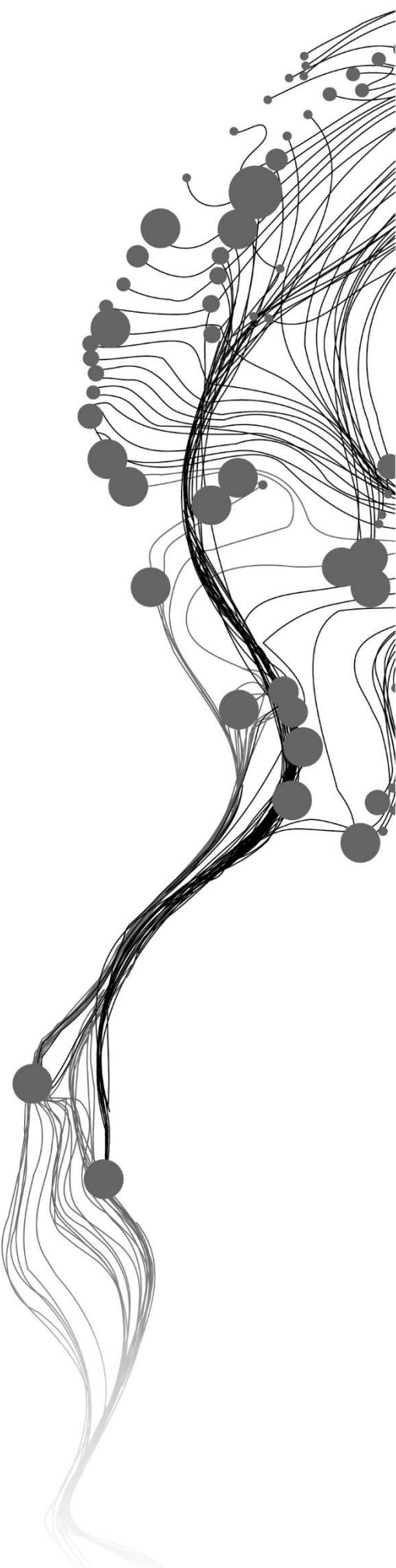


EXPROPRIATION CHALLENGES IN LARGE INFRASTRUCTURE PROJECTS IN RURAL AREA OF ETHIOPIA: THE CASE OF HAMUSIT-ESTIE ROAD PROJECT

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July, 2022

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DISCLAIMER

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ABSTRACT

Ethiopia is one of the developing countries exhibiting rapid economic and social transformation in the past years. Currently, the government is implementing different road projects to improve people's living conditions and provide fast transport services and network connections. This policy aims at eradicating poverty and making Ethiopia a middle-income country by 2025. Therefore, the government requires land to construct Hamusit-Estie road projects to achieve this policy through land expropriation from landholders. This research aimed at examining expropriation challenges in large infrastructure projects in rural area of Ethiopia: the case of Hamusit-Estie road project.

The researcher used mixed research methods (qualitative and quantitative data) to achieve this aim. The study sought to identify the expropriation procedures and assess the participation of affected landholders in the expropriation process, challenges faced during the expropriation process, and the socioeconomic effect of land expropriation. To perceive the practices of land expropriation in the Hamusit-Estie road project, primary data collection from key informant interviews (experts and officials), questionnaire interviews (affected landholders), and focus group discussions (representatives of affected landholders) were applied. Following this, secondary data collections like scientific literature, proclamations (regulations and directives), cadastral maps, road plans, and reports related to land expropriation and compensation process were held. Spatial analysis methods and Arc GIS software were used to determine the total land area taken for the road project.

The findings revealed that in the Hamusit-Estie road project, expropriation procedures follow somehow similar steps to the international guideline. The land expropriation legal framework of Ethiopia does not show straightforward expropriation procedures. On the other hand, results show that the main challenges faced during the expropriation and compensation practices are an improper measurement of land, land-use type on the green book differs from the collected data on the ground, unskilled property appraisers, and inadequate compensation payment. Apart from this, land expropriation affects incomes and the involvement of landholders in community-based organizations. However, the availability of social services and utilities has minimal impact on the affected landholders.

Based on the general findings in the Hamusit-Estie road project, the inadequacy of compensation payment is the main challenges of expropriation. This shows that the woreda administration office give more attention to the road project rather than the affected landholders.

Keywords: Ethiopia, Land Expropriation, Compensation, Affected Landholders, Expropriation Procedure, Road Project

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1. INTRODUCTION

1.1. Background

According to FAO, (2008) sustainable development needs appropriate installation and distribution of public facilities and infrastructure that realizes the welfare of human beings and the preservation and restoration of the natural world. Obtaining adequate land is a critical government concern in providing “such services and infrastructure” (Lindsay, 2012). As a result, the development of highways, hospitals, dams, and other significant infrastructure projects necessitates a vast amount of land. “Thus, presently large tracts of land are being taken by way of expropriation” (Ambaye, 2015).

Expropriation is a “proper tool for most countries when they require land for public purposes” (Agegnehu and Mansberger, 2020). However, when looking at alternative land acquisition strategies, we can't be confident that the required land will be available when the government needs to build certain facilities (Sumrada et al., 2013). Throughout the globe, many alternatives of land acquisitions have been experienced in national, regional, and local scale public projects. For instance, “the Australian government can acquire land through compulsory acquisition, negotiated agreement, or urgent acquisition” (Murali and Vikram, 2016).

Currently, the terms “compulsory purchase, eminent domain,” expropriation, and seizing of land are used interchangeably for the same goal, which “allows the government to acquire private property” without the owner's agreement in order to accomplish a public purpose (Azuela and Herrera-Martin, 2009). For example, in the United States, this right is known as eminent domain or simply taking. However, in Ethiopia and Tanzania, it is known as expropriation and compulsory purchase, respectively. As a result, Ethiopia is not unique in granting the government the authority to expropriate private land for public use (Ambaye, 2015).

The justification for choosing compulsory purchase or expropriation instead of using other alternatives, solves holdout problems by its owner seeking high price (Kelly, 2006). In addition to this, expropriation overcomes the monopoly power of landowners and minimizes the time and cost of projects. The unwillingness of the property owners to sell their land to the government to implement public projects may increase the cost and time of completing the project. Therefore, expropriation is paramount to avoid these holdout problems (Alemu, 2013). Even though the compulsory purchase is a critically important tool, it is not free from criticisms of its outcomes and effects, resulting in negative socio-economic consequences. Project evictees bear all sorts of hurdles while the project's benefits are usually transcending in scale (Rajack, 2009). In this situation, those “who live on work on and benefit from landed” assets through rent and other methods become losers. However, payment of just compensation for expropriated land and landed properties is an integral part of the compulsory purchase (Ambaye, 2015). Its primary objective is to restore the previous status (income, living standards, access to essential services, etc.) of the affected households. But, due to the inadequacy of the compensation packages usually short of responding to restoration, many policy issues have emerged (Alemu, 2013; Ambaye, 2015). Among such policy issues include introducing broad-based compensation packages, upgrading, and compensation into development benefit-sharing mechanisms, recognizing compulsory duties of those associated with projects, scaling down projects, etc. (Eerd and Banerjee, 2013). For instance, the “World Bank policy on involuntary settlement” states that resettlement sites should combine productive potential or advantages in terms of location and other elements that are at least comparable to those found in former homes, and adequate tenure arrangements must be applied in practice (Melesse, 2007). Moreover, to minimize the negative impact of the relocation process, affected people “must be relocated as close as” feasible to their previous residences (Bugalski and Pred, 2013). These help to bring socio-economic benefits for those evictees (ADB, 2007).

Upon the spirit of Art 1460 of the Civil Code of Ethiopia and as it is now reshaped in the preamble of the Proclamation No.1161/2019 (FDRE, 2019), the practice of expropriation has and probably will continue as a prior alternative for governments as a first-hand tool for land acquisition. Therefore, identifying expropriation challenges is crucial to accomplish different infrastructural projects within the given period. This study, therefore, focuses on expropriation challenges in large infrastructure project: the case of Hamusit-Estie road project.

1.2. Statement of the Problem

Ethiopia is a developing country where urban and rural infrastructure is not yet well developed and is less accessible (Woldeselasia, 2013). Hence the government has been engaged in an aggressive improvement on the national economic infrastructures, particularly the road sector development. As a result, land and associated properties are needed to construct roads and other infrastructure facilities. Therefore, expropriation of private property and compensation was unavoidable (Alemu, 2013). In Ethiopia, expropriation is an essential tool in land acquisition for constructing different infrastructures projects like highway roads, schools, hospitals, and other big infrastructural projects (Viitanen and Kakulu, 2009). However, the *“government's actions have a negative impact on those whose assets”* or properties have been taken (ADB, 2007). As a result, *“many rural and urban people”* may confront livelihood difficulties and social and economic problems in the near future (Alemu, 2015).

According to Viitanen et al., (2010) land expropriation legal frameworks more *“focuses on organizing land delivery for development rather than achieving the essential provisions”* in a long-term manner. Due to the legal difficulties of the expropriation process in Ethiopia, certain visible changes are required to *“promote good practices among governments at the local, regional, and national levels”* (Adu-Gyamfi, 2012). Therefore, Ethiopia recently has formulated a new legal framework in Proclamation No. 1161/2019 (FDRE, 2019). However, in the findings of (Dires et al., 2021; Tewachew, 2020) it looks or seems that the local government level has not correctly implemented the legal procedures of expropriation. Therefore, the payment of compensations currently paid to affected landholders who offered their land for the infrastructural projects is low (Alemu, 2013).

On the one hand, the major challenges of expropriation and compensation for road construction projects have inconsistencies in road design and expropriated land boundaries (Workineh, 2017). The affected people have questioned the expropriation and compensation procedures, as well as the valuation methods used, due to problems which them (Persson, 2015). Besides, after the formulation of the new proclamation no. 1161/2019, little research has been made to investigate its implementation. As a result, this research aims to contribute to literature and given insight about the practice of expropriation by focusing on the road project area. Therefore, this study aims to examine expropriation challenges in large infrastructure project: In the case of Hamusit-Estie road project. This road project officially started on January 14, 2020.

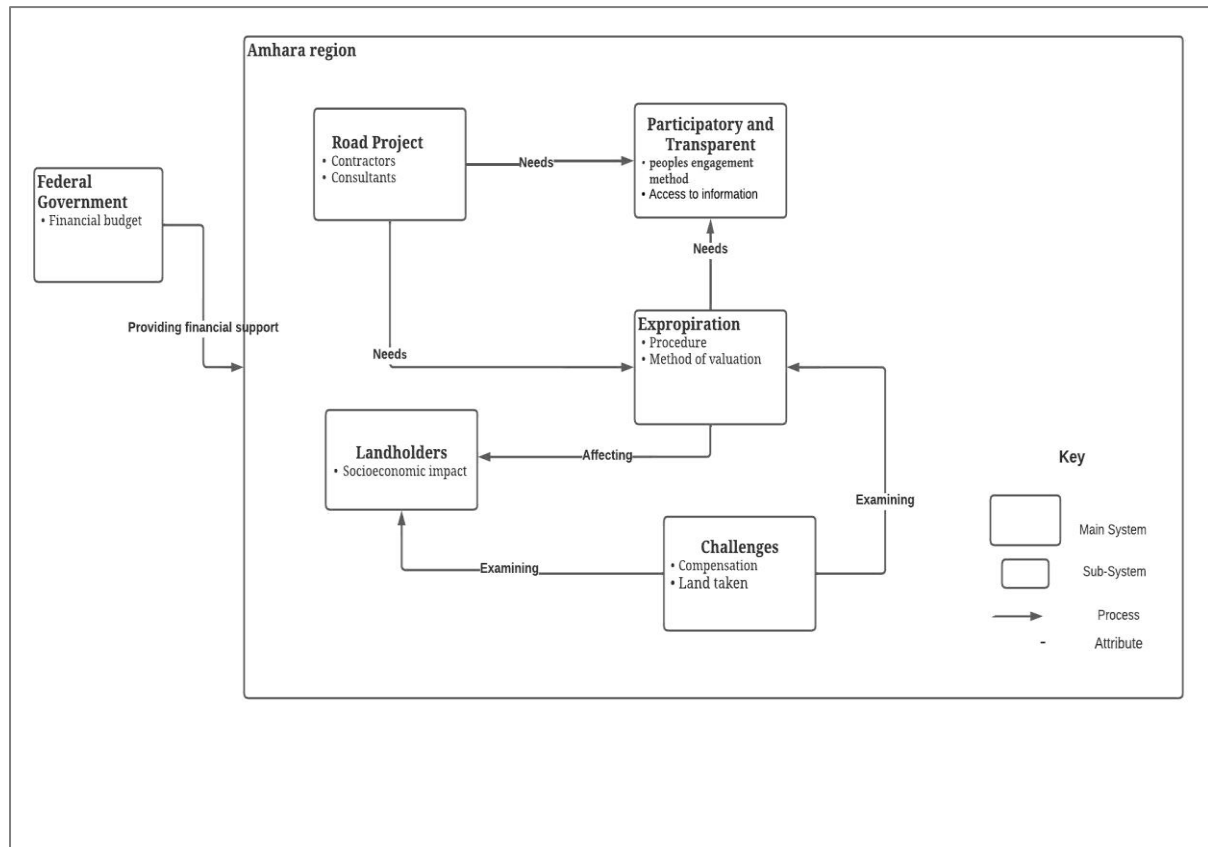
1.3. Research Objectives and Questions

The aim of this study is to examine expropriation challenges in large infrastructure projects using Hamusit-Estie road project as a case study.

1. To assess procedures of expropriation in rural areas and the participation of the affected people in the process
 - a) What are the procedures of expropriation in rural areas?
 - b) How participatory and transparent is the expropriation process?
 - c) Which method of valuation is used to value the expropriated property?
2. To examine the socioeconomic effects of land expropriation on the affected land holders
 - a) What are the socioeconomic impacts of land expropriation on the affected land holders?
3. To identify the challenges faced during the expropriation process in rural areas
 - a) What are the main challenges faced during the expropriation process?
 - b) What are the key challenges on compensation?
 - c) How much land was taken because of the road project?
 - d) Which lessons might be learnt from other countries to overcome compensation challenges in Ethiopia?

1.4. Conceptual Framework

Figure 1: Conceptual framework



As shown in Figure 1, the federal government is providing financial support for the regional government of Amhara to construct the road project. Therefore, in the study area the road project needs expropriation of land to be able to construct or redevelop the infrastructure projects needed on time and within budget. Furthermore, to implement a big infrastructure project properly, the valuation methods and expropriation procedures should be participatory and transparent. The methods of participation and access to information about expropriation process and procedures for affected landholders are crucial; this helps to remove protests or conflicts between the government and the community. In addition to these, when land expropriation occurs for road projects, some part of the society is always affected. Therefore, the study examines the major challenges of compensation and its socioeconomic impact on affected landholders in the project.

Generally, the overall study results provide the major land expropriation challenges in Hamsit-Estie road project concerning the practice on the ground. This project did start in 2020 and will be completed in 2023.

1.5. Thesis Structure

The study comprises six chapters. The first chapter includes introduction part of the study, statement of the problem, research objectives and questions, and the conceptual framework. The second chapter captures literature review of other authors related with concepts and processes of expropriation, challenges of expropriation, and expropriation practices of other countries, compensation, and valuation methods. The third chapter concentrates on research methodology, the description of the study area, research approach, and ethical considerations. The fourth chapter presents the results of the study. Fifth chapter consists of the discussion of the findings of the study. The final chapter presents the conclusion and recommendation part of the study. The details of the thesis structure are described under *Annex 1*.

2. LITERATURE REVIEW

2.1. Introduction

This chapter focuses on the existing literature review on the research concepts to understand the land expropriation practice for infrastructural projects.

2.2. Concepts and Justification of Expropriation

2.2.1. The Concept of Expropriation

Development-induced displacement for infrastructure development and distribution are common practices throughout the world. Economic growth and development create high demand for modern infrastructure and services; as a result of this government of developing and developed countries need a massive area of land to meet the unprecedented demand of residents. Therefore, the government uses expropriation as a land assembling mechanism for the different public projects (Eerd and Banerjee, 2013). Therefore, the term expropriation is defined as; *"The sovereign power inherent in the states to take private property without the owner's consent for public use upon making just compensation thereof."* This definition is clear and comprehensive of the key elements common in most expropriation laws of the contemporary world. These are: in the first place; it provides that the state has the *"inherent power to take private property without the owner's consent."* This power is exercised to further the interest of public use, which prevails over private interests. Accordingly, this definition limits the state to exercise the power of expropriation, i.e., the obligation to pay *"just compensation"* to the owner of the property taken (Kumsa, 2011). Expropriation has been used throughout history to make privately held land available for different purposes of public interest. These were practiced in the ancient Greek Empire and the Roman Empire (Reynolds, 2010).

Although the purpose of expropriation for development projects is to ensure benefits to society, it isn't comforting to people whose land is expropriated. If the expropriation process is implemented poorly, it leaves people homeless, jobless, and landless and reduces the confidence of affected peoples to rule of law. On the other side, if the expropriators body has implemented the expropriation efficiently and effectively, they treat the displaced in equivalent situations to the previous status and provide the intended benefits to society (FAO, 2008). National laws and international conventions restrict the arbitrary power of the governments from unlawful forced evictions (Eerd and Banerjee, 2013). In addition to this, the government tries to ensure sustainable economic growth and development and protect the human rights of their citizens and international conventions like the *"International Convention for Economic Social and Cultural Rights (ICESCR)"* and the agenda 21 of the Rio Summit. In addition to these (FAO, 2008), mentions that appropriate rules should empower the expropriator body and be accountable for the good-faith implementation of the existing regulations. It also argues that the expropriating body should ensure fair compensation and transparent procedures for taking private property. In line with this issue (Rajack, 2009), explained that the goal of expropriation must be primarily satisfying a public purpose, regardless of the scope of public purpose being debatable.

2.2.2. Justification for the Use of Expropriation

Expropriation mitigates or resolves holdout problems of the landholders to sell their fixtures at market price (Chowdhury and Chowdhury, 2016). Thus, expropriation power minimizes the time and cost of the intended projects by forcing the property owners to sell their property to the public at a fair price. This land assembling mechanism probably helps eliminate monopoly power of the individual property owners. Generally, evicted groups as a result of expropriation are benefiting from the proposed projects. The benefits achieved to the community will also benefit the individual affected property owners. For example, the installation of modern infrastructure would benefit both the evicted property owner and the community as a whole (Martin, 2010).

2.2.3. Public Purpose

Public purpose structure and requirements are quite variable in different countries of the world. However, its purposes are almost similar that to represent the benefit of the general interests of the community.

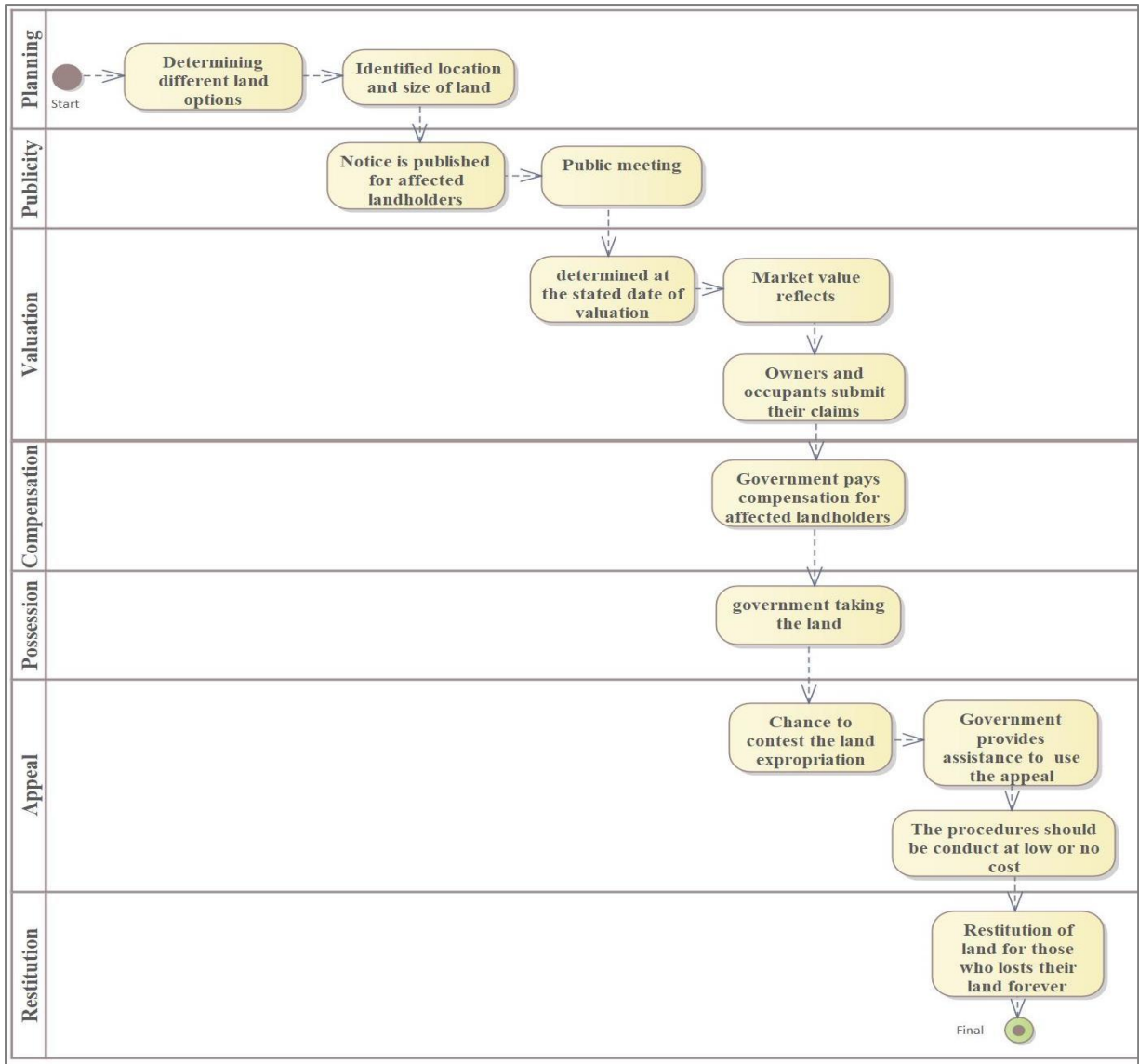
Therefore, this situation takes place by scarifying the private landholder's property for the implementation of public projects (roads, hospitals, schools...etc.). As a result, it justifies the sacrifice that the holder of property rights must make in certain circumstance (Hoops et al., 2015). The meaning of public purpose in the context of expropriation varies from country to country (Lindsay, 2012). Nevertheless, the scope of the notion of "public interest" is not free from debates. In general, in most countries the concept of "public purpose" is not clearly defining. In few countries, like Japan, however, domain of public purpose is clearly mentioned. The former Federal Expropriation proc. no. 455/2005 of Ethiopia has also defined public purpose clearly. However, the new expropriation law of Ethiopia (Proc, no. 1161/2019) does not mention the items of public purpose and defines public purpose "means decision that is made by the cabinet of a Regional State, Addis Ababa, Dire Dawa or the appropriate Federal Authority on basis of approved land use plan or development plan or structural plan under the belief that the land use will directly or indirectly bring better economic and social development to the public."

2.3. The Process of Expropriation

Effective accomplishment of the expropriation procedures is important to overcome the negative consequence of land expropriation on the displaced people and helps for the successful implementation of the intended projects. Therefore, the following steps are included in a well-designed expropriation process for a development project: (FAO, 2008).

1. In the planning stage: The expropriator body should determine the availability of land options, location, and sites to meet the public need through a participatory approach. The impact of the intended project should be assessed with the active involvement of the affected people.
2. In the publicity: The government should inform owners and occupants in the designated area that the government intends to obtain their land and for what purpose it is taking, and the specific place and time should be informed.
3. Valuation and submission claims: When the property owners claim for compensation, equivalent compensation, as per the law, will be paid after valuation is done.
4. Payment of compensation: "The government takes private properties for a public purpose and pays compensation to affected landholders" in cash or resettles them to other areas (FDRE, 2019).
5. Possession: For the desired uses, the government acquires ownership as well as physical possession of the land.
6. Appeals: Affected landholders have the opportunity to provide appeals against the situation of expropriation, including the decision to expropriate the land, and the expropriation process
7. Restitution: "Opportunity for restitution of land if the purpose for which the land was used is no longer relevant" (FAO, 2008). Moreover, countries should apply protection of due process of law to limit government power to compulsory purchase of land, strengthen people's confidence in the rule of law, and increase people's perceptions of tenure security by empowering them to safeguard their landholding rights (ibid). The details of the expropriation procedure is explained under figure 2.

Figure 2: Expropriation procedure



Source: Adapted based on FAO (2008)

2.4. Challenges of Expropriation

A. Institutional Challenge

Appropriate rules and regulations should support any expropriation practice to ensure full, fair compensation and rehabilitation measures (Eerd and Banerjee, 2013). However, worldwide experience shows that many persons and communities have been affected by the expropriation of their land and property for public purposes due to a lack of comprehensive resettlement policy framework, rule, and regulation and poor restoration of livelihoods undertaken (World Bank, 2004).

B. Organizational Challenges

Infrastructural project implementation needs the active participation of expropriated landholders, fair compensation, and rehabilitation measures to minimize the negative impact on the society during land expropriation (Woldeselasia, 2013). In line with this, (World Bank, 2004) described that adequate staff, equipment, and responsible establishment organization should prioritize before resettlement implementation begins. The bank also explained that it is difficult to ensure effective implementation of

urban development projects without an effective arrangement of organizations and coordination of stakeholders.

C. Financial Challenge

Financial challenges are mainly occurring in poor developing countries because these countries do not have enough money to implement infrastructural projects and provide essential services in the resettlement area (Kitay, 1985). In line with this, (Mkanga, 2010) describes that inadequate budgeting and underfinancing in developing countries have contributed to the poor implementation of the expropriation process.

2.5. Importance of Affected Group Participation in Expropriation

Affected people should consult and participate in projects in the earlier stage and throughout the implementation of the projects to facilitate the implementation and enhance benefit for those peoples (Bugalski and Pred, 2013). Moreover, (Okumu, 2004 cited in Martin, 2010) also recommends that residences and stakeholders' participation in the expropriation of private property for public use is crucial to create a sense of ownership in the societies and settle grievances arising as a result of expropriation of properties. The current Constitution of Ethiopia also reaffirms the public's participation in policies and projects that affect their livelihood. Article 43 (2) states that: "Nationals have the right to participate in national development and, in particular, to be consulted with respect to policies and projects affecting their community" (FDRE Constitution 1995).

2.6. Compensation Payments

Compensation is the process of restoring the lost properties by paying the equal value of the property when expropriation is exercised to satisfy public demand. Similarly, (FAO, 2008) also describes "*Affected owners should not be paid more than their loss as a result of expropriation.*" Furthermore, (ADB, 1998) assumes evicted groups should at least maintain the standard of living before they were resettled. Every country in the world is legally required to pay equivalent compensation for expropriating property. On the contrary, the government failed to pay fair and sufficient compensation for the expropriated property due to their lack of wide-ranging compensation laws and processes (World Bank, 2004). In addition to this, (Eerd and Banerjee, 2013) describe that the legal framework of many countries does not offer compensation at "*replacement cost,*" including lost property and improvement on it; like transport cost. The reason for this problem is poor land and property valuation methods and implementation strategies. In addition to this, (FAO, 2008) stated that "*a lack of standards and good governance practices allows corrupt officials to provide favorable compensation to those who offer bribes.*"

2.7. Valuation Techniques

The process of estimating and computing, whereby determining the exact value of the property (amount of compensation) according to the law, is a problematic and time-consuming expropriation process (Kitay, 1985). The reasonable and fair valuation process is crucial in maintaining and restoring the evicted groups' livelihood. According to Ambaye, (2015) there are three traditional valuation methods used for estimating expropriated property. These are the comparable sales method, the income capitalization method, and the replacement cost method. The selection of the valuation methods depends on the purpose and nature of the property.

A. Sales Comparison Approach

It is the process of determining the current market value of property by comparing recently sold properties for the rental purpose of similar properties in terms of size, function, location, condition of the house, etc. This method is preferable where there are data available on recently sold properties or values of properties for the rental purpose (ADB, 2007). Moreover, (Ambaye, 2015) also argues that it is an essential method because it values the loss of the property according to the current market value of the land and other property taken by expropriation.

B. Income Capitalization approach

According to IVS, (2021) the income capitalization approach is used to estimate and compute the present value of future benefits, including the flow of income during the property's life span to a single current value. Moreover, *"under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset."* (ibid)

In addition to these, it estimates the value of land and other properties concerning the income it generates (Ambaye, 2015). According to this approach, it determines lost property by the expropriations mainly by calculation of potential production capacity of the property in certain future times. Income capitalization is essential for properties that are not frequently traded on the open market like other properties (Hungria-Garcia, 2004 cited in Alemu, 2013).

C. Replacement Cost Approach

One of the valuation approaches which applies during the estimation of compensation payment for unique properties is called the cost approach. It is mainly used when the property is unique, i.e., they are not generate income and difficult to get comparable sales data (Agegnehu and Mansberger, 2020).

According to World Bank, (2004) the cost replacement approach is *"used to replace lost properties and cover transaction costs"* while the depreciation of structures and properties should not be taken into account. According to (Ambaye, 2015) the property's value should compute in terms of current labor cost, construction material cost, and other expenses required to construct a comparable building.

2.8. Expropriation Practices in other Countries

Even though expropriation is considered a land assembling strategy in most countries of the world, it differs in its specification and application for public interests (Rajack, 2009). Since the experience of other countries has its own role in the development of Ethiopian expropriation process. Therefore, the experience of some selected world countries as follows;

2.8.1. Property Expropriation and compensation in China

Like other countries in the world, in China, the property is taken by way of expropriation for the need for the public interest. The government of China holds urban land but, rural land, except for what is legally defined as state-owned, is owned by a collective (ADB, 2007). Compensation in China may be paid in cash or in-kind, and the affected landholder may choose either monetary compensation or land. The amount of compensation in cash is determined according to the market value of the demolished property and considers location value, and market demand of the expropriated property. The valuation method should be a sales comparison method. Compensation items in China mainly include compensation for the property's value, compensation for relocation resulting from expropriation, and compensation for production or business loss resulting from expropriation (ibid).

2.8.2. Expropriation and compensation in Colombia

According to (IHS, 2010 as cited in Martin, 2010), an intermediate approach was used to construct huge infrastructure facilities. The government opted to negotiate relocations by calculating compensation based on market prices. This method follows the amount of compensation needed by affected households to buy existing housing elsewhere. This method of land expropriation shows that the development took place with planning and proactive preparation. The compensation item also includes assisting the affected household in finding an alternative lands near to their neighborhood or elsewhere if preferred and includes payments for transport cost. In Colombia, this system plays a great role in rehabilitating affected people side by side with implementing the project (ibid).

2.8.3. Land Expropriation and Compensation in Kenya

Like in most countries of the world, in Kenya, the land is taken through expropriation or other similar procedures for public purposes. In Kenya, the right to expropriate private properties for public benefit is found in the Constitution. The method of compensation for expropriation of landholding is based on the property's market value. The basis for assessing the compensation value of the land is based on the market value of the land transaction in an open market. Furthermore, the replacement cost method is used when there is no market for a particular property. The land expropriation law in Kenya remains not so rigid; and

the property appraisers have right to use different valuation approaches based on the property's nature (The Land Acquisition Act: Chapter 295, 2010, Kenya).

2.9. Expropriation and compensation in Ethiopia

2.9.1. Development of expropriation in Ethiopia

In “Ethiopia, expropriation has a long story. Mainly the concept of expropriation was introduced during the” period of Menelik II in 1908. At this time, the idea of expropriation in the Civil Code was expropriation as a tool whereby legally recognized authority forced landholders to give up their properties required by such authority for public use (Ambaye, 2015).

The 1960 Ethiopian Civil Code has introduced mandatory legal procedures to exercise the expropriation process and gives opportunities to concerned parties to express their view on the importance of the project. According to art. 1466 of the Civil Code, the expropriating bodies shall determine which immovable properties have to be expropriated based on the project's requirement with a reasonable period. The military regime had also introduced proc. no. 47/1975 to administer urban land. At this time, during “*expropriation of private property for a public purpose, compensation was made in kind, that is, land for land.*” However, it does not indicate whether the valuation systems applied are based on market value data or the replacement cost approach (Ambaye, 2015).

Ethiopia is one of the African developing countries working hard to build infrastructure to meet the needs of society. As a result, land and associated properties are needed to construct roads and different infrastructure facilities in all urban areas of the country (ibid).

2.9.2. Expropriation in the Current Period

The federal “*expropriation of landholding for public purpose and payment of compensation and Resettlement*” proc, no. 1161/2019; article 5(5) Regional States, Addis Ababa or Dire Dawa cabinet may give the power of expropriating of private properties to the woreda or city administrations. As a result, these expropriations are mainly carried out by woreda administration or municipalities in urban administration when they believe such land is used for public purpose. Furthermore, projects may be carried out by government institutions, individual developers, cooperative organizations, or non-governmental organizations, or such land acquisition has been decided by the local government and federal government, ensuring the public's welfare.

2.9.3. Compensation System in Ethiopia

The Constitution of “*Federal Democratic Republic of Ethiopia*” under art. 40 (8) lays down certain obligations on the government to pay commensurate compensation in advance when private properties are expropriated for the sake of public interests. In addition to this, art. 44 (2) of this constitution stated that; “*All persons who have been displaced or whose livelihoods have been adversely affected as a result of state programs have the right to commensurate monetary or alternative means of compensation, including relocation with adequate state assistance.*” Art 1474 (1) of the civil code says that “*the amount of compensation*” paid for property owners during expropriation from their landholding shall not be less than the actual amount of loss caused by the expropriation process. These imply that the amount of compensation given for affected groups should be sufficient and replace equivalent quality and size to demolished or expropriated properties (Ambaye, 2015).

The Council of Minister’s regulations on the “*expropriation and valuation, compensation, and resettlement*” for public purposes stated that; “*the amount of compensation for building shall be determined based on the current cost price of construction materials of the demolished building and current labor cost*” (Regulation no. 472/2020). Both the federal and the regional laws of expropriation also state that urban relocated households should get compensation by considering their expropriated building, fence, tree and costs of transportation, removal and reinstallation costs, and rental expenditure or other alternatives.

2.9.4. Valuation Methods in Ethiopia

According to the “*expropriation of landholdings for public purposes and payment of compensation*” Proc, no. 1161/2019; art. 17(1,2) states that certified private institutions or individual consultants must carry out the valuation. However, if there are no licensed private appraisers, the autonomous government institution

will take the valuation work. Because of this condition, regions and the federal government have adopted their valuation formulas to estimate and compute the amount of compensation. Similarly, the federal government has also enacted regulation no. 472/2020, which contains basic valuation methods and assessment techniques in city and rural areas. The regulation describes that the valuation has to be accomplished by certified organizations or individuals.

3. RESEARCH METHODOLOGY

3.1. Introduction

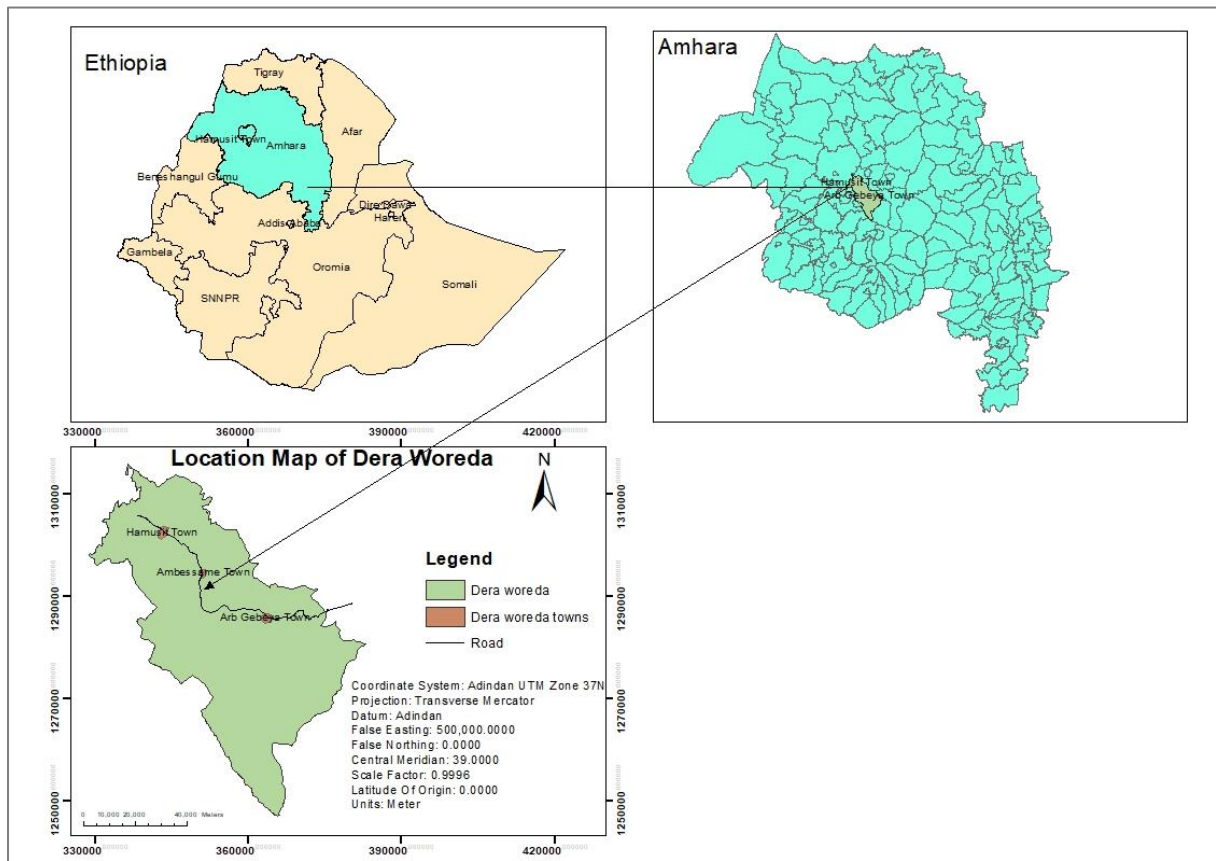
Research methodology is the science of studying and analyzing how research should be conducted. Moreover, it tries to describe and clarify the types of problems worth examining, and what makes a researchable problem, by what ways the issue is framed in such a manner that it can be studied using specific designs and processes, and how to select and build acceptable data collection methods (Schwandt, 2007). Therefore, this chapter includes the methodology of this study: the methods of data collection source, data collection instruments, data analysis, and data presentation to meet the study's objectives. Furthermore, it includes descriptions and overall socioeconomic characteristics of Dera woreda.

3.2. Description of the Study Area

The study was conducted in Dera woreda, one of the woredas in the Amhara Region of Ethiopia, which is part of the South Gonder Zone. It is located approximately 595 km northwest of Addis Ababa. Dera woreda shares borders with Fogera woreda to the north, Misraq Estie to the northeast, on the east Mirab Este, West Gojjam Zone to the south, and Lake Tana to the west. Furthermore, under Dera woreda, there are 36 rural Kebeles and four towns (Hamusit, Anbesame, Arb Gebeya, and Qorata). The administrative center of Dera woreda is Anbesame, which is 79 km and 53.2 km away from Debre Tabor (Zonal city) and Bahir Dar (the capital city of Amhara Region), respectively. The total population of Dera woreda was 246,351; in 2008; from this, 125,898 are male, and 120,453 are female (CSA, 2008). The estimated annual rainfall of Dera woreda is at the range of 1,000 to 1,500 mm. It is located between 560 to 3200 m above sea level. In Dera woreda, crop production and livestock are the major sources of income for rural households.

The road project involves upgrading the existing gravel road to asphalt concrete and widening its width and also needs more spaces for detour road. Furthermore, the road covers the construction project of 76.6 km road from Hamusit to Estie at the cost of 1.4 billion Birr. The road project is constructed by Ningxia Communication Construction, a Chinese Company, and the project consultants are Hatem & AL-Amin Consulting Engineering and Core Consulting. After completing the road project, the government expects to improve farmers' access to markets, decrease traveling time, and make it easier for the communities to reach socioeconomic services. The details of the study area are described below in figure 3.

Figure 3: Location map of the study area



3.3. Research Approach

In this research, the researcher will use case study research. As pointed out by (Atmowardoyo, 2018) in his study, the case study research approach refers to an intensive investigation of a single community, a unit of organization, or a particular event with unique characteristics. Furthermore, case study researches concentrates on *“the search for meaning and understanding, the researcher as the primary instrument of data collection and analysis, an inductive investigative strategy, and the end product being richly descriptive.”* (ibid)

Therefore, case study research was used for this study, to empirically explore the main challenges faced during the expropriation process in Hamusit-Estie road project. Moreover, it also supports to identify the expropriation practices in the area related to valuation, compensation and socio-economic impacts of land expropriation activities. Therefore, to achieve the objectives of the study qualitative methods (both interviews with key actors and focus group discussion with some of the effected people) and quantitative research method (via a questionnaire among a representative sample of affected people) was used. Besides, for this research approach, three stages were implemented based on the study's objective. These include the pre-fieldwork stage, fieldwork stage, and post-fieldwork stages. The detail of the workflow is indicated in *Annex 2*.

3.3.1. Pre-Fieldwork Stage

The pre-fieldwork stage incorporates the formulation of the research problem, research objectives, and questions. Furthermore, the conceptual framework and the study area are also identified in this stage. The design of questions for key actors and focus group discussion comprised the critical parts of the research to examine the study's expropriation procedures, valuation methods, and compensation practices. In addition to this, questionnaire interview were prepared to gather quantitative data.

Sampling Techniques and Its Sampling Size

The researcher used two sampling techniques in the study area. The first one is purposive sampling techniques to select key actors like property appraisers, rural land administration officials, experts and focus group discussion participants. The benefit of purposive samples is to pick the appropriate person to be included in the sample. Furthermore, the second sampling technique the researcher used is Simple Random Sampling to select the respondents from the expropriated landholders to manage the population in the study area. The sample size of the study area was determined by the researcher based on (Yamane, 1967) formula that is;

$$n = \frac{N}{1 + N(e)^2}$$

Where n is the sample size n

N = the population size

e = the level of precision and

1 = designates the probability of the event occurring

The sample size for the study was selected with a 95% confidence level with e = 0.05. The study area's estimated population size (affected landholders) is 80. So, when the above formula applying the sample size is 67.

3.3.2. Fieldwork Stage

In the fieldwork stage, the researcher used several data from various sources to meet the study's aim to examine expropriation challenges in large infrastructure projects in the Hamusit-Estie road project. Moreover, the purpose of this stage is to achieve the research objectives and questions of the study. Therefore, the fieldwork stage consists of both primary and secondary data collection instruments (methods). Primary data was collected through interviews, questionnaire interview, and focus group discussions (*See Annex 6*). Secondary data was collected from project documents, legal frameworks, public participation agendas, and other relevant documents or literature. In the fieldwork stage, I did interviews, questionnaire interview, and focus group discussions, from 15 February 2022 to 7 March 2022.

Key Actors Interview

Interview a selected people who are likely to supply needed information, ideas, data and insights on a particular case or topic is known as key actors (Kumar, 1989). Accordingly, the key actors to be interviewed are rural land administration officials, rural land administration experts who are participating in the expropriation process, and property appraisers. The interview guide of semi-structured interviews employs a blend of open and closed-ended questions that are used to collect the information required to answer the research question. The benefit of semi-structured interviews is the interviewers can prepare questions in advance to assist them leading the conversation and keep the participants on track. Therefore, the semi-structured interviews were conducted physically. Moreover, the key actor interview was recorded by the researcher. The details of the key actors are described in table 1.

Table 1: The list of key actor respondents

Key Actors	Institution or Organization	Job Position	Approximate Number Involved
1	Rural land administration office	Official of the Organization	1
2	Rural land administration office	Land use experts	2
3	Rural land valuation office	Land valuation experts	5
4	Hatem & AL-Amin Consulting Engineering	Right of way expert	1

Questionnaire Interview

The questionnaire interview was designed based on the stated research objectives and questions. The respondents for this interview questionnaire are the expropriated populations. The questionnaires were prepared to answer issues like socio-economic effects of the project before and after expropriation and expropriation procedures in practice during the road project and challenges facing the existing expropriation practice. Moreover, it given an insight in to their participation during the expropriation process and the transparency of the expropriation practice on valuation of property and compensation, etc. The researcher (or assistant data collectors) was asking the respondents individually because it allows expressing their feelings or opinions without any influence. The household survey was conducted in the Amharic language because most of the farmers in the area cannot speak, read, and write the English language. For the purpose of analysis, the questionnaire interview was recorded by the researcher. The details of the questionnaire interview are described in table 2.

Table 2: Respondents for questionnaire interview

Questionnaire Interview	Status	Approximate Number Involved
1	Expropriated Landholders	67

Focus group discussion

In the focus group discussion, *“the researcher explores the perception, experience, and understandings of a group of people who have some experience in common with regard to a situation or event”* (Kumar, 2019). Therefore, in this situation, the researcher plays the role of facilitator of the group discussion between (O.Nyumba et al., 2018) representatives of the expropriated landholders (participants). The Focus group discussion was conducted based on the research objective.

For this study, the participants were divided into two groups based on their sex because, in the study area, most women do not express their ideas freely with men. Therefore, one group comprises of 3 to 4 participants. The discussion was conducted in the local language, i.e., Amharic, and recorded, and later translated by the researcher into English. The data in table 3 shows the participants of the focus group discussion in the expropriation process.

Table 3: Respondents of focus group discussion

Focus Group Discussion	Status	Approximate Number Involved
1	Male representatives of the expropriated landholders	4
2	Female representatives of the expropriated landholders	3

Secondary Data Collection

Regarding secondary data, the researcher gathered data like public participation agendas, lists, and numbers of expropriated landholders, cadastral maps, and land expropriation reports collected from the woreda rural land administration office. Besides, project documents related to expropriation, valuation, and compensation, as well as the road plan were used from the road project's contractors. Generally, proclamations, regulations, and other relevant data were also used as a secondary source of data.

3.3.3. Post Fieldwork Stage

In the post fieldwork stages, both qualitative and quantitative data were organized and processed to execute the analysis of the study. Therefore, qualitative data were collected from rural land administration official and experts, expropriated population, legal frameworks, and public participation agendas are processed manually. Then the recorded interview data were transcribed manually in Microsoft Word to be used for analysis.

On the other hand, quantitative data were collected from expropriated population and focus group discussion, rural cadastral office and project documents are processed by SPSS and MS EXCEL sheet. Also, GIS software was used for analysis of the effected amount of land. Then finally, data are analyzed and presented using descriptive statistical analysis, with the help of charts, graphs, and tables.

3.4. Ethical Consideration

Ethical considerations are crucial, particularly in research. Therefore, ethical considerations that must be considered while doing the research project are maintaining the confidentiality of the information provided by the participant, collecting data, consent of participants, avoiding bias, using appropriate research methodology, no incorrect reporting, and anonymity of the participant, etc (Kumar, 2019). In view of this, before beginning data collection, each time the researcher explains the purpose of the research, what type of information is required from the respondents, and mentions the overall benefit of the study. Moreover, the researcher also gives the participants time to ask questions and understand the overall information sheet that was handed to them and let them decide whether they volunteer to participate in the study. The respondents who agree then will sign the informed consent form before the data collection can begin.

Furthermore, to maintain the confidentiality of the respondents, the researcher did not mention their names in the data collection process and the data was managed carefully during the questionnaire, interview, and FGD. The researcher requests the respondent's permission to record the interview and share the required information in the introduction parts of the interview. Besides, before the fieldwork begins, the researcher was taking an introductory letter from the University of Twente to show or present the legality and purpose of the research for concerned bodies like rural land administration officials, Dera woreda administrator officials, and road project contractors.

Generally undertaking research was not an easy task, especially collecting data from the field area.

3.5. Concluding Remarks

Under this chapter the research approach and methods used to conduct the study are elaborated. More details are given in the research matrix and operationalization of variables added as *Annex 3* and *4* respectively.

4. RESULT

4.1. Introduction

This section presents the results of the research objectives and sub-objectives collected from affected landholders, key informants, property appraisers, and representatives of the expropriated landholders. Mainly, it describes the procedures of expropriation practice in rural areas and the participation of the affected people in the study area. This chapter identifies the major challenges faced during the expropriation process on the Hamusit-Estie road project. Also, it examines the socio-economic impact of land expropriation on the affected landholders living conditions.

4.2. Procedures of expropriation in rural area

According to the revised “*Amhara Regional State Proclamation no. 133/2006; the authority of expropriate rural land from any holder or user for the public service by paying proper compensation in advance*”. However, in the study area, expropriated landholders leave their lands without prior payment of compensation. Therefore, the practice of expropriation is quite different from the legal framework. So, this section tries to assess expropriation procedure practices on the Hamusit-Estie road project. Hereunder the basic indicators of the expropriation procedure are provided.

4.2.1. Planning Stage

According to the responses of key informants, there are three main steps or stages in the planning stages of expropriation procedures; the first step is pre-planning, the second one is actual planning, and the third one is after planning.

In the first planning stage of the expropriation procedure, the developer of the road project sends the road project's design and detailed data required for land needed for its works before one year of the commencement of the work to the woreda administration office. After that, the woreda administration office discusses the development project and checks whether it is in line with the area's local development plan or structural plan.

In the actual planning stage, road contractors and consultants discuss with higher government officials of Dera woreda to inform their responsibilities and rights during the construction. Moreover, it will also create a good working environment with the local government officials and community. Furthermore, at this stage, the woreda rural land administration office organizes property appraiser experts to mark the site in the field (survey) and identify those whose properties are affected due to the road project.

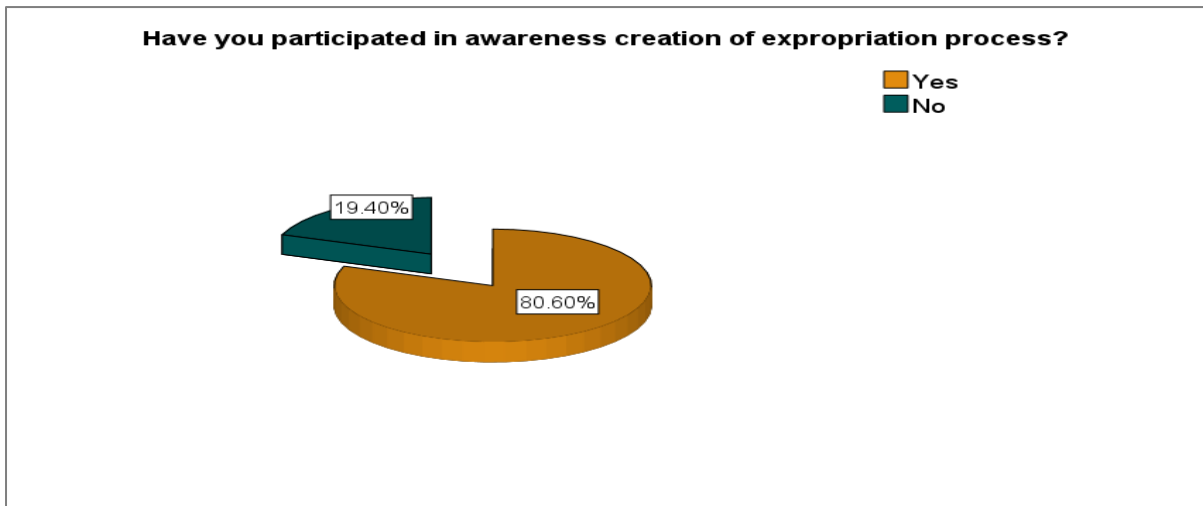
In the third stages of planning, the list of the expropriated landholders is send to the woreda administration office for further processing. Generally, from the above steps of the expropriation procedure, only the second stage requires a field visit to indicate the location of the identified place to be acquired to construct the main road.

4.2.2. Publicity Stage

Once the affected area is identified, the woreda administration office prepares a public meeting with the expropriated landholders to inform them their lands are required for the road project. The public meeting will be conducted if 2/3 of the expropriated landholders are available for discussion. Furthermore, the government officials use different awareness methods like campaigns, letters, and brochures to explain the expropriation process and compensation and also to ensure that affected landholders are mobilized as participants in the road project. As part of the publicity stage, the woreda administration office sends a letter for each affected landholder to be present at their parcels during the demarcation of lands and counting of land assets before expropriation and demolition.

According to figure 4, out of 67 respondents, majority (81%) of the expropriated landholders participated in the awareness creation. However, the key informants from the rural land administration officials, estimate that about half (41-60%) of the affected people were aware of the expropriation procedure. This shows that there is a difference between the key informants and landholders' response.

Figure 4: Awareness creation in expropriation process



Source: Field studies, 2022

4.2.3. Valuation Stage

At valuation stage, the woreda rural land administration office organizes representatives of the expropriated landholders, property appraisers, and right of way experts as an observer. Following this, property appraisers count and measure the expropriated property and then reach an agreement with the affected landholder by signing their signatures and using the stamp of the rural land administration office. Finally, at this stage, expropriation begins. After this process of the expropriation procedure, property appraisers use the current market value of each property from different institutions like the woreda agricultural office, woreda forest production office, woreda trade and industry office.

In this study, property is defined as an object that have legal rights or responsibilities. Moreover, the object should be tangible and attached to the physical pieces of land.

Property appraisers begin by estimating each property of the affected landholders. However, some of the properties are not considered for compensation during the valuation process.

For instance, spices and herbs are not considered during the valuation process because they are not included in the legal frameworks. For example, on a farm containing half maize and half spices, only the mazes will be appraised and not the spices. This implies that not all types of crops are compensated.

4.2.4. Compensation Stage

Once the estimation of the expropriated properties is completed the document is sent to the woreda administration office for approval. After that, the affected landholders are notified of the amount of compensation by the woreda administration office. Then the expropriated landholders receive their compensation in cash.

According to the ANRS proclamation no. 133/2006; article 28(1) the affected landholders should receive proper compensation in advance. However, in the study area, all the expropriated landholders are not receiving compensation before expropriation. This implies there is a contradiction between the legal description when compensation should take place and the actual in practice.

The woreda administration office pays compensation for those whose property are demolished due to the road project and have proof of ownership are documented legal landholders. All the respondents had registration documents (green book), and this implies that all the respondents are qualified for some kind of compensation.

The key actors from the rural land administration official estimate that between (41-60%) of the expropriated landholders who are supposed to get compensation did not get compensation yet because of ongoing grievances and appeal claims. In addition to this, those whose properties are covered by eucalyptus trees are not receiving any compensation. Responses from property appraiser participants also revealed that the federal and regional government laws clash with each other for eucalyptus trees. Because of this, they count the number of trees, encode it into the computer, and finally wait for the government's

response. There is no agreement on how to value eucalyptus trees and as such there is ongoing discussion with government since start of the expropriation project. All of the above shows that the compensation stage is not running very well.

4.2.5. Appeal Stage

In the appeal stage if the expropriated landholders are not satisfied with the payment of the compensation, they have the right to appeal to the woreda first instance court.

According to proclamation no. 1161/2019; article 20(1,2), if the affected landholder is not satisfied with the decision of the complaint hearing body, they *“shall file an appeal to the appeal hearing council (first instance court) within 30 (thirty) days of the receipt of the written notice of the decision thereof”* and then a regional high court. The right of appeal to *“the regular high court lies within 30 days of the receipt of the decision in writing.”* The regional high court decision is the final one in the study area.

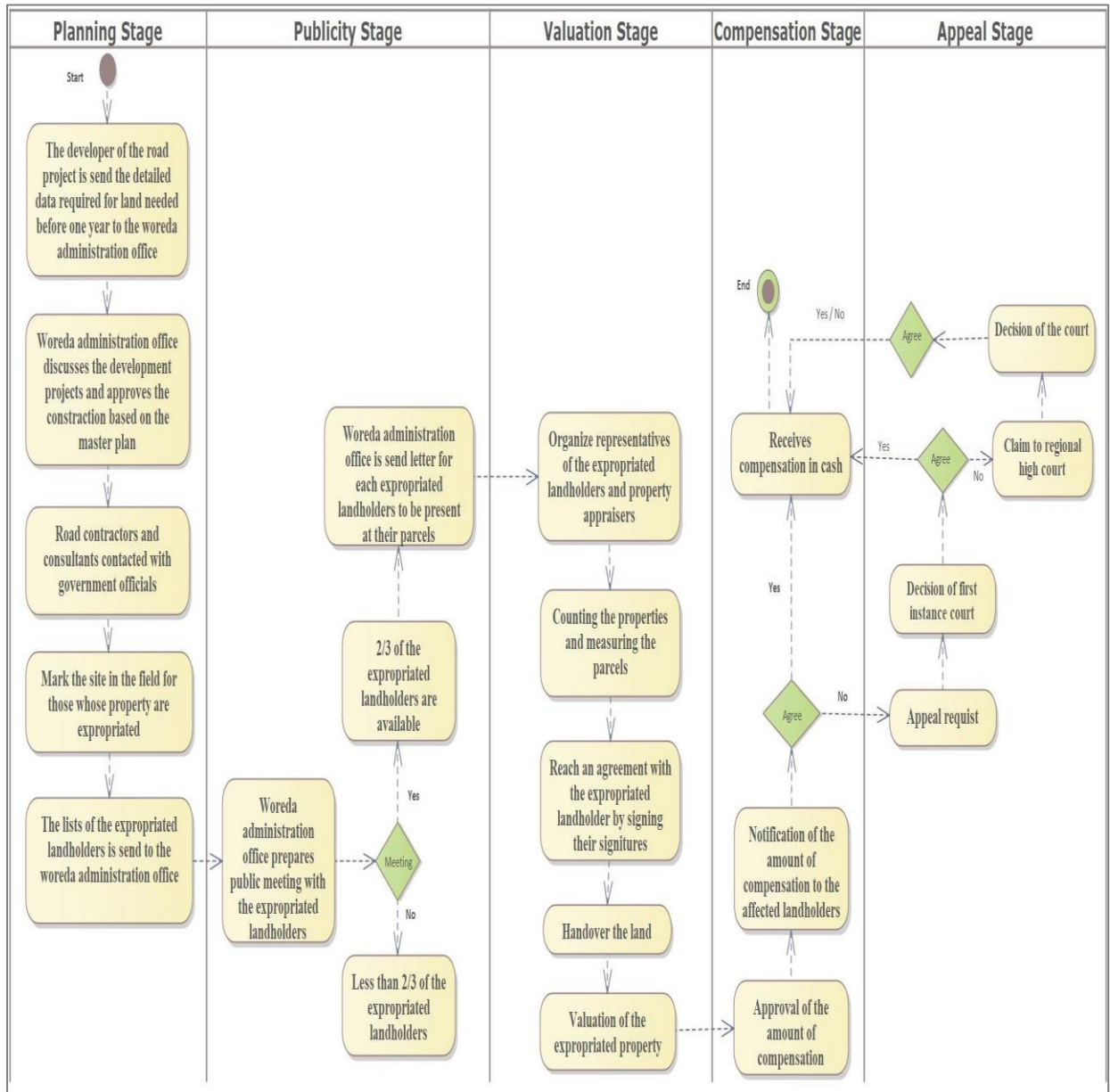
The interview result with rural land administration official shows that a range of 0-20% of the affected landholders did have requested an appeal against the compensation offered. Although only ranges of 20% are reported to appeal, most of the expropriated landholders expressed not being satisfied with the payment of compensation. But they are not requesting an appeal because they believe that they will not win the case. This implies that peoples are afraid to request appeal because of the long process and also, they think that judges are on the side of the government.

In the appeal stage, the affected landholders who request an appeal do not get the compensation payment until the court decision is finished. Moreover, those who have a financial terrible will not appeal because they will not receive the compensation payment for a long time.

4.2.6. Expropriation procedure diagram

In this section, the entire process of expropriation procedure in the Hamusit-Estie road project is summarized in this diagram. The diagram includes the details of each step as described in the previous sections.

Figure 5: The expropriation procedure in Hamusit-Estie road project



4.3. Participation and transparency of expropriation process

4.3.1. Method of Participation in the Expropriation Process

In the study area, there are different methods for people to participate in the expropriation process;

A. Public Meeting

The public meetings were held once a month and have been made in woreda administration auditorium, schools and churches. Moreover, the meetings were also conducted in Geregera kebele farmers training centre. Participants of the public meeting included affected landholders, religious leaders, kebele administration officials, woreda administration officials, rural land administration experts and officials etc. The objective was to provide information on the current legislation and procedures of expropriation, and to receive the ideas of the affected landholders and stakeholders related to the road project. In addition to this, it ensures community participation in infrastructure projects. In the public meeting, the affected landholders actively participate in selecting their representatives by majority vote. The criteria of the representatives to participate in the expropriation process were that they must be accepted by the

communities and at least they are educated in primary school. This minimal level of education was used as a requirement because most of the affected landholders were uneducated in the study area. As a result, all of the community representatives completed only primary school. The community requires some skills from representatives, like well-understood tape measurements and regulations of expropriation. Furthermore, the role of the representatives is to solve boundary conflict problems and protect the communities benefit. The government also expects the representative of the community to be actively participated in the expropriation process. All of this shows the affected landholders were represented by their members in the expropriation process of the road project.

B. Indicating Boundaries

During the demarcation of boundaries for the identified land, the expropriated landholders participate by indicating their parcel boundaries (figure, 6) and their neighbours to property appraisers. Moreover, they also participate by showing their green books (proof of ownership) or landholding title during the survey of their land. This shows that the affected landholders actively participate in the field survey. Apart from this, property appraisers identified the land use type of the property by using the green book.

Figure 6: Pictures of the affected landholder indicating boundaries in the field



C. Counting Properties

In the field area, the affected landholders actively participate by counting and registering (manually) the demolished properties with property valuers. Then they will reach an agreement about the number and type of the property. Finally, the expropriated landholder puts his signature in the confidential document. However, almost all the affected landholders stated that the number of properties counted in a parcel was quite different from the number encoded by the computer. For instance, property appraisers counted ten trees in the field in one expropriated farmland, but the number encoded from the computer for this land was seven trees. This implies the reason has not been clarified, but it assumes it is to save the government compensation payment cost.

4.3.2. Access to Information About Expropriation Process

Access to information on the expropriation process is essential for enabling affected landholders to perform their rights and responsibility, monitor, and hold the government to account effectively. According to the information obtained from the interviews, there are different methods through which expropriated landholders access information on the expropriation process as follows;

A. Public Meeting

The information obtained from the focus group discussion and expropriated landholders showed that they were accessing information related to the expropriation process in the public meeting. Hence, they take information like what document they should bring when their land is measured and released. This shows that, the affected landholders can access some information during the public meeting.

B. Brochures

The field survey revealed that the affected landholders had access to information through brochures. Brochures contain information like requests for grievances or appeals if they are dissatisfied with the payment of compensation. Moreover, it also contains information on the road project's overall benefits for the local community and the government. This implies that landholders access important information through brochures.

C. Kebele rural land administration experts and representatives of affected landholders

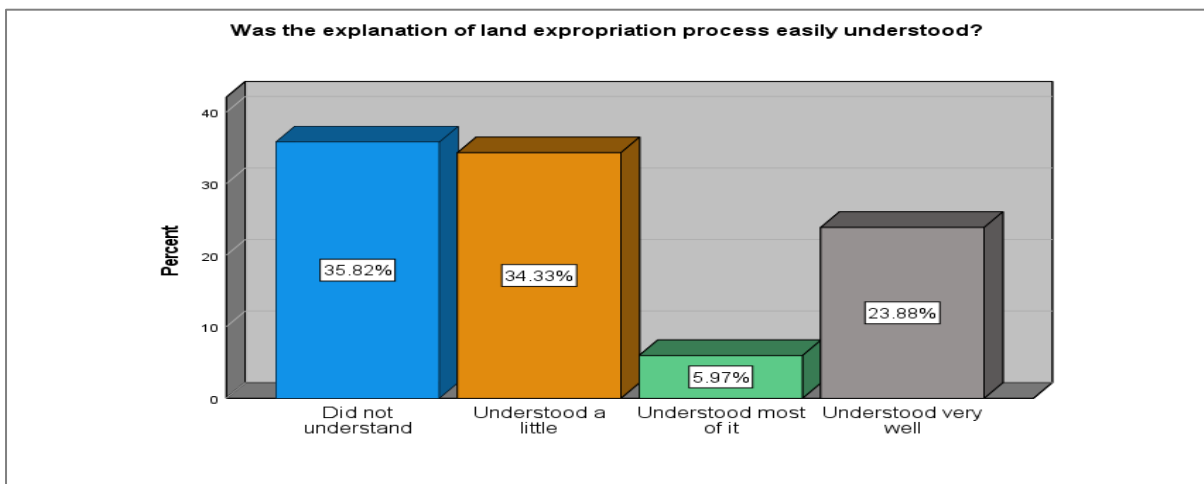
The affected landholders have access to information about the expropriation process by asking the kebele rural land administration experts and their representatives for relevant data missed during the public meeting and in brochures.

4.3.3. Openness of Expropriation Process

Transparency can be essential for decision-making to be open for stakeholders and affected landholders. It encourages landholders' involvement effectively in decision-making. Furthermore, applying a transparent and clear expropriation process is essential to ensure the satisfaction of expropriated landholders and to minimize unnecessary grievances between the government and affected landholders.

In the study area, most of the expropriated landholders mentioned that the process of land expropriation was explained to them during the public meeting and awareness campaign. However, figure 7 shows, that most the affected landholders have not clearly understood the explanation of the expropriation process. Thus, about less than half (36%) of the total respondents did not understand, less than half (34%) of them understood a little, minimal amount (6%) of them understood most of it, and less than quarter (24%) of the respondents fully understood the explanation of the expropriation process.

Figure 7: Explanation of land expropriation process



Source: Field studies (2022)

The same kind of questions was asked in focus group discussion participants, and all of them agreed that around half (41-60%) of the affected people found the number of steps unclear and did not fully understand the expropriation process. This implies that the number of steps of the expropriation process unclear. Furthermore, awareness creation is not consistently given to them; as a result, it's difficult to understand each step of the expropriation process. This shows that most peoples do not understand everything that is going on in the road project.

4.4. Valuation Method

In Ethiopia, as stated in proclamation no. 1161/2019; art.12(2), "the amount of compensation for the property situated on the land shall cover the cost of replacing the property anew." Therefore, in Hamusit-Estie road project to determine compensation of the expropriated property appraisers applying cost replacement method. But

they did not apply the whole procedures of cost approach. For instance, well maintained of the building were not taken into account during the valuation calculation. Furthermore, they did not consider the location of the property and the market demand.

On the other hand, the interview results from property appraisers revealed that they use current market value data from different governmental institutions to determine compensation. But focus group participants mention that properties like houses, crops, trees, grass, fruits, etc., are estimated based on the outdated market value data. For example, to estimate the compensation, properties were appraised in July 2020, but affected landholders received compensation payment in March 2021.

According to (CSA, 2021), in Ethiopia, the inflation rate had increased by 26% in July 2021 compared with the year observed in July 2020. This shows there is high inflation in the prices of properties and commodities, but property appraisers did not consider the inflation rate during compensation estimation.

In addition to this, affected landholders were not receiving compensation for the cost of removing, transporting, and erecting their new property. However, proclamation no.1161/2019; art.12(5) *“the property on the land can be relocated and continued its service as before, the cost of removing, transporting and erecting the property shall be paid as compensation.”* This implies that the compensation paid to the affected householders may be inadequate to rebuild or replace their demolished properties, or to establish the standard of living before expropriation. Moreover, the compensation estimation contradicts the legal framework.

4.5. Summary for Results for Sub-Objective 1

In summary, this sub-objective’s results show the procedure for expropriation, the participatory and transparency of the expropriation process, and the valuation methods.

The expropriation procedures consist of several processes like the planning stage, publicity stage, valuation stage, compensation stage, and appeal stage. Therefore, there are three steps in the planning stage, i.e., pre-planning, actual planning, and after planning. As a rule, from the steps mentioned above, only actual planning requires a field visit. On the other hand, government officials use different awareness raising methods like public meetings, letters, campaigns, and brochures in the publicity stage. Next is the valuation stage, properties are measured and counted, and appraisers begin by estimating each property of the affected landholders. Furthermore, during the valuation process, some of the properties like spices and herbs are not considered for compensation. Afterwards, payment of compensation will follow for those who have legal documents. However, the compensation process is slowed down by contradictions within the legal framework on how to estimate assets like eucalyptus trees.

In the appeal stage, the affected landholders that are not agreed with the payment of compensation, can appeal. Basically, in the study area, all of them have registered documents and qualified for appeal, but majority does not appeal because they are afraid.

In the study area, the affected landholders use different methods of participation in the expropriation process, through the public meeting, by indicating boundaries, and counting the demolished properties with property appraisers. For instance, in a public meeting, landholders actively participate by selecting their representatives. Moreover, they are also involved by indicating the corners of their parcel boundaries and counting and registering their properties.

Affected landholders can access information related to the expropriation process through public meetings, brochures, and by asking their representatives and kebele rural land administration experts.

Transparency of the expropriation process makes affected landholders aware of the status of the land, that is, their rights, restrictions, and responsibility for the property. Moreover, it improves peoples' confidence in governments and public infrastructures. Therefore, in the Hamusit-Estie road project, the local government tried to give some explanations of expropriation processes during the awareness creation. However, most of the affected landholders did not find the number of steps clear from the explained expropriation process. The reason behind this is that awareness creation is not consistently given in the area. In the study area, to estimate the compensation of affected landholders, property appraisers use only the cost replacement method. However, they do not considered the level of well maintenance of the building and the location of the demolished property during the valuation process.

4.6. Socio-economic impacts of land expropriation

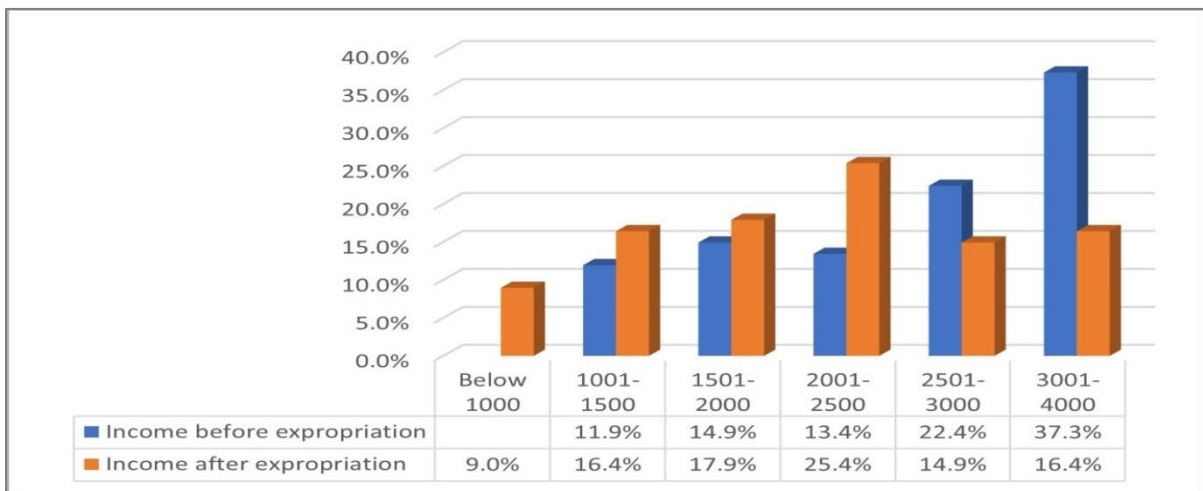
This section shows the impact of land expropriation on the affected landholders’ finance, community-based organization involvement, and social service and utility.

4.6.1. Income

As the questionnaire data indicates, all the affected landholders mention that their income level has decreased due to land expropriation in the study area. This implies the compensation system and the implementation process damage the landholders’ economic conditions and rights. For instance, proclamation no. 1161/2019; on article 13(1(c)) says that "where equivalent land is not available in the area, the landholder shall be paid displacement compensation which is equivalent to fifteen times the highest annual income he generated during the last three years preceding the expropriation of the land." However, this compensation system does not consider the farmers' holding rights to use the land for a lifetime, as stated in the federal and regional rural land administration and use proclamation; art.7(1) and art.5(3) respectively. The compensation that they receive from the government does not replace their incomes from the land. As a result, landholders lose their lifelong income from the land and land-related properties.

Figure 8; shows, the changes of monthly income of the expropriated landholders before and after land expropriation.

Figure 8: Subjective impression of the monthly income of landholders before and after expropriation



Source: Field studies, 2022

As shown in figure 8, the number of expropriated landholders with a monthly income average of ≤1500 Ethiopian birr (26.93 €) was 11.9% before expropriation, whereas majority (88.1%) of affected landholders earn between 1501 and 4000 Ethiopian birr (26.94 and 71.80 €). However, after expropriation, those whose properties are lost due to the road project, their monthly income levels become ≤ 1500 Ethiopian birr (26.93 €) and show increase of 11.9% to 25.4%. Furthermore, those earning monthly income ≥ 1501 Ethiopian birr (26.94 €) decreased from 88.1% to 74.6% after expropriation. Generally, the monthly income levels of the landholders between 3001 and 4000 Ethiopian birr (53.87 and 71.80 €) decreased from 37.3% to 16.4%. This implies that with those earning higher are mainly affected.

According to results obtained from the survey questionnaire and FGD, the affected landholders reduced their income levels because they lost their agricultural incomes from the land and assets.

4.6.2. Social Services and Utility

Social services are the most necessary for the welfare of human beings and to ensure economic development in any country, especially in rural areas. Almost none of the expropriated landholders' in residential areas are affected due to the road project, except for a few in the study area. So, the results concerning social services in rural area are situated as follows.

A. Health Institution

In Dera woreda, there are so many governmental and private clinics, health centres, and reference hospitals. However, in and around the study area within the woreda there are two clinics and one health centre. As the finding of the study indicates that the former settlement was on average 2 km away from governmental health centres whereas the new residential area is on average 5 km far from health centre and clinic. The respondents also revealed that, there is increased distance between their residence site and the health institution. The above findings depicted that, 5% of households lost the location advantage of their previous settlements and are exposed to various financial expenses such as transportation to reach the health institutions. However, 95% of the expropriated landholders mention that before and after expropriation, their residential areas that not much distances to the location of health institutions. This implies little difference from healthy institutions because of expropriation.

B. Educational Facilities

In Geregera kebele, there is only one primary school. However, around the study area, three primary schools, two high schools (9-10), and two preparatory schools are owned by government organizations. As the finding of the field surveyed indicates, the respondents revealed that there is no difference in most educational facilities both before and after expropriation, but a few respondents mentioned that preparatory schools are a bit far away from the new residential settlements. This shows that educational services before and after expropriation their distances are unchanged from the residential houses of the affected people.

C. Market and Water Utilities

Providing access to utilities such as water and market are crucial to creating favourable conditions for expropriated landholders. Moreover, the findings of the study ascertain that after expropriation, the new residential places increased their distances from water utilities and market areas compared to their previous locations. However, most of the affected landholders, before and after expropriation, the distance between their residential areas and water and marketplaces are almost similar. Therefore, the majority of the respondents explain that they can easily access water areas by walking some distance. Furthermore, they can access market areas for an average of 30 minutes walking. This implies that the affected landholders' residential areas are not far from market and water utility areas after expropriation.

4.6.3. Involvement of Community-Based Organization

In the study area, there are different methods for people to participate in the community-based organization like Iddir (is a traditional burial association organized by voluntary communities when adverse situations happen to one of the family members), Iquib (is a traditional rotating credit association dealing with saving money with voluntary members) and Mahber (is a traditional religious association that collectively deals with their spiritual satisfaction and supports members).

In this section, the survey results show the impact of land expropriation on the affected landholders' involvement in community-based organizations in Iquib, Iddir, Mahbers, etc.

As indicated in Table 4 below, results show that the majority (94%) of the affected landholders participated in community-based organizations before expropriation. However, after expropriation, this number decreases to 80.6%. Furthermore, in the study area, less than half (44.8%) of the affected landholders participated in all community organizations like Iquib, Iddir, Mahber, and a small amount (9%) of them involved only in Iddir, and the rest were involved at least in one type of community organization before expropriation. But after expropriation, those who were involved in all community organizations decreased from less than half (44.8%) to under a quarter (19.4%). In contrast, the number of affected landholders participating in Iddir increased from a small amount (9%) to a quarter (25.4%) of the respondents. In general, the involvement in community organizations highly fluctuated due to the expropriation of the landholders.

As the field survey indicates, the main reasons for reducing the participation of the affected landholders in community organizations were due to decreasing of agricultural incomes. Therefore, this implies that expropriation of land has a negative impact on the participation of the affected landholders in community-based organizations and farm productivity.

Table 4: Involvement of affected landholders in community organizations

How many community organizations were participating		Before Expropriation		After Expropriation	
		Frequency	Percent	Frequency	Percent
	Iddir	6	9.0	17	25.4
	Iquib	3	4.5	6	9.0
	Mahber	15	22.4	13	19.4
	Iddir and Mahber	9	13.4	5	7.5
	All	30	44.8	13	19.4
	Total	63	94.0	54	80.6
Missing	System	4	6.0	13	19.4
	Total	67	100.0	67	100.0

Source: Field studies, 2022

4.7. Summary for Results for Sub-Objective 2

This section presented the socio-economic impacts of land expropriation on the affected landholders. Specifically, it describes impact on income level, social services, and involvement in community-based organizations. Therefore, after land expropriation majority of the affected landholders decrease their agricultural income levels. Moreover, the payment of the compensation does not meet with the income they used to get from the land. This indicates that the compensation system and the implementation process damage the landholders' economic conditions and rights.

Social services and utility have minimal impact on the affected landholders before and after expropriation in the study area. For instance, most of the affected landholders residential houses that are not far from access to education, health institutions, market, and water utilities services after the losses of their lands. However, when we see the participation of the affected landholders in a community-based organization, most of them are involved in Iquib, Iddir, and Mahber before expropriation. But, after expropriation, the involvement in community-based organizations highly fluctuated due to the loss of incomes. Therefore, land expropriation has a negative impact on the participation of the affected landholders in community-based organizations.

4.8. Challenges faced during expropriation process in rural area

4.8.1. Main challenges in expropriation process

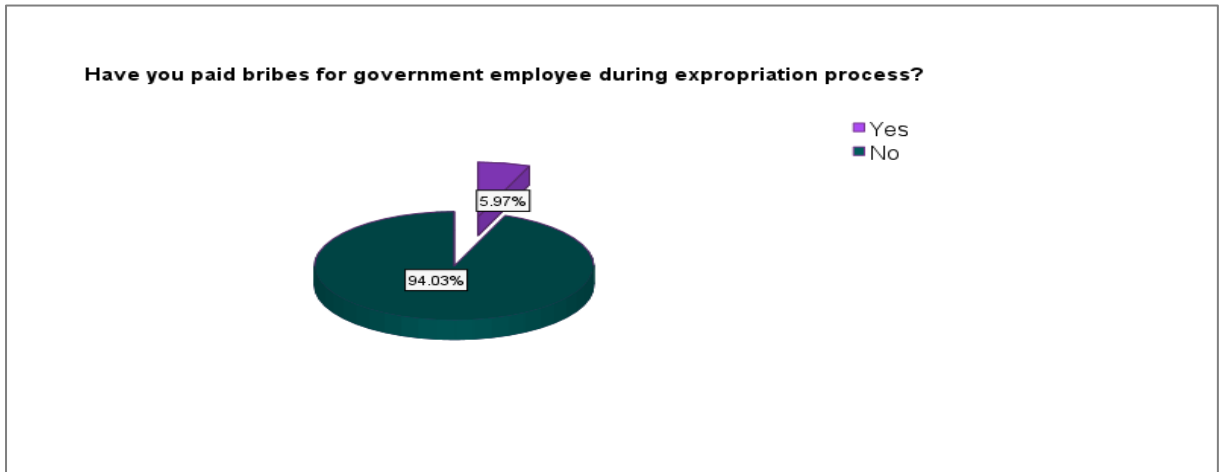
This section shows the kind of challenges faced in the expropriation process. Therefore, the results concerning this are situated as follows;

A. Corruption

Corruption means the abuse of government officials for private gain, including bribery, nepotism, and embezzlement. It deteriorates the people's confidence in governments and public infrastructure.

Figure 9 shows the findings from the surveyed expropriated households. According to the responses of the affected landholders, a small amount (6%) of the respondents mentioned that they paid bribes for property appraisers during the estimation of their fixtures. In contrast, the majority (94%) of affected landholders did not tell us they paid the bribe. A small number of affected landholders mention that those who paid bribes for properties during the estimation of fixtures may probably get more compensation. This suggests that corruption is not the main challenge of the expropriation process in the study area.

Figure 9: Percentage of government employees receives a bribe



Source: Field studies, 2022

In addition to this, the information obtained from affected landholders, some challenges faced during the expropriation process, such as improper measurement of lands and counting their fixtures. On the one hand, the focus group participants mentioned that one of the most challenging issues during the expropriation process is that the land use type of the land on the green book differs from when collected the data on the ground. For instance, the land use in the green book was agricultural land, but when collected the data, the land was covered by grazing land. Even so, the compensation payment takes place based on the land use as described in the green book. Therefore, the affected landholders and property appraisers will not reach an agreement with the land use type of the land. This shows that the affected landholders should update the land use type of land on the green book. Also, they mention resettlement packages are not developing in line with the expropriation process. Even if the proclamation no.1161/2019; art.16(2), clearly mentions, “*Regional States, Addis Ababa and Dire Dawa City Administrations shall develop resettlement packages that enable displaced people to sustainably resettle.*” This shows that after expropriation, some of the affected landholders might be landless or have migrated to urban areas. Furthermore, the key informant interview participants revealed that the valuation process was done without the presence of a few landholders. Therefore, all of this shows the expropriation process should give support and follow up by concerned bodies.

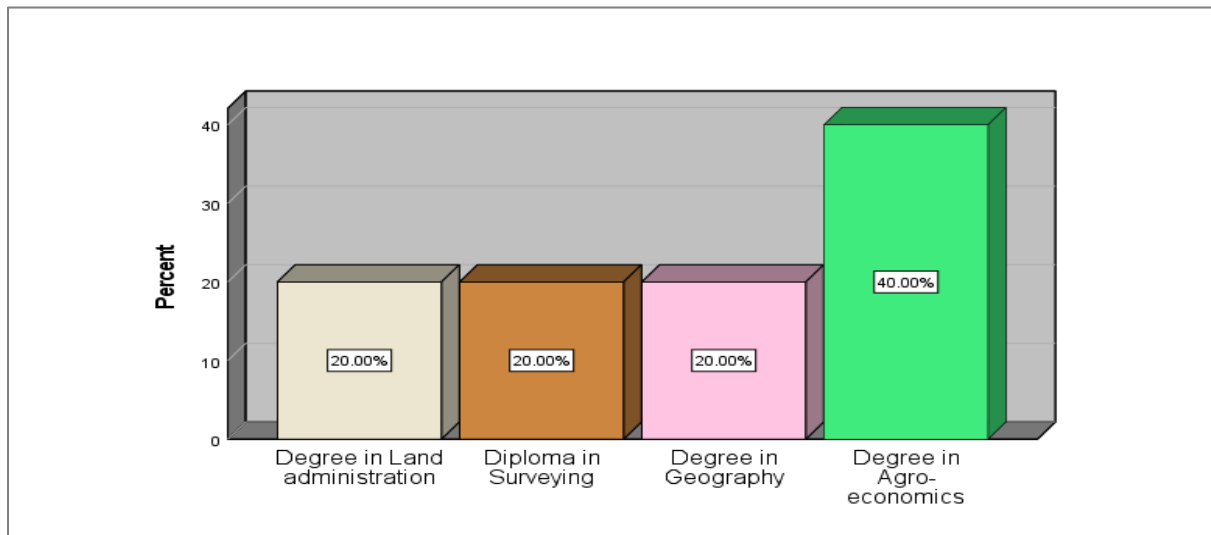
4.8.2. Key Challenges of Compensation

A. Unskilled Property Valuers

One of the compensation challenges in the study area is the professions of employees participating in the property valuation. The interview conducted with rural land administration officials mentions that the valuation committees were not formed according to the legal frameworks related to their professional skills because there is a lack of experienced and sufficient professional in property valuation.

The valuation committees' members comprise of experts of the rural land valuation office, Hatem & AL-Amin Consulting Engineering, and representatives of the affected landholders. However, the role of the community representative and the right of way experts of the road project employee are to solve the problems and observe the situation, respectively. Figure 10 indicates the educational status and specializations of the property appraisers.

Figure 10: Educational level and specialization of property appraisers



Source: Field studies, 2022

As shown in figure 10, the interview results with property appraisers show that less than half (40%) of them have a degree in agro-economics and (20%) also have a degree in geography. In contrast, the rests have diplomas and degrees in surveying and land administration, respectively. During the field studies, affected landholders had complaints about the amount of compensation for their properties. They believed that the poor estimation of fixtures was due to property appraisers' skill. For example, during the fieldwork, one of the affected landholders mentioned he receives compensation of only 16 ETB Birr (0.29 €) for his fixtures. All of this shows a gap in skilled human resources in property valuation, which is a severe challenge to the compensation process of the road project. This shows that the process deprives the affected landholder's property without adequate compensation.

B. Receiving inadequate Compensation

According to the Ethiopian Constitution under art. 40(8), the affected landholders should receive commensurate compensation for the property's value. However, the survey results with affected landholders mention they are not satisfied with the payment of the compensation. Table 5 indicates the responses of the affected landholders regarding whether they received fair compensation or not.

Table 5: Fairness of compensation paid

Have you received fair compensation?		
Responses	Frequency	Percent
Yes, I received	8	11.9
No, I didn't received	59	88.1
Total	67	100

Source: Field studies, 2022

The responses of the affected landholders in table 5, indicate that a small amount (12%) of the respondents mention they received fair compensation for their demolished fixture. In contrast, most (88%) of the affected landholders have the impression that they did not receive adequate compensation. This is because the valuation method used to estimate their fixture value is not following the legal

procedure. Moreover, they mention that the way of compensation is random. For instance, property appraisers estimate different compensation amounts for the same size and land use type of two separate lands. In addition, those who lose a large amount of land mention that the payment of compensation they receive is almost similar to that of one who loses a small amount of land. Therefore, the payment of the compensation doesn't replace the demolished property. All of this shows the actual way of estimation of fixtures is different from the legal framework.

On the other hand, the interview results with property appraisers revealed that the payment of compensation for agricultural and grassland are fair. However, the compensation for houses is not fair due to the high inflation of building materials. This shows that the valuation estimation did not consider the market value of the properties.

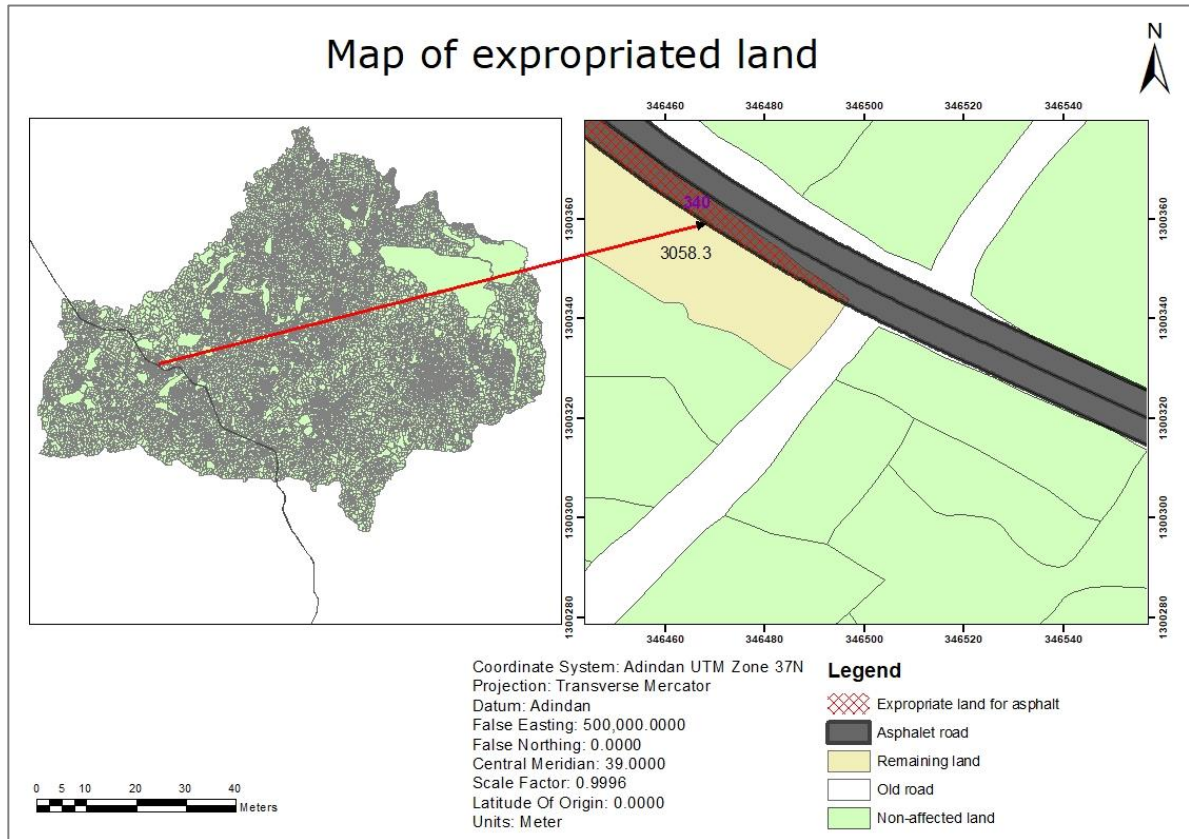
According to the discussion with the focus group participants, the main challenges facing the woreda land administration office during the implementation of the compensation of affected landholders for the road project were that the affected landholders are not paid compensation for eucalyptus trees because of ongoing discussion with the government. Moreover, responses from affected landholders' challenges experienced with compensation show that the procedure of the payment of compensation is time and cost-consuming. Also, its payment does not rebuild the demolished properties. Besides, they are not receiving compensation before expropriation even if the regulation permits. This shows a good intention of the regulation, but in practice, they are not correctly implemented.

According to the information obtained from property appraisers, the valuation rates for different properties differed from one woreda to another. For instance, in the Hamusit-Estie road project, the valuation rate for grassland had been estimated for a 1/m² of grazing land to be 19.50 Ethiopian Birr (0.35 €). However, in the Tenta-Wegel Tena-Kurba Junction Road project, the compensation for grassland valuation rate is for a 1/m² of grassland is 40 Ethiopian Birr (0.71€). All this show there are no established standards for unit rates of fixtures to estimate the compensation.

4.9. Land Taken for Road Project

The road project is to construct an existing gravel road to asphalt concrete, and its width is 7 m but not including the right and left sides of 1.5 m spaces for the ditch. Despite its essentiality, this kind of road project always affects some part of the communities through expropriation (figure 11). Therefore, to identify how much land area is being taken from affected landholders, the researcher used techniques of overlaying the cadastral map and road plan of the study area in ArcGIS software. Then deduct the affected land area required for the road project from the original land. Finally, we get the total summation of each land taken for the road projects.

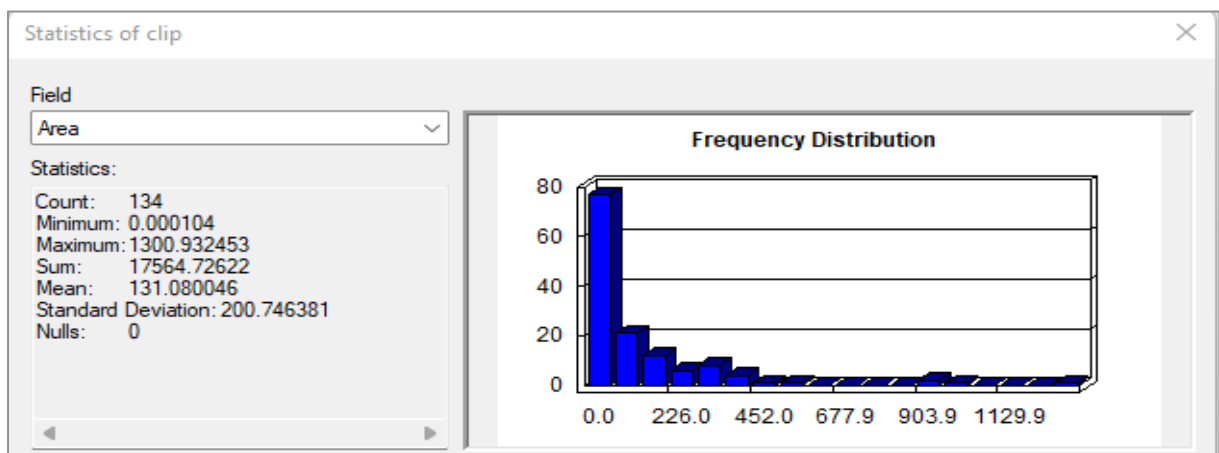
Figure 11: map of expropriated land in the study area



Source: Drawn by the researcher on top of the cadastral map supplied by the woreda rural cadastral office (2022)

According to figure 11, the result shows that 80 households (134 parcels) permanently lost 17, 564 m² of land after expropriation. Moreover, the average land area taken from the landholders is up to 131m². As we see from figure 12, those landholders who lost around 5 m² of their lands might not be affected or maybe keep their farming. However, those who lost half or the whole of their lands were highly affected due to the road project. This shows that some affected landholders lost a small amount of land, but others lost a lot. Therefore, its impact differs from person to person.

Figure 12: Area of land taken from the landholders



Source: Adapted from on top of information based on cadastral map supplied by the woreda rural cadastral office (2022)

4.10. Compensation practices of other countries

This section shows the good practices of China and Tanzania to overcome compensation challenges. Therefore, this section aims to learn important lessons from China and Tanzania to address expropriation and compensation challenges in Ethiopia.

The above countries are taken from two different continents, and they were selected based on a quick scan of 6 countries, the two that have interred more similarities to our legal situations, so we go on more depth here.

A. China

According to article 10, 2004 “*Constitution of the People's Republic of China*”, all lands are owned either by peasant collectively (rural or suburban land) or by the state (urban land). Individuals cannot sell or purchase land ownership in rural or urban areas. However, if farmers own the land collectively, “*it must first be expropriated and turned into government land, and then its landholding right for construction can be sold in the market by land auction.*” The government prohibits peasant collectives from changing agricultural land into lands for construction (Zhang, 2013).

On the one hand, peasant collective’s only transferred land ownership through expropriation by the government. In China, to construct different infrastructural projects, land expropriation is a common practice (Ghimire et al., 2017). Therefore, expropriation is conducted under the land administration law of the “*People's Republic of China*” (Chan, 2003). In addition to this, expropriation will take place based on the idea of public purpose (Vikram and Murali, 2015).

According to Vikram and Murali, (2015), the government of China pays compensation for affected agricultural parcel in three ways: compensation for loss of parcels, resettlement fee for affected landholders, and compensation for improvement on the parcel or green crop on the land. The compensation for expropriated land is estimated based on six up to ten times the average annual income in the past three years before expropriation (Ghimire et al., 2017). The compensation payment is insufficient the multiplier may be extended up to 15 years. However, the highest compensation payment for each expropriated hectare of land should not be more than fifteen times the average annual yield value in the previous three years preceding such expropriation (ibid). If the compensation payment for land and resettlement is insufficient to replace the demolished property peasant collectives may receive additional compensation. However, the total payable amount to these collectives is not allowed > 30 times the average yield income over the previous three years (Vikram and Murali, 2015).

Compensation for improvements and crops of the farmland is calculated by three to four times the average annual production income for three consecutive years before the handover of the land (Ghimire et al., 2017). Any improvement attached to the expropriated land and young crops its compensation rate is determined by provinces, regional states, and local municipalities (Chan, 2003). The valuation of the building is commonly estimated by its depreciation cost replacement method and includes “*all necessary fees and finance charges after allowing for age, condition and functional obsolescence*”(Wing and W.C.Lai, 1995). However, for compensation of land valuation, appraisers use a sales comparison approach and market economic principles (Ghimire et al., 2017).

Generally, from the experiences of the Chinese expropriation and compensation practices, the Ethiopian government could take the following lessons to overcome expropriation challenges.

- The legal framework could include compensation payment for land and adapt a sales comparison approach.
- In Ethiopia, the displacement compensation is estimated based on the highest one-year income for three consecutive years multiplied by fixed 15 years. However, we learn from China that multiplier could be flexible, and it maybe depends on the adequacy of the payment compensation.
- Ethiopia and China use the cost replacement method to estimate compensation for buildings. However, under this method, Ethiopia could take lessons like considering the building’s age, condition, and functional obsolescence.

B. Tanzania

All lands in Tanzania are the exclusive property of the state (Kombe, 2010). Moreover, it is also all the land is governed under the power of the president as a trustee on behalf of the people (The Village Land

Act, 1999). Based on the land act of 1967 and 1999, the president has overwhelming powers to expropriate landholders for public use anywhere in the country. Besides the president can change the land use type of one category to the other (The Land Act, 1999, section 4(7)).

According to the land law of Tanzania, any person who loses his property due to expropriation for a public purpose should be paid fair and adequate compensation by the government, which receives compensation equivalent to their demolished property (Kombe, 2010). Such “compensation is paid in favour of the physical properties, i.e., the exhausted improvements in favour of losses suffered or costs incurred as a result of such an acquisition.” In addition to this, different compensable items are included in the law, like compensation of land, buildings, and other properties permanently attached to the ground (Ndjovu, 2016). The spirit of the payment compensation is to replace the demolished property of the affected landholder with the previous position (Kombe, 2010).

Therefore, land value assessment for compensation is acquired through “*market value of the real property; disturbance allowance- transport allowance; loss of profits or accommodation, cost of acquiring or getting the subject land and any other loss or capital expenditure incurred to the development of the subject land*” (The Land Act, 1999).

Furthermore, the market interest rate should be considered, meaning the payment of compensation for expropriated landholders should be paid promptly. However, if the compensation payment exceeds more than six months, it will be charged an interest rate (Mramba, 2018).

In case the assessment involves a building, “*the market rent for the building shall be assessed and multiplied by 36 months in order to arrive at the accommodation allowance payable*” (Rutakyamirwa, 2002).

According to the Village Land Regulation (2001), described that, “*the market value of any land unexhausted improvement shall be arrived at by use of comparative method evidenced by actual recent, sales of similar properties or by use of income approach or replacement cost method where the property is of special nature and not saleable.*” On the one hand, when business is carried on the land, the net monthly profit will be stored by auditing counts required when “*necessary and applicable and multiplied by thirty-six months to arrive at the loss of profits payable*” (Regulation 15). Transport allowance has “*calculated the actual costs of transporting twelve (12) tons of luggage by rail or road (whichever is cheaper) within 20 km from the point of displacement*” (Regulation 17).

When the Government or the local government authority fails to pay prompt compensation, it will be bound to pay interest to affected landholders (Regulation 19(1)).

For this reason, “*where the amount of compensation remains unpaid for six months after acquisition or revocation, interest at the average percentage rate of interest offered by commercial banks on a fixed deposit shall be recoverable by the affected landholder such compensation is paid*” (Regulation 19(3)).

Overall, from the experiences of the Tanzanian expropriation and compensation practices, the Ethiopian government could take the following lessons to overcome compensation challenges.

- The land value could be included in the estimation of compensation payment and use the three valuation approaches, i.e., cost approach, sales comparison approach, and income approach, and applied based on the nature of the property.
- The regulation could consider the payment of compensation for loss of profits or accommodation of the affected landholders if they run businesses on the land.
- The compensation payment could be time bounded. However, if not paid within that fixed time, it will be bound to pay interest to affected landholders.

4.11. Summary for Results for Sub-Objective 3

This section presented the challenges faced during the expropriation process in a rural area. There are different challenges faced during the expropriation process in the study area, like corruption and lack of properly measuring parcels and counting their fixtures. Furthermore, problems of differing the land use type of the parcel on the green book and the practice on the ground and resettlement packages are not developing in line with expropriation.

On the one hand, the study revealed that the main challenges of compensation in the study area are the following; i.e., unskilled property appraisers participating in the valuation process, inadequate compensation payment, and the payment of compensation is time and cost-consuming. Besides, the valuation rates for different properties differed from one woreda to another.

In the study area, 80 householders are permanently losing 17, 564 m² of land for constructing an asphalt road project. Moreover, the average land area taken from the landholders is up to 131 m².

The experience of China and Tanzania can play a role in the development of Ethiopia to overcome expropriation and compensation challenges. Therefore, Ethiopia could take important lessons from China and Tanzania's experiences, as can be learned (See page 30 and 31).

5. DISCUSSION

5.1. Introduction

This section discusses the main findings of chapter four. Moreover, it relates or compares the study results with existing literature related to procedures of expropriation, socio-economic effect of land expropriation and challenges faced during the expropriation process.

5.2. Procedures of expropriation in rural area

In Ethiopia land expropriation shall only be undertaken under the federal and regional proclamations, regulations, and directives. The expropriation proclamation no. 1161/2019 and revised Amhara Regional State proclamation no. 133/2006; show that there is no straightforward expropriation procedure for which step comes first, but it has only some descriptions under each component. As a result the affected people have questions about the expropriation and compensation procedures (Persson, 2015).

The proclamation consists of several components or stages of the expropriation procedure like planning, publicity, valuation, compensation, possession, appeal, and restitution. In the revised “*Amhara Regional State proclamation no. 133/2006; art.28(1) the authority to expropriate rural land from any holder or user for the public service by paying proper compensation in advance.*” In addition to this, (FAO, 2008) shows that a well-designed expropriation procedure in infrastructural projects should include seven fundamental steps (As shown in chapter 2, figure 2), i.e., planning, publicity, valuation, compensation, possession, appeal, and restitution stage.

These guidelines also provide fundamental items to successfully applying the land expropriation processes. The findings suggest that the expropriation procedures of the Hamusit-Estie road project follows somewhat similar steps to those provided under (FAO, 2008). The steps include planning, publicity, valuation, compensation, and appeal stages (As shown in chapter 4, figure 5). Moreover, the practice in the road project indicates that at the valuation stage, the government takes the land (possession) from the landholders without early payment of compensation. Also, the study's findings suggest that the restitution stages are out of the expropriation procedures of the road project. This shows that the woreda administration officials give more attention to the road project rather than the expropriated landholders. Therefore, even where the land expropriation procedure component is conducted based on the legal frameworks, it is not fully implemented. Moreover, it also somewhat shifts from the international guidelines. The largest differences can be found in Hamusit-Estie road project possession of land is conducted before compensation payment. Moreover, it does not include the restitution stage for the affected landholders.

5.3. Participation and transparency of expropriation process

Unlike Ghana, where there is “*no legal requirement to involve the affected persons in the expropriation process prior to the publication of the executive instrument*” (King and Sumbo, 2015), the 1995 constitution of Ethiopia gives legal rights to citizens to participate in policies and infrastructure projects if their properties or livelihoods are affected. Art. 43(2) describes that; “*Nationals have the right to participate in national development and, in particular, to be consulted with respect to policies and projects affecting their community*” (FDRE, 1995). Involvement of expropriated landholders in expropriation process ensures community participation in infrastructure projects and reduces conflicts. The findings indicate that, in the expropriation process, the affected peoples participate through different methods like public meeting, by indicating boundaries and counting their demolished properties. All of this shows the active involvement of affected land holders in infrastructure projects contributes to successful completion of the road project within the given time and budget.

This result, supported by (Okumu, 2004 as cited in Martin, 2010), shows that the participation of the local community and concerned parties in expropriating private property for public use is essential to building a sense of ownership in the society. Similarly, (Ty et al., 2013) argued that “*participation of affected people in acquisition programs helps diminish adverse effects and severe vulnerability and thus enhances the chances of success for displaced people to adapt to new places.*” Also, (FAO, 2008) shows that the affected landholders' participation in

public meetings allows them to express their feelings or ideas and grasp necessary information related to the infrastructure project.

5.3.1. Access Information

According to Hoops et al. (2015) describes that *“access to the expropriation procedure is only granted to persons whose rights or legitimate expectations are materially and adversely affected by the administrative decision.”*

The findings show that expropriated landholders access information about the expropriation process through the public meeting, brochures, and by asking rural land administration experts and their representatives. This argument supports (FAO, 2008), noting that expropriated landholders can access information through oral communication if the areas have high illiteracy rates. Moreover, it also explains people can access information from a publication, radio, and television programs.

Therefore, accessing relevant information about the expropriation process helps affected landholders exercise their rights and responsibilities, control and hold the government to account effectively. This shows that access to information about the expropriation process creates accountability and transparency.

5.3.2. Transparency

Transparency refers to the access to information about the facts underlying the procedure and the details of the decision-making process (Hoops et al., 2015). Moreover, it is a necessary condition for effective participation. Applying a transparent and clear expropriation process is essential to ensure the satisfaction of expropriated landholders and minimize protests or conflicts between the government and affected landholders.

The data analysis shows that the number of steps of the expropriation processes in the study area is unclear for affected landholders, even if they had the process explained to them during public meetings and awareness campaigns. This shows that the expropriation process lacks transparency. However, this argument is contrary to the constitution of Ethiopia; article 12(1) (FDRE, 1995) states that *“to conduct affairs of government shall be transparent.”* Therefore, transparency is very crucial for the communities to participate in decision-making.

5.4. Method of Valuation

The findings revealed that property appraisers use the cost replacement method to value the compensation of the expropriated property. These results are supported by the proclamation no. 1161/2019; art.12(2), *“the amount of compensation for the property situated on the land shall cover the cost of replacing the property anew.”* However, appraisers did not apply the whole procedures of the cost approach. Similarly, (Tewachew, 2020) states that determining the compensation of the affected landholder's property appraisers did not use the procedures of the cost replacement method. This shows that appraisers did not consider the functional obsolescence of the building and the market demand for the fixture.

According to (IVS, 2021), there are three principal valuation approaches, i.e., the sales comparison approach, the income approach, and the cost approach. These valuation methods are internationally applicable to estimate the compensation of the expropriated property. This implies that the valuation methods applied in Hamusit-Estie road project did not follow the international valuation standards.

On the one hand, the findings show property appraisers did not use current market value data of properties. This indicates that the compensation paid to affected landholders may be inadequate to replace the demolished properties. Contrary to (ADB, 2007), these results suggest that estimating the compensation payment of the expropriated property's current market value data is crucial.

5.5. Socio-economic Impacts of Land Expropriation

The impact of land expropriation on the affected landholders is both; losing their agricultural incomes, as well as termination of social bonds with neighbours and relatives (Ding, 2007). As stated above, *“those individuals whose land is expropriated, it means the displacement of families from their homes, farmers from their fields and businesses from their neighbourhoods”* (Gebremichael, 2016). Similarly, the findings of this study indicates that all the expropriated landholders their income levels have decreased due to land expropriation. This implies the compensation system and the implementation process damage the landholders' economic conditions and rights.

Proclamation no. 1161/2019; in article 13(1)(c) says that *"where equivalent land is not available in the area, the landholder shall be paid displacement compensation which is equivalent to fifteen times the highest annual income he generated during the last three years preceding the expropriation of the land."* However, this compensation system does not consider the farmers' holding rights to use the land for a lifetime, as stated in the federal and regional rural land administration and use proclamation; art.7(1) and art.5(3) respectively. This finding is also supported by (Harris, 2015), who suggests that expropriating farmland deprives landholders of their most important income-generating assets and forces them to find new livelihoods. It is similar with the findings of (Schoneveld et al., 2011; Thondhlana, 2015; Wang et al., 2019) which shows that most of the affected landholder's income levels decrease after land expropriation. However, it is contrary to the findings of (Tuyen and Van Huong, 2014) who asserted that the loss of farmland has no negative impact on income levels.

On the other hand, providing social services and utilities is the most important for the affected landholders to create favourable conditions and enhance development. This implies that before and after expropriation, the distance to health centres, educational services, and market and water utilities from the residential homes of the farmers is not affected because most of the farmers stay in the same house. This is contrary to the case of (Bao 2020; as cited in Dires et al., 2021) who states that those who live in rural areas and are affected by expropriation have different accessibility to public utility services.

On the one hand, community-based organizations' local involvement helps the members to solve socio-economic problems, resolve conflicts, and strengthen social connections with neighbours and relatives. The findings reveal that most affected landholders were involved in community-based organizations like Iddir, Iqub, and Mahber. However, after land expropriation, the involvement of the expropriated landholders in community-based organizations decreased due to the loss of agricultural incomes. This finding is also supported by (Cernea, 1997; Robinson, 2003) mentions that land expropriation dismantles social organizations and connections. All of this demonstrates how land expropriation has a negative impact on farmers' livelihoods, particularly in economic and community-based organizations.

5.6. Challenges Faced During Expropriation Process

Expropriation of land is not always an easy process. It comes with different challenges (King and Sumbo, 2015). According to (Ameyaw and de Vries, 2021) in Ghana the challenges of land expropriation processes are *"lack of transparency in the process and among institutional divisions, and among stakeholders; fragmented institutional arrangements; identified in the sequence of the land acquisition stages; and identified in the acquisition process is not so much embedded in the stages."* Also, (Workineh, 2017) found that the main challenges for expropriation and compensation of road infrastructural projects are inconsistent design and frequent changes of the identified marks on the land.

The findings show that only a small number of affected landholders paid a bribe to property appraisers. This suggests that corruption is not the main challenge of the expropriation process in the study area. This argument supports the observation by (Elong et al., 2019) shows that corruption is a minor challenge in land expropriation processes in Uganda. However, *"delayed compensation payment, and access difficulties for families"* are the main challenges of land expropriation process in Uganda.

On the other hand, one of the most challenging issues during the expropriation process is that the land use type of the parcel on the green book differs from the use when the data is collected on the ground. The compensation payment takes place based on the land use as described in the green book. This result is contrary to the observation of (Ayitey et al., 2011) who asserted that appraisers should pay compensation for crops grown on the expropriated land.

Moreover, the findings suggest that resettlement packages are not developed in the study area. This implies that after land expropriation, for the affected landholders it may be difficult to restore their previous living standards. All these things lead to social unrest, losses of jobs, and migration to other areas. This finding is not in line with the proclamation no. 1161/2019; art.16(2), clearly mentions, *"Regional States, Addis Ababa and Dire Dawa City Administrations shall develop resettlement packages that enable displaced people to sustainably resettle."* On the one hand, public infrastructure projects need active involvement of expropriated landholders, adequate compensation, and rehabilitation measures to reduce the negative impact on the community during land expropriation (Woldeselasie, 2013). In line with this, (World Bank, 2004) described that all projects that entail resettlement require a resettlement plan. This shows that the study

findings do not fully address the legal framework and the international guidelines on the issue of resettlement package.

5.7. Key Challenges of Compensation

The educational qualification of appraisers in property valuation is crucial to estimating equivalent compensation for the expropriated landholders' properties. The data analysis of the study shows that almost all property appraisers did not have professional skills in property valuation except those with a BSc degree in land administration. This argument is contrary to regulation no. 472/2020; art.13(1) mentions that "*property valuation shall be assessed by organizations or individuals licensed as property valuers.*" Furthermore, the study finds that the members of property appraisers are not established based on property valuation skills. Similarly, to this argument, (Asres, 2019) assures that there are no certified and skilled property appraisers for estimating the value of the properties. For this reason, estimation of properties has been practiced arbitrarily by committees. Moreover, the study result is contrary to regulation no. 472/2020; art.14(1) states that "*the selection process of committee members shall consider requisite knowledge and skill relevant to the property be valued, and gender and age.*" Therefore, unskilled property appraisers are one of the compensation challenges in the study area. This shows that the affected landholders may receive inadequate compensation, leading to protests or conflicts against the road project.

According to Ding (2007), many western countries, develop rules and regulations "*that require government to compensate farmers based on market values of the land taken. For instance, the fifth amendment of the United States Constitution stipulates that private property shall not be taken for public use without just compensation. Laws in New Zealand require that farmers shall be fairly compensated for land taken or damage imposed on their land by public action.*" However, the findings of this study suggest that most of the affected landholders did not receive adequate and fair compensation.

This result, supported by (Alemu 2013; Anteneh 2007; as cited in Adam, 2014), states that over the past few years, the payment of compensation for land expropriation shows that the way of estimation of properties was unfair and followed inconsistent valuation approach and thus leading to a low amount of compensation.

However, it is contrary to "*the Constitution of Federal Democratic Republic of Ethiopia*"; art.40(8) lays down certain obligations on the government to pay commensurate compensation in advance when private properties are expropriated for the sake of public interests. In addition to this, art.44(2) of this constitution stated that; "*all persons who have been displaced or whose livelihoods have been adversely affected as a result of state programs have the right to commensurate monetary or alternative means of compensation, including relocation with adequate state assistance.*" Also, art.1474(1) of the Civil Code says that the compensation paid to property owners during expropriation from their landholding shall not be less than the actual amount of loss caused by the expropriation process. Similarly, the finding is contrary to (Elong et al., 2019) who mention that "*a person affected by development projects and road right of way are adequately compensated for their structures, crops, and loss of livelihood.*" This shows that there is a good intention in the legal framework but in practice, it is worse.

In case of Hamusit-Estie road project the valuation rates for different properties differed from one woreda to another. Similarly, (Alemu, 2013) mentioned calculating the compensation for the expropriated eucalyptus trees in different redevelopment road projects at different valuation unit rate prices. All of this shows in Ethiopia there is no established standards for unit rates of properties to estimate the compensation.

6. CONCLUSION AND RECOMMENDATIONS

6.1. Introduction

This section will conclude the study by summarizing the main research findings related to the research aims and questions. Moreover, it reviews the study's drawbacks or limitations and proposes opportunities for future research.

6.2. Conclusions

Sub-Objective 1: To assess procedures of expropriation in rural area and the participation of the affected people in the process

a) *What are the procedures of expropriation in rural areas?*

The general steps followed during land expropriation are as follows; In the first place, the developer of the road project sends the road project's design and detailed data required for land needed for its works before one year of commencement of the work to the woreda administration office.

Then the woreda administration office discusses the development project and whether it is in line with the local development plan and then approves the project. The woreda rural land administration office organizes property appraiser experts to mark the site in the field. Also, the lists of the identified affected landholders are sent to the woreda administration office. Once identified the affected area, the woreda administration office prepares a public meeting with expropriated landholders.

Apart from this, the woreda administration office sends a letter for each expropriated landholder to be present at their parcels. Then the woreda rural land administration office organizes representatives of the affected landholders and property appraiser's committees. Following this, property appraisers count and measure the affected property and then reach an agreement with the affected landholder by signing their signatures, and then the landholder's hand over their lands to the government. Property appraiser's committees estimate the affected properties. Once the valuation of properties is completed, the document is sent to the woreda administration office for approval.

Finally, the affected landholders are notified of the amount of compensation by the woreda administration office, and then they receive their payment of compensation in cash. However, if the affected landholders are not satisfied with the compensation payment, they shall file an appeal at either the appeal hearing council or the regional high court. The high court's decision is the final (see figure 5).

b) *How participatory and transparent is the expropriation process?*

In the Hamusit-Estie road project, the affected landholders use different participation methods in the expropriation process, i.e., they are involved in public meetings by indicating boundaries and counting their demolished properties with property appraisers. This would enable affected landholders actively participate in the expropriation process. Access to information on the expropriation process is essential for enabling affected landholders to perform their rights and responsibility. Affected landholders can access information through different methods like brochures, public meetings, and by asking kebele rural land administration experts and representatives of affected landholders.

The affected landholders have not clearly understood the explanation of the expropriation process during a public meeting and awareness campaign. This implies that expropriated landholders do not understand everything going on in the road project.

c) *Which method of valuation is used to value the expropriated property?*

In the Hamusit-Estie road project, the expropriated property appraisers applied the cost replacement method to determine the compensation. However, they did not follow the whole procedure of the cost approach.

Sub-Objective 2: To examine the socioeconomic effects of land expropriation on the affected land holders

a) *What are the socioeconomic impacts of land expropriation on the affected land holders?*

The impacts of land expropriation on the affected farmers decrease their income levels. However, the distance to social services and utilities like health institutions, educational facilities, and market and water utilities have minimal impact on the affected landholders before and after expropriation. Besides, the involvement of affected landholders in the community-based organization is dropping after expropriation because they did not have the money to remain a member or move to another place to establish.

Sub-Objective 3: To identify the challenges faced during the expropriation process in rural areas

a) *What are the main challenges faced during the expropriation process?*

The most challenging issues faced during the expropriation process are improper measurement of lands and counting properties. Furthermore, the land use type on the green book differs from when collected the data on the ground. Also, resettlement packages are not developed in line with expropriation.

b) *What are the key challenges on compensation?*

The main challenges of compensation in the Hamusit-Estie road project were unskilled property appraisers participating in the property valuation, compensation not paid before expropriation, and inadequate compensation. Moreover, the payment of compensation is time and cost-consuming, and there are no uniform standards for unit rates of valuation of properties.

c) *How much land is taken because of the road project?*

The total land area affected permanently due to the road project is 17,564 m² and it affected 80 landholders (134 parcel) lost their lands.

d) *Which lessons might be learnt from other countries to overcome compensation challenges in Ethiopia?*

The experience of China and Tanzania can play a role in the development of Ethiopia to overcome expropriation and compensation challenges. Therefore, we can draw six important lessons from the two countries dealing with the compensation rules, the moment of payment, method of valuation approaches, and compensation of land valuation.

6.3. General Conclusion

The main objective of the study is to examine expropriation challenges in large infrastructure projects using Hamusit-Estie road project as a case study. Although proclamations, regulations, and directives are clearly set up related to expropriation and compensation, it is seen that they are practically not fully implemented. Based on the general findings in the Hamusit-Estie road project, the inadequacy of compensation payment is the main challenge.

6.3.1. Recommendation to local government

To pay adequate compensation for affected householders' expropriation and compensation practices should use experienced or graduated property appraisers to estimate the demolished properties. Moreover, to sustain the expropriated landholder's life, instead of paying cash compensation, it is better to give alternative lands from communal or grazing land (if excessive lands are available in the area). Also, the legal framework should show the sequences of expropriation procedure stages and establish consistent or uniform unit rate prices of properties.

On the other hand, the government should improve the legal framework by including land compensation, considering all valuation methods, and putting the time bound for the compensation payment.

6.4. Limitation of the Study

Although this research received a lot of helpful information, some limitations also occurred during the field data collection in the study area. The study's main limitation during the FGD was that females did not openly discuss their ideas freely because the researcher did not use female assistance for data collection. Moreover, during the questionnaire interview with the respondents of the affected landholders, their responses were short. In general, all landholders responses are brief.

6.5. Recommendation

The findings of this study are limited to Amhara Region Dera woreda Gregera kebele. Therefore, in Ethiopia, the federal structure gives each region to formulate its laws based on the guidelines of the federal constitution (Deininger et al., 2011). Therefore, the difference in legal frameworks within each region of the country, the research findings may not represent the entirety of the country. Therefore, further research required to improve the study. Moreover, the researcher only focuses on permanent expropriated landholders and rural areas. Thus, the study will be improved by including temporarily displaced landholders to the sample and by considering expropriation practices of urban areas.

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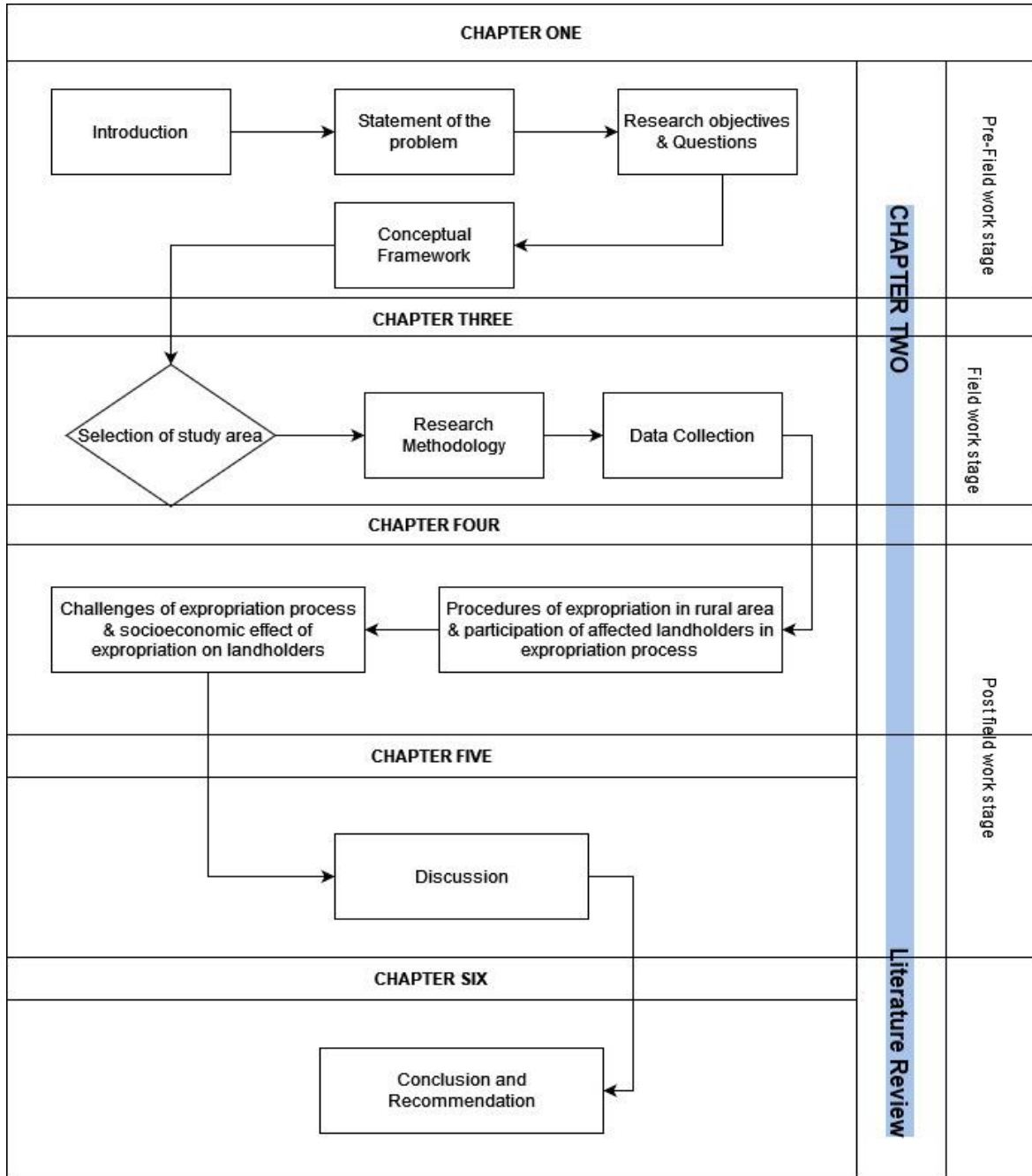
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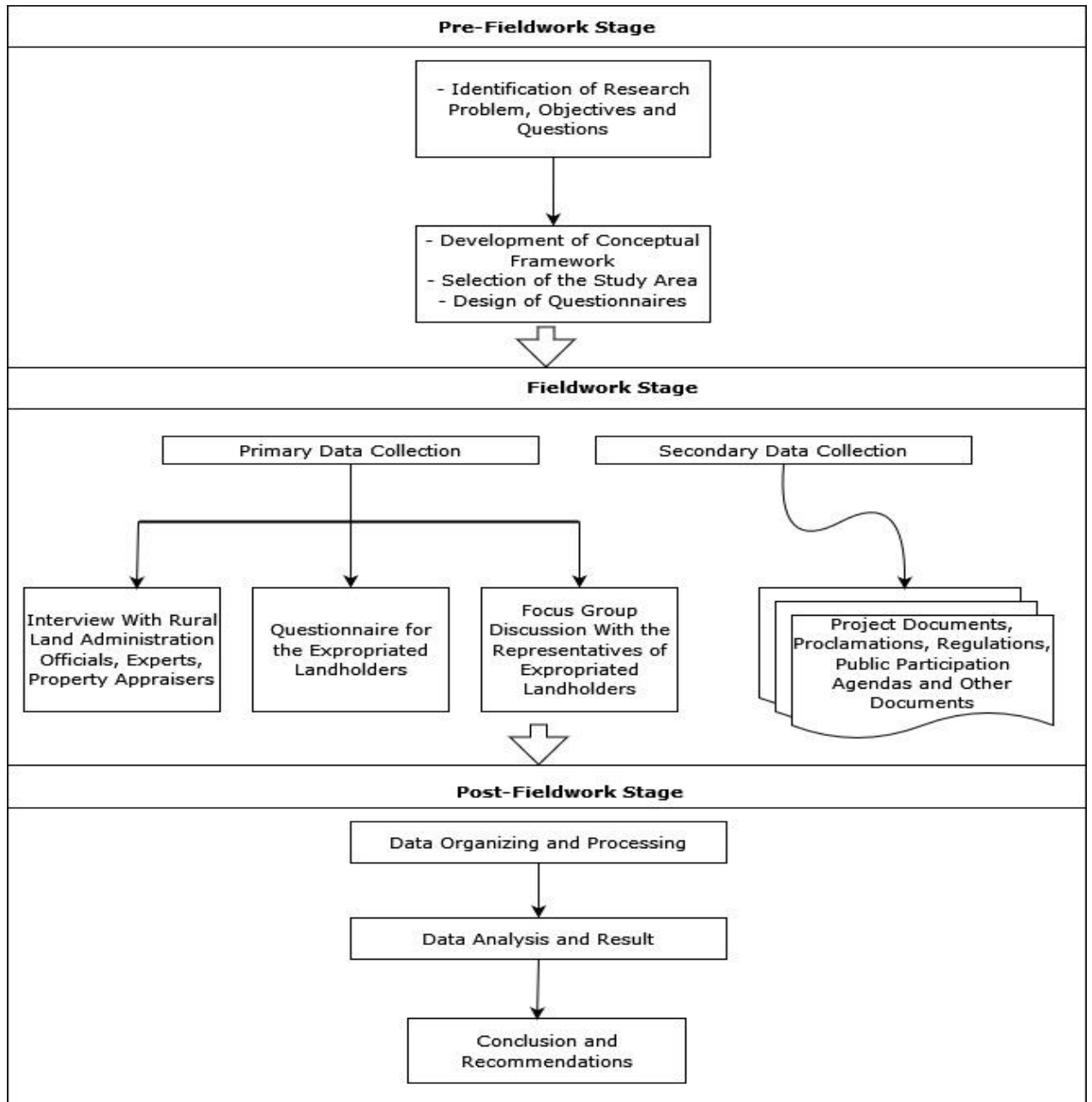
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Annexes

Annex 1: Thesis Structure and Workflow



Annex 2: Research Approach Workflow



Annex 3: Research Matrix

Research Objective	Research Question	Relevant Data Required	Data Collection Source	Data Collection Instruments	Data Analysis	Anticipated Result
1. To assess procedures of expropriation in rural area and the participation of the affected people in the process	<i>a. What are the procedures of expropriation in rural areas?</i>	-Expropriation procedures in rural areas	-Rural land administration officials and experts -Representatives of affected landholders - Legal frameworks -Road project documents	- Interview -Focus group discussion - Legal documents - Project document	-Content analysis	-The procedure of expropriation in the project (rural area)
	<i>b. How participatory and transparent is the expropriation process?</i>	-Degree of participation - Degree of transparency	-Representatives of affected landholders - Rural land administration officials and experts - Expropriated population - Rural land administration officials and experts	- Focus group discussion -Public participation agendas - Interview -Questionnaire - Interview	-Descriptive statistical analysis -Content analysis qualitative -Descriptive statistical Analysis -Content analysis qualitative	-The degree of participation during the expropriation process -The degree transparency in the expropriation process

	<i>c. Which method of valuation is used to value the expropriated property?</i>	- Methods used to value property	- Property Appraisers - Legal frameworks	- Interview - Legal documents	-Content analysis qualitative	-The methods applied for valuation of property
2. To examine the socioeconomic effects of land expropriation on the affected land holders?	<i>a. What are the socioeconomic impacts of land expropriation on the affected landholders?</i>	-Socioeconomic impacts of expropriation on landholders	-Expropriated population - Representatives of affected landholders	-Questionnaire - Focus group discussion	-Descriptive statistical analysis -Content analysis qualitative	-The actual socioeconomic impacts of expropriation on landholders
3. To identify the challenges faced during the expropriation process in rural areas	<i>a. What are the main challenges faced during the expropriation process?</i>	- Main challenges of expropriation process	-Rural land administration officials and experts -Representatives of affected landholders -Affected landholders	- Interview - Focus group discussion -Questionnaire	-Content analysis qualitative -Statistical analysis	-The actual challenges of expropriation processes
	<i>b. What are the key challenges on compensation?</i>	- Key challenges of compensation	-Property Appraisers -Legal frameworks	- Interview - Legal documents	-Content analysis qualitative - Statistical analysis	-The actual challenges of compensation in the study area

	<p><i>c. How much land is taken because of the road project?</i></p>	<p>-Changes of the area of land taken</p>	<p>-Road project contractors -Woreda land administration office</p>	<p>-Rural Cadastral Map -Road Plan (GIS or AUTOCAD format)</p>	<p>-Content and overlay analysis</p>	<p>-The best practices of other countries to overcome compensation challenges</p>
	<p><i>d. Which lessons might be learnt from other countries to overcome compensation challenges in Ethiopia?</i></p>	<p>- Lessons learnt from other countries in terms of compensation challenge</p>	<p>-Scientific literatures</p>	<p>-Relevant scientific Literatures</p>	<p>-Content analysis qualitative</p>	<p>-Changes of the size of the land</p>

Annex 4: Operationalization of Variables

Research Objective	Research Question	Concepts	Indicators (What to measure)	Variables (Deriving Measurement)	Interview Questions
1.To assess procedures of expropriation in rural area and the participation of the affected people in the process	<i>a. What are the procedures of expropriation in rural areas?</i>	- Procedures	- Planning	- Reconnaissance to the expropriated area -Contractor and consultant Contacted with government officials	- How many number of steps in the planning stages of expropriation procedure - Which step requires a field visit - Is every step requires a field visit -What is the reason behind road contractors and consultants contacted with higher government officials
			-Publicity	-Awareness creation	-Proportion of people participating in awareness creation. -Proportion of the people aware of expropriation procedure -What methods officials use to create awareness

			-Valuation	-Properties valued	- What kind of properties are not taken into account during the valuation process -Why some of properties are not included in the valuation
			- compensation	-Payment of compensation	-What percentage of people got compensation on time -What percentage of peoples supposed to get compensation but they did not get compensation yet -Why some peoples should not receive compensation -Who will be compensated
			-Appeal	- The compensation payment offered	- What proportion of people requesting appeal against the compensation offered

	<i>b. How participatory and transparent is the expropriation process?</i>	-Which type of Participation Method use	- Seminars -Voting -Campaign -Public meeting	-The method of participation of the expropriation process	-What are the methods for peoples use to participate the expropriation process
		-Which elements of transparent use	-Access to information about the expropriation process	-Sources of information about expropriation	- Methods through which people access information on expropriation
			-Openness of expropriation process	-Clarity of land expropriation	-Proportion of people found the number of steps clear in the expropriation process?
	<i>c. Which method of valuation is used to value the expropriated property?</i>	- Method of valuation	-To determining compensation of expropriated property	- The method of valuation used to value the expropriated property	-What valuation methods applying to value the expropriated property
2. To examine the socioeconomic effects of land expropriation on the affected land holders	<i>a. What are the socioeconomic impacts of land expropriation on the affected landholders?</i>	-Socioeconomic	-Financial impact	-Income levels of the affected landholders	-Proportion of your monthly income level before and after expropriation of land

			-Social service and utility impact	- Access to Educational and health institution	-How much far from educational and health services before and after expropriation of land
			-Involvement of community-based organization impact	-Iddir -Mahber -Iqub	-How many community organizations participating before and after expropriation of land
3. To identify the challenges faced during the expropriation process in rural areas	<i>a. What are the main challenges faced during the expropriation process?</i>	-Main Challenges faced	-Corruption	- Exploitation of affected landholders	- What are the proportion of landholders who have given bribes and reason for giving - What kind of challenges do you face during an expropriation process
	<i>b. What are the key challenges on compensation?</i>	- Compensation challenges	-Unskilled property Valuator	- Professions of employee participate in valuation of property	- How many the valuation committees are graduating in real property valuation
			- Receiving inadequate compensation	-Fairness	-Proportion of receiving fair and reasonable compensation - What kind of challenges experienced in relation to compensation

	<i>c. How much land is taken because of the road project?</i>	- Land taken	- Expropriated land	- Amount of land taken	-What amount of land are being taken for the purpose of road project
	<i>d. Which lessons might be learnt from other countries to overcome compensation challenges in Ethiopia?</i>	- Lessons learnt	- Similar legal framework of land with Ethiopia	-Good practices of other countries to overcome expropriation challenges	-A variety of good practices to address expropriation challenges

Annex 5: Data Management Plan

No	Types of data collected instruments during the field work	Data Sources	Data Stored Formats	How the Data is Documented	Data quality and consistency controlled & documented	Back up Strategies	Ethical and legal consideration	Who has overall responsibility of the data?
1.	<ul style="list-style-type: none"> - Questionnaire interview, Interview, Focus group discussion -Road plan -Cadastral Map 	<ul style="list-style-type: none"> -Rural land administration officials and experts -Property Appraisers -Representatives of affected landholders -Expropriated populations - Road project documents -Rural cadastral office 	<ul style="list-style-type: none"> -MP3 format used for Audio files. -Images are stored in jpg format. -Road plans are stored in AutoCAD format -Cadastral map stored in shape file. - Data are stored in SPSS and Excel sheet. 	<ul style="list-style-type: none"> -Meta Data Standards to document the collected data 	<ul style="list-style-type: none"> - Audio recording compiled and transcribed during FGD, interview, and questionnaire interview and cadastral map then information processed by using SPSS, Excel-sheet and analysed by content, descriptive and spatial analysis 	<ul style="list-style-type: none"> -The data stored as a backup file in secured folder i.e., by locking strong password. 	<ul style="list-style-type: none"> -The cadastral map and the road plan of the study area need to be protected. 	<ul style="list-style-type: none"> -The researcher is responsible for the data.

Introduction

Thank you for accepting my interview request. I want to introduce myself. My name is Assefa Gizachew. I have been learning at the University of Twente in geo-information science and earth observation, specializing in Land Administration Enschede, Netherland. I am currently researching the topic expropriation challenges in large infrastructure projects in a rural area of Ethiopia: the case of Hamusit-Estie road project. This data collection is part of my MSc to conduct the research interview to get the first-hand information. This questionnaire interview aims to identify expropriation challenges in large infrastructure projects, which helps to accomplish different infrastructural projects within the given time. Therefore, the information expected from you has a significant role in the success of this study, and your response is purely for academic purposes; therefore, all pieces of information supplied would be treated with confidentiality. The interview should take 45 minutes, and I will request your consent to record the interview. So, do you have questions concerning this before preceding the interview?

Interview Questions for Rural Land Administration Official

1. What is the reason behind road contractors and consultants contacted with higher government officials in the planning stage? For what purpose?
2. What is the proportion of people participating in awareness creation of expropriation procedure?
A. 0-20% B. 21-40% C. 41- 60% D. 61-80% E. 81-100%
3. What is the proportion of affected people aware of expropriation procedure?
A. 0-20% B. 21-40% C. 41- 60% D. 61-80% E. 81-100%
4. What type methods through which people access to information about expropriation process?
5. Who will be compensated?
6. What percentage of peoples supposed to get compensation but they did not get compensation yet
A. 0-20% B. 21-40% C. 41- 60% D. 61-80% E. 81-100%
7. Why should some peoples not receive compensation?
8. What proportion of people requesting appeal against the compensation offered?
A. 0-20% B. 21-40% C. 41- 60% D. 61-80% E. 81-100%
9. What was the reason for this claim of appeal?
10. How do you manage any complains related to expropriation and compensation?

11. What kind of challenges experienced in relation to compensation?
12. What options would you suggest about the current expropriation and compensation practices?

Thank you for your precious time

Thank you for accepting my interview request. I want to introduce myself. My name is Assefa Gizachew. I have been learning at the University of Twente in geo-information science and earth observation, specializing in Land Administration Enschede, Netherland. I am currently researching the topic expropriation challenges in large infrastructure projects in a rural area of Ethiopia: the case of Hamusit-Estie road project. This data collection is part of my MSc to conduct the research interview to get the first-hand information. This questionnaire interview aims to identify expropriation challenges in large infrastructure projects, which helps to accomplish different infrastructural projects within the given time. Therefore, the information expected from you has a significant role in the success of this study, and your response is purely for academic purposes; therefore, all pieces of information supplied would be treated with confidentiality. The interview should take 40 minutes, and I will request your consent to record the interview. So, do you have questions concerning this before preceding the interview?

Interview Questions for Rural Land Administration Experts

1. What is your role and responsibility during land expropriation and compensation for the project?
2. How many number of steps in the planning stages of expropriation procedure?
3. Is every step in the planning stage requires a field visit?
4. If your answer for question number 3 is 'yes' mention the reason why requires field visit?
5. If your answer for question number 3 is 'no' which steps require a field visit and mention its reasons?
6. What are the methods for peoples use to participate the exproperation process?
7. What kind of challenges do you face during an expropriation process?
8. What are the processes or procedures of expropriation?
9. How the public awareness mechanisms organized?
10. How do you inform the affected landholders about compensation of their properties?
11. What options would you suggest about the current expropriation and compensation practices?

Thank You for Your Time

Thank you for accepting my interview request. I want to introduce myself. My name is Assefa Gizachew. I have been learning at the University of Twente in geo-information science and earth observation, specializing in Land Administration Enschede, Netherland. I am currently researching the topic expropriation challenges in large infrastructure projects in a rural area of Ethiopia: the case of Hamusit-Estie road project. This data collection is part of my MSc to conduct the research interview to get the first-hand information. This questionnaire interview aims to identify expropriation challenges in large infrastructure projects, which helps to accomplish different infrastructural projects within the given time. Therefore, the information expected from you has a significant role in the success of this study, and your response is purely for academic purposes; therefore, all pieces of information supplied would be treated with confidentiality. The interview should take 40 minutes, and I will request your consent to record the interview. So do you have questions concerning this before preceding the interview?

Questions for Property Appraisers

1. What is your educational level and specialization?
2. What valuation methods applying to value the exproperated property?
3. How do you estimate the value of the demolished properties?
4. Was the valuation process conducted in the study area with respect to the existing federal and regional constitutions, laws and regulations?
5. What kind of properties are not taken into account during the valuation process?
6. Why some of properties are not included in the valuation?
7. Did the compensation include the cost of transportation and other related mechanisms?
8. What is your idea about the fairness of compensation paid to the expropriated landholders?
9. What options would you suggest for the current property valuation and compensation?

Part 2: Questionnaire Interview for Expropriated Landholders

Thank you for accepting my interview request. I want to introduce myself. My name is Assefa Gizachew. I have been learning at the University of Twente in geo-information science and earth observation, specializing in Land Administration Enschede, Netherland. I am currently researching the topic expropriation challenges in large infrastructure projects in a rural area of Ethiopia: the case of Hamusit-Estie road project.

This data collection is part of my MSc to conduct the research interview to get the first-hand information. This questionnaire interview aims to identify expropriation challenges in large infrastructure projects, which helps to accomplish different infrastructural projects within the given time. Therefore, the information expected from you has a significant role in the success of this study, and your response is purely for academic purposes; therefore, all pieces of information supplied would be treated with confidentiality. The interview should take 1 hour, and I will request your consent to record the interview. So, do you have questions concerning this before preceding the interview?

1. Region.....Zone.....Woreda.....Kebele
.....
2. Educational level: A) Illiterate B) 1-8 C) 9-12 D) Diploma F) Degree and above
3. Have you participated in awareness creation of expropriation processes?
A) Yes B) No
4. If your answer for question number 6 is yes, in which method of participation are you involved ?
5. How was your representatives selected to participate in the expropriation process?
6. How was information given to you about the expropriation and compensation ?
7. Was the process of land expropriation explained to you?
A) Yes B) No
8. If your answer for question number 10 is Yes was this explanation easily understood?
 1. Did not understood
 2. Understood a little
 3. Understood most of it
 4. Understood very well
9. Have you paid bribes for government employee during the expropriation process?
A) Yes B) No
10. If your answer for question number 12 is 'yes' mention the reason for giving bribes?
11. Did you get compensation before expropriation of your properties?
12. What kind of challenges experienced in relation to compensation?
13. What type of compensation was paid for your expropriated property?
A) Cash payment B) Land C) If other
specify.....
14. Have you received fair compensation?
A) Yes I received B) No I didn't received

15. If your answer for question number 14 is B or C, What is your reason ?
16. How much area of land taken because of the road project ?
17. What was your average monthly households income before your property was expropriated in ETB?
- A. Below 1000 B) 1001 - 1500 C) 1501 – 2000 D) 2001 - 2500 E) 2501 - 3000 F) 3001 – 4000 G) Above 4001
18. What is your average monthly household's income after your property is expropriated in ETB?
- A. Below 1000 B) 1001 – 1500 C) 1501 - 2000 D) 2001 – 2500 E) 2501 – 3000 F) 3001 - 4000 G) Above 4001
19. How much far your residence from basic social services before and after expropriation?

Social Services	Before	After
	Expropriation	Expropriation
	Distance in meter or Km	Distance in meter or Km
Schools		
Health Centers		
Markets		
Drink water areas		

20. Did you involve in community based organizations before expropriation?
- A) Yes B) No
21. If your answer for questions number 20 is yes, how many community organizations participating?
- A) Iddir B) Iquib C) Mahber D) Iddir and Mahber
- E) All
- F) If other specify.....
22. Did you participate in community-based organizations after expropriation?
- A) Yes B) No
23. If your answer for question number 24 is yes, how many community organizations participating?
- A) Iddir B) Iquib C) Mahber D) Iddir and Mahber
- E) All F) If other specify.....
26. What options would you suggest about the current expropriation and compensation practices?

Thank you for your precious time

Part 3: Discussion guide for focus group discussion

Thank you for accepting the group discussion request. I want to introduce myself. My name is Assefa Gizachew. I have been learning at the University of Twente in geo-information science and earth observation, specializing in Land Administration Enschede, Netherland. I am currently researching the topic expropriation challenges in large infrastructure projects in a rural area of Ethiopia: the case of Hamusit-Estie road project. This data collection is part of my MSc to conduct the research discussion to get the first-hand information. This discussion aims to identify expropriation challenges in large infrastructure projects, which helps to accomplish different infrastructural projects within the given time. Therefore, the information expected from you has a significant role in the success of this study, and your response is purely for academic purposes; therefore, all pieces of information supplied would be treated with confidentiality.

The discussion should take 55 minutes, and I will request your consent to record the interview. So, do you have questions concerning this before preceding the discussion?

Questions for Focus Group Discussion

1. How do you involve in the expropriation process?
2. What methods officials use to create awareness about expropriation process and compensation for the affected landholders?
3. What is the proportion of people found the number of steps fully underatand the expropriation process?
A. 0-20% B. 21-40% C. 41- 60% D. 61-80% E. 81-100%
4. Do you think the exproperation process was transparent and participatory?
5. Do you think that the payment of compensation for affected landholders is appropriate and considering the current market value?
6. What kind of challenges do you face during an expropriation process?
7. What would you observe the live of affected landholders after expropriation of their lands?
8. What options would you suggest about the current expropriation and compensation practices?

Participants Consent for Interview and Recording

Dear Participants,

I want to say thank you for your excellent permission to record the interview and I will use this material as part of my MSc to conduct the research. Furthermore, signing your consent in this form helps to respond to some questions during the data collection process. Therefore, I would like to request you sign this permission for use.

Thank You.

Name:

Kebele, Woreda, Country:

Status:

Date:

Signature:

For Agreement with

Researcher:

Date:

Signature:

MSc Land Administration Student

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