payment of compensation; transparent valuation procedures; techniques used to assess compensation and rates; and the disclosure of information to the public.

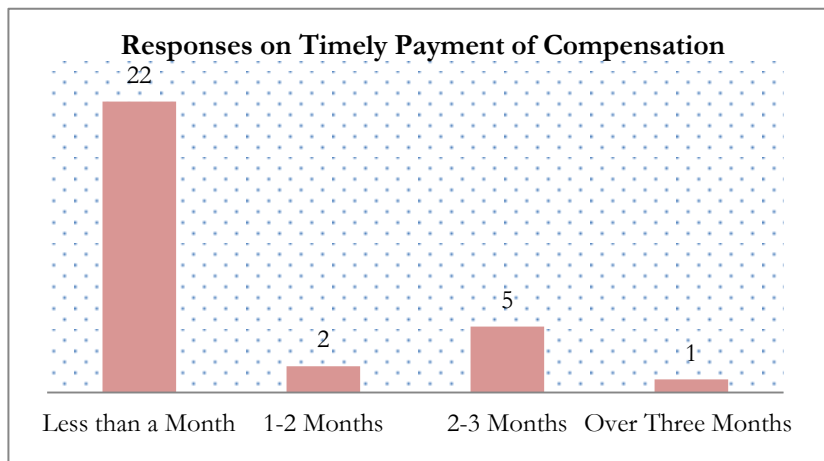
From the secondary data, payment of compensation for the affected peoples by the Dilla's asphalt road project was described in the land acquisition, and environmental and social impact assessment reports. The reports identified the properties to be compensated such as land, buildings, structures, and permanent improvements on land and plants. From the above documents of the asphalt road project, the proposed amount of payment was to be based on "commensurate" compensation principle. The mandate to assess the value of properties was the responsibility of a committee established by the town's administration. As to the type of compensation, both in-cash, and in-kind (land-to-land compensation) for the loss of land were mentioned in the projects' documents. There was no description about the entitlement to compensation in any of the project documents especially for those who do not have legal rights to land.

However, from the responses of the land development and administration process coordinator of Dilla town municipality, it is known that for the residents who lost their plots fully or below the standard were provided with alternative plot and cash compensation for all residents with and without legal ownership title after screening the history of occupation on the area. From the interview of the same respondent on the compensation, it is also known that after the determination of the amounts and kinds of compensation by the valuation committee and approval by the town's administration cabinet, the claimants were notified with letter to collect their compensation. If the claimants were not satisfied with the amount and kind of compensation, they could complain and submit a letter of request for the revision of the proposed compensation. From the same source, it is also known that there was a complaint handling committee assigned to manage complaints, which composed of both technical and administrative staffs. In doing so, the committee negotiated with the claimants and revised the compensation. After completing the revision, claimants were again notified about the revised amounts and kinds of compensation. If the claimants were not satisfied with the revised compensation yet, there was a court system so that he/ she could appeal for final decision.

The interview results from the municipal land development and administration expert on the valuation method of compensation indicated that the rates were determined by the regional urban development bureau, and the town's administration was not mandated to change the rates. All of the respondents suggested that the amount of compensation was not fair and there was no consideration of the current market price during valuation though properties were proposed to be assessed based on market value or at the replacement cost. The municipal land development and administration coordinator suggested *'that the valuation methods available at the regional and at the federal level are different and contradicting; and there is no clear regulation and procedure at the regional level.'* All of the interviewed respondents responded that there were complaints on the amount of compensation since it was far from fair to satisfy the claimants in Dilla town. The respondents further suggested that since the amount was not assessed at the replacement cost value, the amount paid to the claimants could not replace the damaged property. The respondent also added that the public were notified with letter about on the amount of compensation and were paid compensation in less than a month if there was no any litigation on the determined amount of compensation to be paid to the claimants. However, from all respondents, it is known that, during compensation there were disagreements on the amount of compensation and was managed by negotiation with the complaints.

Households were interviewed on the amounts fairness and promptly payment of compensation to know their opinion. Out of the 30 respondents, 20 respondents responded that the amount of compensation paid to them was “not fair”, and 10 of them feel “fair” payment compensation. Households’ response on the timely payment of the proposed compensation indicated that out of the 30 respondents, 22 of them collected their compensation within less than a month, two of them received within 1-2 months, five of them received within 2-3 months, and for one respondent it took over three months to collect the proposed amount of compensation as shown in Figure 5-4. However, this sample size may not be large enough and the results may not be statistically significant to verify the results.

Figure 5-4: Responses on Timely Payments Compensation



Households were also asked about if there was a problem on the amount of compensation and whether they were complained to the appropriate public body or not on the amount of compensation they received. Twenty-two of the respondents posed similar responses and stated that ‘even if they were complained in written form and revision was made on the amount, still it is too low to replace the damaged structures.’ The respondents also added that ‘the valuation method was not transparent to them and they were denied by the valuation committee to know on how the amount has been assessed.’

Table 5-4 summarizes the assessment results of compensation based on good practice criteria. From the results presented under this subsection and summary of the assessment results in Table 5-4, there was a practice of compensating the affected peoples both in-kind and in-cash despite of their title of ownership to land and properties. However, the amount of compensation paid to the affected peoples was not “fair”; the valuation was not at replacement cost to replace the damaged properties as described by all the respondents. In addition, it is found that the valuation procedures and methods were not transparent to the public. Properties were assessed based on the judgments made by the committee and the prices set by the regional urban development bureau. The regional government did not provided clear valuation procedures to help valuation of properties carried out by the local government. However, there was a practice of promptly payment of compensation and less duration of time to collect the proposed compensations by the claimants. In general, compensation was the main source of conflict during the land acquisition; and appears far from good practice criteria in Dilla town.

Table 5-4: Summary of Assessment Results on compensation Payment and Valuation Method

No.	Good Practice Criteria	Existing Practice	Assessment
1	Compensation should be made to all affected persons including those without title to land.	Compensation is made available to all residents including to those without title to land.	√
2	Pay in-kind and/ or in-cash in time before relocation and civil work starts.	Compensation is made in advance.	√
3	Pay compensation at replacement cost for the cost of restoration in time	Payment of compensation is not at replacement cost.	×
4	Ensure that valuation procedures of compensation and rates are transparency.	The valuation methods are not transparent.	×
5	Use scientific valuation technique at replacement cost.	Valuation technique is based on the judgement of the committee.	×
6	Encourage disclosure of information and the use of negotiation procedures.	Information on the decided amount is disclosed in time, and there is negotiation.	~

Note: “√” = adherence; “×” = not adherence; and “~” = partially fulfilled

5.6. Resettlement Aspect

Both primary and secondary data were collected on the resettlement aspect during the fieldwork period. The results of this aspect are presented based on the indicators as shown in Table 4-1; which includes the availability of forced relocations, efforts to avoid forced relocation, and mitigation measures; methods of rehabilitation; type of land conflicts by the project and ways of resolving conflicts; and participatory RAP preparation and implementation for different projects in Dilla town.

From the social and environmental impact assessment report of Dilla’s asphalt road project, it has been described that ‘the affected peoples were consulted and were willing to be relocated. However, the project was not supported with any resettlement action plan.’ From the interview of municipal staffs, it was also described that there was no forced relocation of residents during all projects implementation stages in Dilla town. According to the responses of the land development and administration process coordinator, during the asphalt road project implementation, 33 households who were living in the municipal rental buildings were relocated permanently and provided them with alternative houses in the town. Another four households who were living in municipal rental houses were also provided with an alternative plot of land; but cash compensation for relocation of these residents was not paid. In addition, RAP was not prepared and further rehabilitation measures taken. Drainage construction also resulted in permanent relocation and resettlement of six households. The affected peoples of this specific project area were allocated with a plot size of 200 meter square and cash compensation.

The ULGDP and the municipal land development and administration process coordinators described that cobblestone road construction has also resulted in permanent relocation of 18 households with the provision of 200 meter square of plot size and cash compensation. According to the responses obtained from the ULGDP coordinator, it was described that, to support the resettlement of these households, resettlement action plans (RAP) has been prepared by the consultant and has got approval by the town’s administration. The responses obtained from political official indicated that to maintain the interests and preferences of the affected peoples, meetings and negotiations have been conducted with the affected peoples to agree on the relocation program. According to the same respondent, in the process of resettlement, participants have set their own conditions and place of preferences to be relocated.

According to the response obtained from the municipal projects social and environmental focal person, the relocation areas were provided with access roads, water supply, and drainage facilities to improve the overall quality of the their new place of residence. From the ULGDP coordinator's response, for 25 relocated peoples, temporary and permanent job opportunities have been created. As described by the project officer, and the projects' social and environmental assessment focal person, they have not conducted a regular follow-up on the relocated peoples.

From the 2011 fiscal year of the ULGDP report, projects tried to identify the affected peoples to be relocated; RAP and abbreviated resettlement action plans (ARAP) were prepared in consultation with the affected peoples based on the RPF and ESMF guidelines. For market development project, the resettlement was managed by the consultant and the town's administration. From the RAP of the market development project, it is identified that 199 peoples were relocated temporarily adjacent to the project area and a total of 24,905.64 square meter of land was allocated for the project. From the same report, it is known that during the process of relocating those peoples, a meeting was conducted and consensus have been reached on the compensation; and a memorandum of agreement has been signed between the affected peoples and the town's administration. In the memorandum of agreement, it is described that after the completion of the project, the relocated peoples would be allocated one room of shop.

The ULGDP coordinator suggested that *'as much as possible projects are trying to avoid relocation; and if relocation is necessary, it is managed after the preparation of RAP or ARAP.'* The same respondent further suggested that these two plans were prepared in consultation with the affected peoples at their place of residence by the consultant and the town's administration. Consultation was carried out as a group or individually to reach on consensus and memorandum of agreement is signed during RAP preparation. From the ULGDP coordinator responses, it is understood that currently they are preparing resettlement action plans for all projects with the involvement of the affected peoples and trying to ensure rehabilitation assistances to the affected peoples. The same respondent further acknowledged that for previous projects, they did not prepare RAP due to lack of understanding the importance of the plan; and they were not able to rehabilitate the affected peoples according to the provisions of the ESMF and RAP.

Table 5-5: Summary of Assessment Results on Resettlement

No.	Good Practice Criteria	Existing Practice	Assessment
1	Minimize or avoid involuntary resettlement.	There is no involuntary resettlement.	√
2	Make rehabilitation and mitigation measures assistance to the affected households if relocation is inevitable.	There is lack of rehabilitation assistance.	~
3	Involve and consult all affected peoples in RAP planning and implementation for feasible resettlement options.	RAP is not prepared for all projects.	~
4	Prepare a time-bound RAP with appropriate provisions; have project information campaign to explain why resettlement is necessary.	It is practiced partially.	~
5	Avoid conflict and ensure conflict resolution mechanism.	There is a practice to avoid conflicts by negotiation.	~

Note: "√" = adherence; "×" = not adherence; and "~" = partially fulfilled

In general, based on the good practice criteria, as summarized in Table 5-5, the assessments of the resettlement aspect, indicated that there was no forced or involuntary resettlement of the affected peoples in Dilla town. Resettlement action plans were prepared only for cobblestone road and market

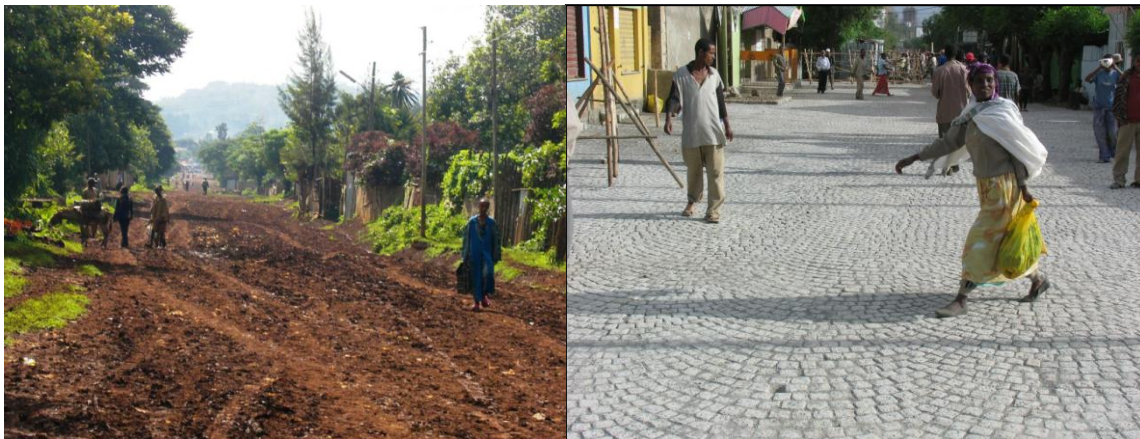
development projects in consultation with the affected peoples. Efforts to avoid conflicts during the resettlement of affected peoples are found to be insufficient due to lack of rehabilitation assistance and payment of fair compensation. Currently, there are efforts to include all measures and activities such as preparation of RAP and rehabilitation assistance measures for all projects. Therefore, based on the findings of this aspect, it is certain to say that the resettlement aspect in Dilla town is in adherence to the good practice criteria. In another word, out of the five good practice criteria of this aspect, only four of them are partially fulfilled according to this study.

5.7. Project Impact Aspect

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

From the interview of municipal officials, it is known that the contracts of the different projects have given more priority for local peoples for employment and socioeconomic improvements. The population of the project area benefited from the improved road networks and accessibility, drainage facilities, and employment for the residents in the town as a social development program (Figure 5-5, the area show in the right side was similar to the one indicated in the left side).

Figure 5-5: Sample Environmental Improvements after Cobblestone Road Construction



From the interview of the municipal staffs and political leaders, who are working and managing the overall projects implementation, it is also known that the affected peoples are allocated residential and business plots, formalized and offered land titles including those who did not have legal land use right titles. From the 2011 ULGDP annual project report, it is found that for 2510 residents of the town employment has been created (Appendix 13). The respondents also acknowledged that citizens' rights are respected constitutionally and the projects should not affect the rights of the residents due to the projects.

The ULGDP coordinator also suggested that the ULGDP created an opportunity for the ULG staffs to build local capacity in project planning and execution through training given by the ministry of urban development and construction, urban development capacity building office staffs, GTZ/GIZ, the regional government, and the World Bank mission during their field visit. The same respondent also suggested that the evaluation of the ULG performances on the overall aspects of the project by the World Bank mission in 2011 indicated that there are improvements in the ULG's capacity in managing projects and implementation of good urban governance programs of the country after conducting survey in the town

to assess whether the projects’ objectives are achieved or not; and recommended that Dilla ULG is found in a good position in executing different projects.

Figure 5-6: Picture of Partially Demolished Residential House in the Study Area



From the field observation, it is observed that during the process of land acquisition, many parts of plots were taken away for road construction. As a result, the remaining plots remained very small and crowded to support the residents’ livelihood. One of the plots, as shown in Figure 5-6, has been partially dispossessed (more than 50% of the previous building and plot) along one of the roads in Dilla town, where the residents were living in a very crowded area with a family size of eight peoples. As described by the owner of this household, though they were compensated in cash for the damaged part of their building, the amount was very little to replace it in to its previous status; and was not provided with an alternative land. The civic society representatives also suggested that although the projects have brought improvements in many areas of the town, there were problems associated with flooding due to lack of continuity and coverage of projects such as roads and drainage in areas located at the lower region of the town; and recommended that urgent remedy has to be taken by the municipality.

Table 5-6: Summary of Assessment Results on Project Impacts

No.	Good Practice Criteria	Existing Practice	Assessment
1	Register all rights on land and legalize.	All rights are respected, registered and legalized after land acquisition.	√
2	Ensure the satisfaction of different stakeholders’ expectations, and interests.	There are efforts to ensure the needs and expectation of stakeholders.	~
3	Ensure local capacity building.	Projects created an opportunity for local capacity building.	√
4	Employment and job opportunity for the affected peoples.	The projects created job opportunity for the affected peoples and the residents of the town.	√
5	Projects have to ensure improvements in the livelihood of the residents.	The implemented projects brought about improvements in the town.	~

Note: “√” = adherence; “×” = not adherence; and “~” = partially fulfilled

Table 5-6 summarized the assessment results of the project impact aspect by comparing the good practice criteria with the existing situation. According to the results presented under this subsection, the implemented projects in Dilla town have brought about improvements both in socioeconomic and environmental matters. Employment or job opportunities were created since the projects gave priority for local residents. The projects' objectives are understood by the project implementing staffs and the community to build the local capacity. Project implementation created an opportunity for those residents who do not have legal title right to be registered and provided with legal title. However, it is observed that resulted in residents' to live in a very crowded situation after land acquisition for road projects in the town. Flooding threat was also considered as negative impact as a result of lack of coverage of the road and drainage projects some areas. In general, the project impact aspect is not considered as fully in adherence to the recommendations of good practice criteria.

5.8. Summary

This chapter has presented the results of both from secondary and primary data based on indicators. The assessment of the results is carried out based on good practice criteria on the different aspects of the study. In fact it should be understood that the presentation and the assessment of the results on the different aspects may not be addressed exhaustively due to data limitations. However, it is expected that the assessment of the results provided an insight on the land acquisition for the implementation of capital projects in Dilla town.

The results on project planning and implementation indicated that there is a bottom-up-approach where the public are participated, consulted, and prioritized projects according to their needs and interests. The assessment results of both project planning and implementation process, and the public participation in Dilla town, as shown in Table 5-1 and Table 5-2 respectively are in adherence to the good practice criteria recommendations. Based on the results presented under land acquisition aspect (Section 5-4) and the summary of assessment results indicated in Table 5-3, not all the indicators are in adherence to the good practice criteria. The results on the compensation aspect indicated that there is a practice of compensating all affected peoples despite of their entitlement both in-cash and in-kind promptly. The valuation method of compensation lacks clear regulation and procedure at the local level. In general, the aspect of compensation is not fully adherence to the good practice criteria in Dilla town as shown in Table 5-4. The assessments of the resettlement aspect presented in section 5.6 and summarized in Table 5-5, and it indicated that aspect is not in adherence to the good practice criteria. The results and the assessment of the project impact aspect also indicated that not all the indicators are in adherence to the good practice criteria recommendations (Table 5-6). The following chapter presents the findings and the discussions of the results.

6. FINDINGS AND DISCUSSION OF THE RESULTS

6.1. Introduction

The previous chapter has dealt with presentation and assessment of the results on the aspects of project planning and implementation, public participation, land acquisition, compensation, resettlement of affected peoples, and project impacts. This chapter presents the main findings and discussion of the results on land acquisition for the implementation of capital projects of the study area. It is also essential to discuss the gaps with respect to the good practice criteria on the results of public participation in project planning and implementation processes, land acquisition, compensation, resettlement and project impacts.

6.2. Public Participation in Project Planning and Implementation Process

According to the good practice criteria, the ULGDP is supposed to be planned and implemented in a participatory manner for its sustainability. The results indicated that the planning and implementation of different projects in Dilla town are carried out in a bottom-up approach as described by (Cotton & Franceys, 1994; Li et al., 2012; Ngowi, 1997; Oladipo, 2008). It is clear that during planning and designing of major public infrastructure and construction of projects, disclosure of relevant information to the affected persons, and close consultations are crucial for success as discussed by Emani (2009). In this respect, as presented in subsections 5.2 and 5.3, it is indicated that there is a practice of public participation to prioritize projects and to incorporate the ideas of the public in the proposed project plans. Due to these efforts, the level of public awareness on the projects in the town is improving since the required information about the projects' are disseminated and published.

It is also shown that the local government (town's administration) is using local resources and become more capable in managing such large projects by own capacity. The town's administration coordinates different sectors and actors in the town during project planning and implementation. This capacity has developed since the regional urban development bureau, the ministry of urban development and construction as well as the World Bank and GTZ/GIZ staffs evaluate the projects and provided both technical and administrative supports to improve the ULG's capacity. Therefore, the routine capacity building efforts by of these actors helped the ULG to improve its performance in service delivery through the involvement of the town's residents. Most of the time, in developing countries, the role public participation during project planning and implementation has been given very little attention. However, the practices identified through this study indicated that the Dilla's town experience can be considered as one of the good practices of developing countries.

6.3. Land Acquisition

Land acquisition applied to ULGDP is carried out with the principle of expropriation; and the available legal provisions are used (Chapter three, Subsection 3.3). In addition, all projects are supposed to have land acquisition plans and land acquisition procedures in the respective project plans. But it is found that, except for one project (asphalt road project), the other projects do not have land acquisition plans. As a result, the land acquisition processes and procedures are not transparent and clear to the public (chapter five, Section 5.4, Table 5-3). Projects such as the asphalt road project which has a land acquisition plan appear easier to manage. However, for projects which do not have land acquisition plans may subject to conflicts and this hamper the pace of project execution. The land acquisition procedure shown in Figure

5-3 is only known by the project implementers or by those staffs who were working for the land development and administration process. However, there is a practice of prior notification of residents about land acquisition in Dilla town. Since the projects in Dilla town have public acceptance and priority, which reduced other forms of land conflicts. It also appeared that most of residents have positive opinion on the existing practice of land acquisition by the town's administration as shown in section 5.4, Figure 5-2. However, this result needs further statistical validation. The overall assessment of the land acquisition aspects has shown that it is not fully in adherence to the good practice criteria.

6.4. Compensation

Compensation is seems to be one of the challenging activities during project implementation in Dilla town. The projects are supposed to compensate the affected peoples according to good practice criteria as described in section 5.5. Although, it is found that there is compensation payment for all affected persons including those without title to land; both in-kind and in-cash and promptly, the amount is not fair.

Valuation of compensation is also expected to be based on at the replacement cost as stipulated in the country's Regulation No. 135/ 2007 (Subsection 3.5.2) and the formula shown in Table 3-1 of the same subsection, or the techniques proposed by Viitanen et al. (2010), in (Subsection 2.5.1). However, it is appeared that the adopted approach for valuation of properties in Dilla town is completely against the above mentioned principles. In the process of valuation, the existing practice does not consider the market value or replacement cost. The main problem emanated from lack of clear valuation method of compensation by the regional government provided to the ULG and failure to use the techniques stipulated in the federal Regulation No. 135/ 2007, as suggested by the respondents. However, since data was not collected from the higher regional officials, it is not possible to incorporate their opinions in this research. The assessment of the compensation aspect of Dilla town shows, it is not fully in adherence to the good practice criteria.

6.5. Resettlement of Affected Peoples

According to the good practice criteria, any development project is supposed to seek the involvement of all affected peoples in resettlement action planning process to define feasible resettlement options. In addition, it is also expected to avoid forced or involuntary relocation of residents and take mitigation and rehabilitation assistance to avoid adverse impacts caused by the projects on the residents. In this respect, it is found that there is no forced and involuntary resettlement in Dilla town.

It is also indicated that there is a practice of consultation of the affected peoples if relocation is needed. However, it is found that the efforts to involve the affected peoples in resettlement action planning was only limited for cobblestone road and market development projects. The main problem for lack of such resettlement action plan was that, there was not sufficient understanding of the project activities at the initial stages. The other reason was that there was not sufficient capacity built by the regional and the federal governments to capacitate the local government. However, the current practices indicated that there is a growing understanding on the importance of the resettlement action planning. It is also found that the rehabilitation assistance measures which were weak before are currently taken in to considerations to rehabilitate the relocated peoples. Therefore, based on the assessment results, this aspect appeared to be not clearly in adherence to good practice criteria in Dilla town.

6.6. Project Impacts

The implementation of capital projects is supposed to meet the projects' objectives and avoid adverse impacts after their implementation. In this respect, the implemented projects in Dilla town are found to be

coordinated to ensure benefits from the development to the residents. As for positive effects, it is also supposed to enhance the creation of opportunities to build the local capacity in project planning and execution. It is found that many job opportunities and employment (about 2510) for the local residents are created since the projects give more priority for the residents of the town. As presented in chapter five, section 5.7, environmental qualities are improved. The projects also created an opportunity for the relocated peoples to get legal ownership of land after land acquisition.

The ULGDP also created an opportunity for the local government to build its capacity in project planning and implementation, skills as capacity building delivered by different actors such as the WB, GTZ/GIZ, and the ministry of urban development and construction. Currently, such large projects are entirely executed by the local government. Despite the positive impacts of the projects, it is found that projects resulted in negative impacts such as loss of large plot size of the residents. The overall assessment of the project impact indicated that not all the criteria are in adherence to the good practice criteria in Dilla town.

6.7. Summary

This chapter has discussed on the findings and the assessment results of land acquisition for the implementation of capital projects. Project planning and implementation, and compensation aspects had six indicators or good practice criteria. The remaining four had five indicators or good practice criteria in their respective aspects for the assessment. The assessment results are discussed based good practice criteria. Table 6-1 summarizes the overall assessments of the results based on good practice criteria.

Table 6-1: Overall Assessment of the Aspects

No.	Aspects	Overall Assessment					
		1	2	3	4	5	6
1	Project Planning and Implementation Aspect	√	√	√	√	√	√
2	Public Participation Aspect	√	√	√	√	√	
3	Land Acquisition Aspect	~	√	~	√	~	
4	Compensation Aspect	√	√	×	×	×	~
5	Resettlement Aspect	√	~	~	~	~	
6	Project Impacts Aspect	√	~	√	√	~	

Note: “√” = adherence; “×” = not adherence; and “~” = partially fulfilled

The results on project planning and implementation, and public participation aspects indicated as in adherence to the good practice criteria recommendations. The aspects of land acquisition, based on the assessed good practice criteria suggested that among the assessed criteria, two of them are in adherence to the good practice criteria. The remaining three aspects are partially in adherence to the good practice criteria. Among the six criteria of the compensation aspect, three of them are classified as not in adherence to the good practice criteria, two indicators are classified as in adherence to the good practice criteria, and one is classified as partially fulfilled. The resettlement aspect is assessed in five criteria. The results of this aspect indicated that four criteria are partially in adherence to the good practice criteria and the rest one is assessed to be in adherence to the good practice criteria. The project impact aspect is assessed on five indicators, and the results suggested that three criteria are classified as being in adherence to the good practice criteria and the remaining two are classified as partially fulfilled. The following chapter presents the conclusions and recommendations of the study.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1. Introduction

The previous chapter has dealt with the discussions on the results of the study. The main objective of this chapter is to make conclusions with reference to the research objectives and the research questions, and make recommendations on the findings and for further research.

7.2. Returning to the Research Objectives and Questions

As described in the introduction chapter (Section 1.2), the main research problem of this study is that *'it is not known whether the land acquisition for capital project implementation is in adherence to the good practice criteria or not.'* This study is aimed at to evaluate and examine the existing practice of land acquisition for capital projects implementation with the case study of Dilla town based on good practice criteria. To address the research problem, this research has to achieve the main objective and the four specific objectives (subsections 1.4.1 and 1.4.2). The main research question of this study is to know how the land acquisition for capital project implementation is managed in the case of Dilla town. The conclusions are made to achieve the main and the specific research objectives; and answering of the main and the specific research questions. The general conclusion of this study validates the research hypothesis.

Sub-Objective 1: To describe the land acquisition practices for the implementation of capital projects;

- a) *What are the processes and procedures of land acquisition in practice and how it is managed for capital projects implementation?*

The land acquisition process is managed by the Dilla town administration in accordance with the federal Proclamation No. 455/2005. The land acquisition processes and procedures for the implementation of capital projects in Dilla town is seem to be as shown in Figure 5-3. The processes begin with the identification of the required land and the affected peoples by the proposed development projects. Surveying and demarcation of boundaries is carried out to identify the amount of land needed for the project. The public are notified and called to discuss and reach on general consensus about the required land, to agree on compensation, and relocation requirements. Decisions on the need for relocation and land readjustment are made by the town's administration cabinet. After the identification of the type of compensation, the land acquisition committee conducts valuation of properties that fall in to the proposed project area and submits to the town's administration for approval. Residents are notified on the amount and type of compensation they receive. The land development and administration process prepares land to be allocated for the relocated peoples according to the land allocation standards they have. Finally, land or/and money is provided for the affected peoples depending on the extent of the loss.

Sub-Objective 2: To assess the mechanisms and valuation methods of compensation during land acquisition;

- a) *How is the community compensated during land acquisition?*

Payment of compensation for the affected peoples is managed according to the provisions of Proclamation No. 455/2005 and Regulation No. 135/2007. The approach for payment of compensation of the country is also applied to the case of Dilla town. That is, compensation is the constitutional right of the affected peoples, as stated under Article 40(8) of the constitution of Ethiopia, which puts an obligation on the government to pay in advance compensation commensurate to the value of the property expropriated. Therefore, owners and occupiers who are being expropriated or dispossessed receive

compensation for her or his property situated on the land and for permanent improvements he made on the land. The problem is that compensation is not made available at amounts equal market value in the event of land acquisition in Dilla town. However, compensation is paid both in-kind and in-cash for all residents despite of their title of ownership during land acquisition.

b) How is the amount of compensation assessed for the dispossessed property?

Theoretically, the valuation of compensation is to replace the expropriated land and property equal to the amount of the actual damage. The methods or the formula and the properties to be compensated are described in federal government Regulation No. 137/2007. However, the valuation method used to determine the amount of compensation is not made available at full replacement cost in Dilla town. Rates are determined by the regional urban development bureau which is not based on the market price value. In addition, the ULG is not mandated to revise rates. Even the regional government is not using the methods stipulated in the federal regulation. Therefore, properties are valued at low prices without considering the market value.

Sub-Objective 3: To assess the role of public participation;

a) How the public participates during capital project planning and implementation?

Public participation in the planning and construction of major public infrastructure projects in Dilla town is managed by the town's administration. The role of public participation is evidenced through the identification and prioritization of major problems and incorporates their views in the project plans. There are sufficient evidences and records found on public participation at every stage of the project activities in Dilla town. Therefore, public participation is found to be one of the successful practices of the Dilla ULG to achieve project objectives; and can be considered as good practice.

Sub-Objective 4: To assess how the resettlement of affected peoples is managed;

a) To what extent the project displaced the residents?

Land acquisitions related to infrastructure resulted in relocation of peoples in Dilla town. The market development project displaced 199 peoples from their working place temporarily. The asphalt road project resulted in permanent relocation of 33 households. Cobblestone road construction has also resulted in permanent relocation of 18 households. In general, it is concluded that the land acquisition for the implementation of projects in the town has resulted in resettlement of residents.

b) How is the resettlement of the affected peoples managed?

To rehabilitate the affected peoples, a workable resettlement policy framework has been developed by the federal government and provided to Dilla ULG. Using this framework, it is expected that the town's administration has to prepare and implements a resettlement action plan. However, only for few projects (cobblestone and market development) projects, resettlement action plans were prepared. For these projects, the resettlement was managed by involving the affected peoples to prepare suitable rehabilitation measures and assistances, relocate them in suitable places, provision of compensation, land and housing to mitigate the negative impacts of the project. In this respect, persons who were eligible for physical resettlement received land and houses. However, there was only limited assistance of rehabilitation and mitigation measures. Therefore, it is possible to conclude that the resettlement of the affected peoples in Dilla town was not sufficiently managed to all projects.

General Conclusion

The hypothesis of this research is that 'the land acquisition process for the implementation capital projects in Dilla town is not in adherence to the good practice criteria.' From the results of the study, among the assessed aspects (Table 6-1), project planning and implementation process and public participation aspects

are in adherence to the good practice criteria. The rest four aspects of land acquisition, compensation, resettlement, and project impacts are either 'not in adherence' or 'partially fulfilled' to the good practice criteria. Therefore, based on the results and the findings of this research, it is concluded that the land acquisition process for the implementation capital projects in Dilla town is not fully in adherence to the good practice criteria. At this stage the research hypothesis is validated to be partially true.

7.3. Recommendations

Municipal experts were asked to recommend on the land acquisition for the implementation of capital projects during the fieldwork time. They recommended that the amount of compensation paid to the affected peoples is insufficient and additional budget from the regional and federal governments should be made available as part of project budget. The land development administration process coordinator also recommended that the regional government should either develop a clear regulation to be used for the assessment and valuation of compensation, or the town's administration should be given mandate to decide on the rates. Households in their counterpart also recommended that since estimated amount of compensation is very small to replace the dispossessed properties during the land acquisition, it should be improved and assessed to replace their properties. The civic society representatives also recommended that though the development projects have positive impacts in the town, the affected peoples should be assisted and rehabilitated through payment of fair compensation. They further recommended that *"before land acquisition, there should be awareness creation mechanism; the town's administration should strengthen regular public meeting and forum."*

This study could not exhaust all the information with regard to the ULGDP and issues of land acquisition. The framework used to assess this research may not exhaust all the aspects and criteria to be used for the assessment. In addition, the statistical results of this study are not based on at appropriate sample size of the population and need further research for validation of the results of this study. Further, this research has been conducted with a limited data which hindered to completely describe all the aspects of land acquisition for capital project implementation in Ethiopia. This situation also needs further research.

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Appendixes

Appendix 1: Interview Questions for Project Affected Households

በፕሮጀክቱ ለተፈናቀሉ ሰዎች የተዘጋጀ ቃለ-መጠይቅ

ይህ ቃለ መጠይቅ በኔዘርላንድ ሀገር በሚገኘው ቲወንቴ ዩኒቨርሲቲ እያጠናሁት ላለው የማስተር ዲግሪ አካል ነው። ይህ ጥናት በዲላ ከተማ እየተተገበሩ ባሉት የልማት ፕሮጀክቶችና በፕሮጀክቶቹ አማካይነት መሬት የማስለቀቅና አፈፃፀም ዙሪያ ህዝብን ባሳተፈ መልኩ ስለመከናወኑ መረጃ ይሰበስባል። የሚሰበሰበው መረጃ በሚሰጥ የሚጠበቅና ጥናቱን ለማጠናቀቅ ብቻ ይውላል። በተያያዘ መልኩም በከተማችን እየተከናወኑ ባሉት ፕሮጀክቶች መሬትን ለልማቱ ሲባል ከባለይዞታዎች ላይ ከማስለቀቅ ጋር በተገናኘ ውይይትና የመማሪያ አጋጣሚን ስለሚፈጥር ከናንተ የሚገኘው መረጃ ይበረታታል።

የቃለ መጠይቁ አላማ: በፕሮጀክቶቹ ምክንያት በመሬት ማስለቀቅና ካሳ ክፍያ አፈፃፀም ላይ ያላቸውን አስተያየትና እንዲሁም በፕሮጀክቶቹ ምክንያት የተፈናቀሉትን ሰዎች መልሶ በማደራጀት ዙሪያ እየተሰሩ ስላሉት ተግባራት መረጃ ለማግኘት፤

ቃለ መጠይቅ ቁጥር: _____ ቀን: _____
የተጠያቂው ሙሉ ስም: _____ የተጠያቂው ኃላፊነት: _____ የተጠያቂው አድራሻ: _____

- A. የገዢዎች በመሬት ማስለቀቅ አፈፃፀም ላይ ያላቸው አስተያየትን በተመለከተ
 1. አሁን በስራ ላይ ባለው መሬትን ለልማት ተብሎ ከግለሰቦች የማስለቀቅን ስርዓት አርሶ ደስተኛ ናት?
 2. መሬትዎና ንብረትዎ ለልማቱ እንደሚፈለግ በቅድሚያ ከተማ አስተዳደሩ አሳውቆት ነበር?
 3. በመሬት የማስለቀቅ ወቅት ይህ ነው የሚባል ችግር አጋጥሞዎት ነበር?
- B. የገዢዎች በካሳ ክፍያ አፈፃፀም ላይ ያላቸው አስተያየትን በተመለከተ
 4. ተገቢ የካሳ ክፍያ አግኝተዋል?
 5. በተከፈለዎት የካሳ ክፍያ አይነትና መጠኑ ደስተኛ ናት? ቅሬታም ካለ ቢገልፁልኝ።
 6. መሬቱን ለማስረከብና የካሳ ክፍያውን ለመቀበል ምን ያህል ጊዜ ወሰደሱት?
- C. የገዢዎች በመልሶ ሰፈራ አፈፃፀም ላይ ያላቸው አስተያየትን በተመለከተ
 7. በመልሶ ሰፈራ አቅድ ዝግጅት ላይ ተሳትፈው ያዉቃሉ?

ላደረጉልኝ ቀና ትብብር ከልብ አመሰግናለሁ!!

Appendix 2: Interview Questions for Infrastructure Provision and Administration Business Process Coordinator

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;
- A. Land Acquisition, Compensation, Public participation, and RAP Process**
1. What is your role and responsibility during land acquisition for the projects?
 2. What are the processes and procedures of land acquisition?
 3. What kind of compensation do you pay for the affected peoples?
 4. What are the main challenges during the land acquisition and compensation to implement the projects?

5. How do you handle these challenges?
6. Does the project tried to minimize to consume land and avoid relocation?
7. How do you involve the affected peoples in the RAP preparation?
8. What are the mechanisms to rehabilitate the Project Affected Peoples?
9. How the RPF is adaptable for the case of Dilla town project implementation?
10. Do you have any experience of conflict during the relocation of the affected peoples?
11. How do you manage any complaints and conflicts related to relocation and resettlement process?

Thank you!!

Appendix 3: Interview Questions for ULGDP Coordinator

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;

A. Project Planning and Implementation

1. What is your opinion about the ULGDP? Does it benefit the society?

B. Public Participation Process

2. Who are the key stakeholders during the ULGDP/ CIP preparation, decision making, and implementation process?
3. Is access to information on the overall project issues during project appraisal, planning, decision making and implementation of the ULGDP available to the public?
4. Was there any awareness programs organized for the citizens before the project implementation?
5. At what stage of the project do you participate the community?

Project Areas	Participation
Project appraisal, Prioritization and Screening	
Project Planning	<input type="checkbox"/>
Project Implementation and Decision Making Process	<input type="checkbox"/>
Land acquisition process	<input type="checkbox"/>
Compensation & valuation	<input type="checkbox"/>
Land dispute resolution	<input type="checkbox"/>
Land reallocation or Readjustment	<input type="checkbox"/>
RAP preparation	<input type="checkbox"/>
Environmental and Social Impact Assessment Stage	<input type="checkbox"/>

6. Do you have a list of peoples and organizations that you always invite and consult?

C. Land Acquisition and Compensation

7. What is your role and responsibility during land acquisition for the projects?
8. Are there any team/ committee formed for the land acquisition purpose? Explain.
9. What are the processes and procedures of land acquisition?
10. Were there residents in the project area who do not have legal certificate of ownership of land? If “Yes”, do you compensate those residents who do not have legal certificate of ownership of land?

11. What kind of compensation do you pay for the Affected peoples ?
 - Money
 - Land
 - House
 - Others (Specify).

D. Relocation and Resettlement Action Planning

12. Does the project tried to minimize to consume land and avoid relocation?
13. How do you involve the affected peoples in the RAP preparation?
14. What are the mechanisms to rehabilitate the Project Affected Peoples?
15. How the RPF is adaptable for the case of Dilla town project implementation?
16. How many households affected and relocated due to the project?
17. Do you have system of rehabilitation mechanism of the affected peoples?
18. What is the total number of employment created by the project? Describe.
19. Do you have any experience of conflict during the relocation of the affected peoples?
20. How do you manage any complaints and conflicts related to relocation and resettlement process?
21. Do you conduct social and environmental impact assessment after the project implemented and relocation of affected peoples? If “No”, why?
22. What impacts do you identified?
23. If the impact is negative, what mitigation measures do you take in to action?

Thank you!!

Appendix 4: Interview Questions for Land Development and Administration Business Process Coordinator

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;

A. Land Acquisition, Land Readjustment, Compensation, and Valuation Method

1. What is your role and responsibility during land acquisition for the projects?
2. Are there any team/ committee formed for the land acquisition purpose? Please Explain.
3. What are the processes and procedures of land acquisition?
4. Do you make land readjustment when acquiring land for the ULGDP? If “Yes”, what are the principles you used to make land readjustment? Describe.
5. What kind of compensation you pay for the acquired land and property?
6. How do you inform the affected peoples about compensation due to land acquisition?
7. What is your opinion about the fairness of compensation paid to the affected peoples?
8. What are the main challenges of the land acquisition and compensation process?
9. How do you manage any complaint related to land acquisition process and compensation?

B. Public Participation in Land Acquisition and Compensation

10. How is public participation conducted during land acquisition for the implementation of the ULGDP?
11. How long before the land acquisition and demolition of buildings you provide information for the affected peoples about compensation?

12. Were there residents in the project area who do not have legal certificate of ownership of land?
13. How do you compensate those residents who do not have legal certificate of ownership of land?

C. Resettlement Action Planning Process and Relocation of Affected peoples

14. Is there any local resettlement as a result of land acquisition? Which one is most affected?
15. How many households are relocated as a result of the ULGDP?
16. How has the community and the affected peoples participated in the planning and decision making process of resettlement action plan?

Thank you!!

Appendix 5: Interview Questions for Environmental and Social Affairs Business Process

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;
1. What is the role and responsibility of you as environmentalist during the ULGDP implementation?
 2. Do you conduct project impact assessment and attempt to mitigate?
 3. What social impact do you identified during the assessment?
 4. What economic impact do you identified during the assessment?
 5. What environmental impact do you identified during the assessment?
 6. What are the mitigation measures for the protection of the affected peoples and the environment?
 7. Do you have additional ideas or suggestions regarding the project with respect to environmental issues?

Thank You!!

Appendix 6: Interview Questions for Zonal Urban Development Department, Land Administration and Development Coordinator; and Coordinator for Construction and Design Committee

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;

A. Land Acquisition and Compensation

1. What is your role and responsibility during land acquisition for the projects?
2. Are there any team/ committee formed for the land acquisition purpose? Explain.
3. What are the processes and procedures of land acquisition?

B. Relocation and Resettlement Action Planning

- 4. How do you involve the affected peoples in the RAP preparation?
- 5. What are the mechanisms to rehabilitate the Project Affected Peoples?
- 6. How do you manage any complaints and conflicts related to relocation and resettlement process?
- 7. Do you conduct social and environmental impact assessment after the project implemented and relocation of affected peoples? If “No”, why?

Thank you!!

Appendix 7: Interview Questions for Local Government Official

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 study the land acquisition process for the implementation of ULGDP in participatory manner. The information given will be treated with confidentiality and serve to help me the completion of the study. In the meantime, it creates an opportunity to discuss and learn on issues to be considered during land acquisition and projects implementation. Any assistance provided is highly appreciated.

Objective:

- To obtain and verify knowledge, experience, activity, and information on different aspects of land acquisition processes and procedures for project implementation;

A. Public Participation Process

- 1. In which phase of the project planning and implementation the key stakeholders view considered?
 - Project prioritization
 - Environmental Impact Assessment
 - Social impact assessment
 - Land acquisition planning and decision making
 - Resettlement action planning
 - Feasibility study
 - None
 - Others (specify)

2. How the public awareness mechanism organized?

3. Do you have assigned staff or committee who will handle the public opinion? Explain how it is organized.

B. Land Acquisition Process and Resettlement of Affected peoples

4. How does the public participate during land acquisition for ULGDP implementation?

5. Is there any independent land acquisition committee formed?

6. Who is responsible for the approval of the projects and matters of land acquisition and compensation?

7. Is there any local resettlement as a result of land acquisition due to the project?

8. How has the community and the affected peoples participated in the resettlement action plan?

Thank you!!

Appendix 8: Interview Questions for Civic Society

በዲላ ከተማ እየተተገበሩ ላሉት ካፒታል ፕሮጀክቶች የፕሮጀክቱ አሰፈጻሚ ሕዝብ ተወካዮች የተዘጋጀ ቃለመጠይቅ

ይህ ቃለ መጠይቅ በኔዘርላንድ ሀገር በሚገኘው ትውንቴ ዩኒቨርሲቲ እያጠናሁት ላለው የማስተር ዲግሪ አካል ነው። ይህ ጥናት በዲላ ከተማ እየተተገበሩ ላሉት የልማት ፕሮጀክቶችና በፕሮጀክቶቹ አማካይነት መሬት የማስለቀቅና አፈፃፀም ዙሪያ ህዝብን ባሳተፈ መልኩ ስለመከናወኑ መረጃ ይሰበሰባል። የሚሰበሰበው መረጃ በሚሰጥ የሚጠበቅና ጥናቱን ለማጠናቀቅ ብቻ ይውላል። በተያያዘ መልኩም በከተማችን እየተከናወኑ

ባሉት ፕሮጀክቶችና መሬትን ለልማቱ ሲባል ከባለይዘታዎች ላይ ከማስለቀቅ ጋር በተገናኘ ውይይትና የመመዘኛ አጋጣሚን ስለሚፈጥር ከናንተ የሚገኘው መረጃ ይበረታታል።

የቃለ መጠይቅ አላማ: በፕሮጀክቶቹ ምክንያት በመሬት ማስለቀቅና ካሳ ክፍያ አፈፃፀም ላይ ያላቸውን አስተያየትና እንዲሁም በፕሮጀክቶቹ ምክንያት የተፈናቀሉትን ሰዎች መልሶ በማደራጀት ዙሪያ እየተሰሩ ስላሉት ተግባራት መረጃ ለማግኘት፤

ቃለ መጠይቅ ቁጥር: _____ ቀን: _____

የተጠያቂው ስም: _____ የተጠያቂው ኃላፊነት: _____ የተጠያቂው አድራሻ: _____

1. በዲላ ከተማ ዉስጥ እየተተገበሩ ባሉት የልማት ፕሮጀክቶች የእርስዎ ኃላፊነትና ተግባር ምንድነው?
2. የከተማዉ ነዋሪዎች በልማት ፕሮጀክቶች ላይ ያላቸው ተሳትፎ አንዴት ነው?
3. በከተማዉ ዉስጥ እየተተገበሩ ስላሉት ፕሮጀክቶች የህዝብ ተሳትፎን ለማሻሻል ሲባል የሚደረግ የግንዛቤ ማሻሻያ ፕሮግራም አለ እንዴ?
4. እየተተገበሩ ባሉት የልማት ፕሮጀክቶች አማካይነት የሚፈናቀሉት ነዋሪዎች ከመሬት የማስለቀቅና ካሳ ክፍያ አፈፃፀም ጋር በተያያዘ መልኩ ያጋጠማቸው ችግር አለ እንዴ?
5. በእርስዎ አስተያየት በፕሮጀክቶቹ አማካይነት የሚፈናቀሉት ነዋሪዎች ባገኙት የካሳ ክፍያ ደስተኛ ናቸዉ ይላሉ?
6. ከፕሮጀክቶቹ አፈፃፀምና ትግበራ ጋር በተገናኘ የተከሰቱ መሬት ነክ ግጭቶች ካሉ ቢነግሩኝ?
7. እነዚህን ግጭቶችን አንዴት ለመፍታት ጥረት አደረጋችሁ ወይም ምን አይነት ጥረት መደረግ አለበት ይላሉ?
8. በዲላ ከተማ ዉስጥ እየተተገበሩ ባሉት የልማት ፕሮጀክቶች ምክንያት የከተማዉ ሁኔታና ለነዋሪዎች የሰራ ስድል ከመፍጠር አንፃር ምን መሻሻል አለ ይላሉ?
9. በፕሮጀክቶች ምክንያት የመጣ ምን አዎንታዊና አሉታዊ ለዉጤትን ተመልክተዋል?
10. መሬትን ለፕሮጀክቶቹ ትግበራ ሲባል በሚደረገው የማስለቀቅ እንቅስቃሴ ላይ ምን ተጨማሪ አስተያየት አለዎት?

ላደረጉልኝ ቀና ትብብር ከልብ አመሰግናለዉ!!

Appendix 9: List of Key Informants for Interview

No.	Date	Name of Interviewee	Responsibility	Organization	Address	Venue
1	5/10/2012	Aklilu Hordofa	Infrastructure provision and administration coordinator	Dilla Town Municipality	Dilla Town	Audio Recorded
2	5/10/2012	Dejene Alemu	ULGDP Coordinator	Dilla Town Municipality	Dilla Town	Audio Recorded
3	5/10/2012	Efrem Alemu	Environmental and Social Affairs Business Process Contact Person	Dilla Town Municipality	Dilla Town	Audio Recorded
4	5/10/2012	Gifawosen Gebre	Land development and administration coordinator	Dilla Town Municipality	Dilla Town	Audio Recorded
5	9/10/2012	Esayas Jebo	Land Development and Administration Coordinator; and Construction and Design Committee Coordinator	Gedeo Zone Urban Development Department	Dilla Town	Audio Recorded
6	9/10/2012	Kibru Alemu	Head of Gedeo Zone Urban Development Department	Zone Urban Development Department	Dilla Town	Audio Recorded
7.1	10/10/2012	Kidane Molu	Civic Society	Residents	Dilla Town	Audio Recorded
7.2	10/10/2012	Tadese Bedhaso	Civic Society	Residents	Dilla Town	Audio Recorded
7.3	10/10/2012	Tadese Woldemeskel	Civic Society	Residents	Dilla Town	Audio Recorded

Appendix 10: List of Interviewed Project Affected Peoples (Affected peoples)


Nº	Date	Name of Interviewees	Responsibility	Organization/ Department	Adress
1	12/10/2012	Yewbdar Yimam	Household Head	Resident	Dilla-02/ Haroke
2	12/10/2012	Shimels Kebede	Household Head	Resident	Dilla-02/ Haroke
3	12/10/2012	Melaku Mitku	Household Head	Resident	Dilla-02/ Haroke
4	12/10/2012	Bogalech Ayalew	Household Head	Resident	Dilla-02/ Haroke
5	12/10/2012	Tadese Woldemeskel	Household Head	Resident	Dilla-02/ Haroke
6	13/10/2012	Adefris Gebru	Household Head	Resident	Dilla-01/ Buno
7	13/10/2012	Semira Husen	Household Member	Resident	Dilla-03
8	13/10/2012	Ajebush Belete	Household Head	Resident	Dilla-08/ Boete
9	13/10/2012	Alemush Abera	Household Head	Resident	Dilla-08/ Boete
10	13/10/2012	Abebe Birara	Household Head	Resident	Dilla-02/ Haroke
11	13/10/2012	Sahlu Ayele	Household Head	Resident	Dilla-06
12	13/10/2012	Meselech Asfaw	Household Head	Resident	Dilla-06
13	13/10/2012	Kifle Doge	Household Head	Resident	Dilla-06
14	13/10/2012	Haji Abdul Baki Ali	Household Head	Resident	Dilla-06
15	13/10/2012	Abubeker mohamed	Household Head	Resident	Dilla-06
16	13/10/2012	Kindihun Meke	Household Head	Resident	Dilla-06
17	13/10/2012	Petros Meke	Household Head	Resident	Dilla-06
18	15/13/2012	Asefa Shora	Household Head	Resident	Dilla-03
19	15/10/2012	Mamo Fulasa	Household Head	Resident	Dilla-07
20	15/10/2013	Aleme Wako	Household Head	Resident	Dilla-08/ Boete
21	15/10/2012	Yared Jillo	Household Head	Resident	Dilla-08/ Boete
22	15/10/2012	Enguday Kinfu	Household Head	Resident	Dilla-08/ Boete
23	16/10/2012	Ashenafi Morkati	Household Head	Resident	Dilla-06
24	16/10/2012	Zekarias Erjello	Household Head	Resident	Dilla-06
25	16/10/2012	Husen Mohammed	Household Head	Resident	Dilla-06
26	16/10/2012	Asnakech Eshetu	Household Head	Resident	Dilla-06
27	17/10/2012	Fischa Chernet	Household Head	Resident	Dilla-06
28	17/10/2012	Asamnew Asfaw	Household Head	Resident	Dilla-01/ Buno
29	17/10/2012	Shikur Hassen	Household Head	Resident	Dilla-01/ Buno
30	17/10/2012	Kedir Bergecho	Household Head	Resident	Dilla-01/ Buno

Appendix 11: List of Groups Participated in Project Planning and Implementation of Dilla Town (2011)

S/N	Participant Groups	Number of Participants		Total
		Male	Female	
1	Representatives of local public officials	65	17	82
2	Representatives of youth	75	85	160
3	Representatives of women	0	88	88
4	Representatives of government employee	130	70	200
5	Representatives of potential investors	9	1	10
6	NGOs in the town	8	4	12
7	Religious groups	98	23	121
8	Student representatives	130	103	233
9	Small and medium scale organized enterprises	300	110	410
10	Local "Idir" leaders	12	18	30
11	Neighbourhood associations	11	4	15
12	Local transport associations	28	2	30
13	Elders	8	0	8
14	Teacher associations	46	19	65
15	Traders representatives	12	11	23
16	Community leaders /civic society/	18	1	19
17	Disable groups	8	5	13
18	Credit and saving association staffs	80	53	133
19	Representative of higher education students	127	23	150
Total		1165	637	1802

Appendix 12: Sample Consent for Use of Recorded Materials

02



Consent for Use of Recorded Materials/ Interview

Name: Dejene Alemu

Address: Dilla

City, Country: Dilla, Ethiopia

Organization: Dilla Town Municipality

Position: ULGDP Coordinator / Focal person

Audio Recording: Audio recording of interview taken from Dilla Town Municipality office

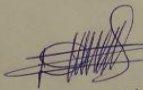
Producer: A.M. Waldeselase

Dear Sir/ Madam,

I appreciate for this collection of recording material and I will use this material as part of my research. By signing this consent paper you grant me the right to use and show your contribution. I would like to request you sign this permission for use.


I would like to thank you for your cooperation.

Kind Regards,


For Agreement  Dejene A
ULGDP coord

Student/ Researcher: A.M. Waldeselase

Date: 05/10/2012

Signature: 

MSc LA Student
University of Twente
Faculty of Geo-Information Science and Earth Observation, Enschede, the Netherlands



Appendix 13: Employment Created by Road Construction in Dilla Town

