

Evaluation of relocation program and its effect on settlers' livelihood

A case study in Bahir Dar, Ethiopia

Eskender Akalewold
February, 2010

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by

Eskender Akalewold

Thesis submitted to the Faculty of Geo-Information Science and Earth Observation, University of Twente
in partial fulfilment of the requirements for the degree of Master of Science in Geo-information Science
and Earth Observation, Specialisation: (Land Administration)

Thesis Assessment Board

Chairman	: Prof. Dr. J.A. Zevenbergen
External examiner	: Prof. Mr. J. de Jong
Supervisor	: Drs. J.C. de Meijere
Second supervisor	: Dr. J.A. Martinez
Member	: Ir. M.C. Bronsveld



**FACULTY OF GEO-INFORMATION SCIENCE AND EARTH OBSERVATION, UNIVERSITY OF TWENTE
ENSCHEDE, THE NETHERLANDS**

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Abstract

In many developing countries, the formations of informal settlements are caused by high population growth, high land market price and land institutions aren't responsive enough to the public needs. Due to these, many of the urban poor are living in areas which are not suitable. On the other hand there is a growing need for urban lands for developmental works that are required for public use.

Relocation program can be used as a means for addressing these challenges by relocating people to residential places and at the same time putting the lands for better economic use. However, in many cases the relocation programs have not been carried out with adequate care and preparation, in order to restore settlers' livelihoods. This research work evaluates the success of the relocation program which was carried out in Bahir Dar City, Ethiopia. Around 400 households were relocated for the construction of a football stadium in late 2007.

To carry out the evaluation work various methods were applied. A systematic sampling method was used to select sample plots and households. Data was collected using questionnaire and interviews. Besides, literature was reviewed. And indicators were selected to evaluate the success level of the relocation program and settlers' livelihood change.

Finally, this research work revealed that the success level of the relocation program score was 67% i.e. *success*. The main reasons for such success were adequate site and services preparation and application of relocation program strategies. Besides the participation of the settlers in the implementation process, they were used as information source for implementation of the program and help to screen out house speculators. In addition to that the settlers' livelihoods were better before compared to after the relocation program. The settlers' livelihood score was 0.69 before and 0.60 after the relocation program. Among the good part of the program, land certificate brought house improvement, i.e. the average rooms per household increased from 2.28 to 2.74 and reduced over crowdedness. On the contrary, out of sample plots which were given to the settlers, 20% of them had not started their house construction.

Thus, this study concluded that a relocation program can address both the development needs and even improve the settlers' livelihoods, if emphasis is also given on adequate payment of compensation, facilitation of credits and livelihood restoration programs.

Keywords: Tenure Security, informal settlement, relocation program, livelihood

Acknowledgements

I am grateful to my employer, Capacity Building Bureau (Addis Ababa City Administration), to allow me and support to attend my study. And I thank to the Netherlands Government for granting me the scholarship to study at ITC.

I would like to express my sincere and deepest gratitude to my first supervisor Drs. J.C. de Meijere and second supervisor Dr. J.A. Martinez for their guidance, advice, comment and encouragement during my research work. And I thank all the LA lecturers and supporting staff who contributed to the success of my study.

I gratefully acknowledge to all offices and personalities who have gave me data and information for my study, during field work. City Mayor Office, Bureau of Works and Urban Development, Land Preparation and Administration Office, Micro and Small Enterprise Development Agency, Amhara Credit and Saving Institution, Construction and Business Bank , Housing Development Agency and Land Administration Department (Bahir Dar University).

I thank my wife Mihrt, who encouraged me for this study, by looked after our daughters (Rikik and Rute) in my absence. I am grateful to my families and friends for their moral support and encouragement during my study.

I thank all those whose names have not been mentioned for their contributions to my work and my academic study in ITC, Enschede.

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Acronyms

ACSI	Amhara Credit and Saving Institution
AHDA	Amhara Housing Development Agency
AMSEDA	Amhara Micro and Small Enterprise Development Agency
ANRS	Amhara National Regional State
BDMCA	Bahir Dar Metropolitan City Administration
BoE	Bureau of Education
ABWUD	Amhara Bureau of Works and Urban Development
CBB	Construction and Business Bank
CBD	Central Business District
CANRS	Council of the Amhara National Regional State
CPI	Consumer Price Index
CSA	Central Statistic Agency
EPRDF	Ethiopian People's Revolutionary Democratic Front
EPLAUA	Environmental Protection Land Administration and Use Authority
Eth Birr	Ethiopian Currency
FDRE	Federal Democratic Republic of Ethiopia
FUPI	Federal Urban Planning Institute
GDP	Gross Domestic Product
HDI	Human Development Index
HH	Household
KAO	Kebele Administration Office
LPAO	Land Provision and Administration Office
REU	Rule Enforcement Agency
TIO	Trade, Industry and Investment Office
TVET	Technical and Vocational Education and Training
WB	World Bank

1. Introduction

Currently around 1 billion people are living in urban slum areas around the world. Since 2007 more than 50% of the world's population live in cities. One out of three urban residents is still living in inadequate housing with no or few basic services (2006). The world's cities, without a change in policy an additional 400 million people will live in slums reaching to 1.4 billion in 2020 (UN-HABITAT 2006; Martínez, Mboup et al. 2008).

Table 1-1: Urban population in slum in developing countries (2005)

No.	Countries	Urban population (thousands)	Population in Slum (% of urban population)	Annual slum population growth rate (2001)	Total population (thousand)
1	Sudan	15,042.8	94.2	5	36,899.7
2	Central African Republic	1,595.7	94.1	3	4,191.4
3	Chad	2,562.8	91.3	4	10,145.6
4	Guinea-Bissau	472.7	83.1	5	1,596.9
5	Ethiopia	12,686.9	81.8	5	78,985.9
6	Zimbabwe	4,667	17.9	3	13,119.7
7	Egypt	31,062.2	17.1	-2	72,849.8
8	Morocco	16,763	13.1	2	30,495

Source: (UN-HABITAT 2010)

Table 1-1 shows the proportion of urban population living in slum areas in developing countries (UN-HABITAT 2010). Millions of people around the world are using hard earned money for investment and improvement of their dwelling units in areas which are not legally owned by them (Payne 2002; Deininger 2003).

In many developing countries, the formations of informal settlements are caused by high population and migration from rural to urban areas. Many migrants come to urban areas in search of jobs and better life opportunities (Payne 2002). However cost of livings are expensive, housing rent takes considerable amount of their earnings and leads them to informal places which are cheaper and easily accessible compared to the formal way (Mahmud and Duyar-Kienast 2001).

Thus, there is a great pressure on urban administrators to allocate enough land for various development works in order to satisfy the needs such as for investments, infrastructures, housing development (condominium) and social services (hospital, school and sport centre, etc). Besides, some of the living places are not conducive for living especially slums, informal settlements and hazards areas. So, in order

to improve the living situations as well as to put land in more economic uses, a relocation program is needed and it is also unavoidable (Mejia 1999).

Around 10 million people are displaced every year in the world, because of private and government development projects (Cernea and McDowell 2000). Such as in Mumbai 12,842 households, nearly 65,000 people were displaced to clear slum areas (Augustinus 2003). About 60,000 urban and rural people were displaced by the Sobradinho Dam in Brazil (Cernea 1988).

1.1. Justification

Relocation program is one of the tools for city development process. It helps to satisfy development needs and helps to improve the well being of the societies. But it is a complex process and settlers often suffer from the changes of their living places and their livelihood also is affected (Devas 1995; Viratkapan and Perera 2006).

Relocation program needs to be carried out in great care and preparation, because it dismantles a previous production system and way of life of settlers (Cernea 1988). In many developing countries, many governmental offices have weak institutional capacities and inadequate resources. In addition, the program in most cases affects the urban poor and marginalized groups of the societies (women, minorities, illiterates, etc). Therefore, it requires a well-designed plan, good implementation strategies, cooperation and coordination of relevant bodies, target group participation and monitoring and evaluation of the processes (Cernea 1988).

Since, evaluation has not been carried out after the completion of this relocation program, the outcome of this research work provides some insights and overviews to respective agencies (local and/or regional bodies) on the relocation program process and settlers' livelihood changes.

Besides, in most urban areas, the availability of vacant places for relocation program is limited. So it is required to know which factors are more important than others, to select the most suitable place for a relocation program among the available places. It also helps program implementers to put their efforts and scarce resources on factors which have a greater importance for success of the relocation program.

1.2. Problem

The relocation program is one of the ways that bring informal settlers to a formal way (tenure security). De Soto (2000) argues that legal security of tenure creates access to credits to promote private investment on building and income generating activities. It helps the urban poor to use their properties as capital beyond the physical value, to improve their livelihood. However, after the relocation and titling, many of the urban poor are easily attracted by market price and sell their properties (Payne 1997). Many of them don't have sufficient capital and regular income to pay their credit. In addition, some of them who have engaged themselves in income generating activities are unable to run their business as before because of location changes.

Thus, for urban poor land tenure security alone is not adequate, this situation also observed in rural environment as well. Thus, along with the tenure security, many other situations have to be looked at, in

order to keep their livelihood as sustainable manner (Tamir 2000; Payne 2001; Mukhija 2002; Deininger, Ali et al. 2008; Payne, Durand-Lasserve et al. 2009).

In many cases, implementing agencies do not realize that the complex nature of the relocation program and overlook its negative impacts. As a result of these, many relocation programs have no adequate plan preparation; inadequate resources allocation; poor implementation strategies and no existence of development packages (access to micro credit, facilitate to engage in micro and small enterprises, income generating activities and skills development programs) and no consultation with targeted groups (Cernea 1988; Tamir 2000). All these factors have negative effects not only on economic and social life of settlers, but also for host communities and environment. The result of many relocation programs become tragic. "Still, forced relocation hurts people and no method can weigh the suffering of relocatees against the material compensation they receive" (Tamir 2000).

1.3. Objective

The main aim of this research work is to evaluate the success level of the relocation program and settlers' livelihood change that was carried out in the case study area two years ago.

Sub objectives

- To evaluate the success level of the relocation program which was carried out in the case study area; and
- To evaluate the settlers' livelihood change.

1.4. Research question

What is the success level of the relocation program and the settlers' livelihood change?

Sub research questions

- What are the main components for success of a relocation program?
- What was the success level of the relocation program?
- What are the main components of livelihood?
- What were the settlers' livelihood situations before and after the relocation?

1.5. Conceptual framework

Figure 1-1 shows the conceptual framework of this research work. It helps to analyze the subject matter in detail and look at the relocation program at different levels. The first phase shows areas that had been examined before the relocation program. It included assessment of the presence of policy and plan.

The second phase examined what had been done and strategies applied during the relocation period. Assessment was carried out on the level of stakeholder involvement, adequacy of compensation, site and services and completeness of relocation program strategies. The third phase focused on the settlers' livelihoods changes.

1.6. Research method

Case study method was applied for this research work to look from the context.

Various research works and literature relating to this subject had been reviewed. Fieldwork substantiated the arguments with empirical analysis of this research study. The following methods and tools were applied to collect data, information and make analysis:

- Reviewed books and literature to examine other countries experiences on the relocation programs in order to understand the factors that contribute for better implementation and to minimize negative effects;
- Reviewed proclamations and regulations of Federal Democratic Republic of Ethiopia (FDRE) and Amhara National Regional State (ANRS) on issues related with land tenure, housing, property rights, expropriation, relocation, compensation, regularization and informal settlements;
- Prepared open and structured interviews to collect data and information from relevant government officials and experts. These were the organizations that were visited: Mayor, Amhara Bureau of Works and Urban Development (ABWUD) and Bahir Dar Municipal Office, Amhara Credit and Saving Institution (ACSI), Amhara Micro and Small Enterprise Development Agency (AMSEDA), Amhara Housing Development Agency (AHDA) and private office.
- Prepared closed and open ended questionnaires and used for collection of data such as demographic characteristics, socio-economic condition, housing conditions and credit situations of the sample selected HHs in the case study area;

Figure 1-1 shows the conceptual framework which presents the various stages of the relocation program i.e. before, during and after the relocation program.

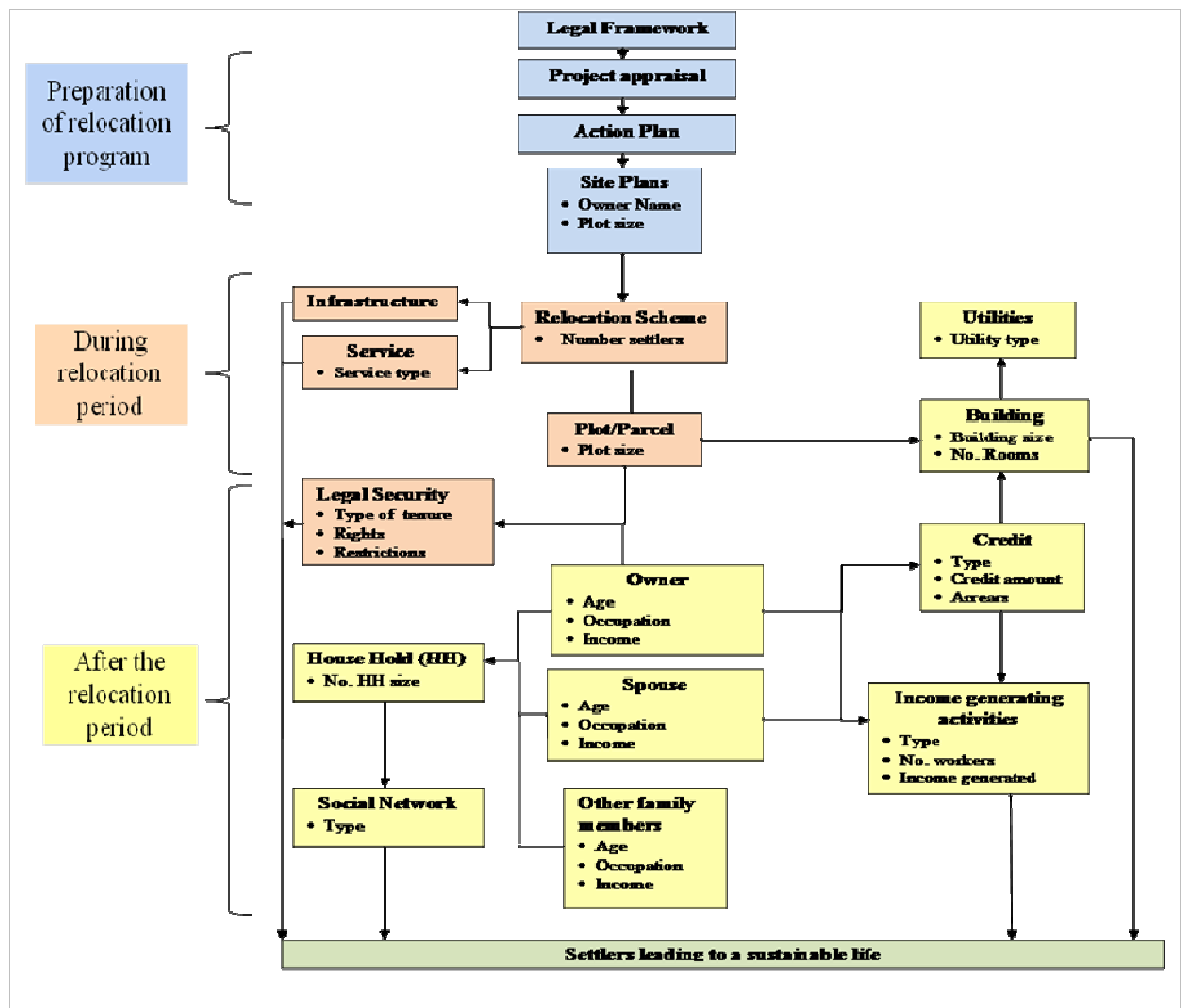


Figure 1-1: The conceptual framework

- Database was used to manage fieldwork data; SPSS and Excel software package were used to make statistical analysis and to produce tables and graphs; and Geo-graphic Information System (GIS) was used to make spatial measurements of accessibilities of various type of services and infrastructures from the neighbourhoods and to produce maps; and
- Indicators identified to consider the most important components and able to evaluate success level of relocation program and compare settlers' livelihood before and after the relocation program. The level of success was measured by calculation of the indicators weight.

1.7. Research framework

As figure 1-2 shows the research framework was divided into three phases. These are: before field work, during field work (2nd phase) and post field work (3rd phase). The first phase of the research work started with defining the major research problem. In line with this, research objectives, research questions and research methodologies were identified.

The second phase was fieldwork. Data and information were collected from key personnel and officials who were working in various public and private offices. Besides, a systematic sampling method was applied to select sample plots and HHs. Data was collected using questionnaire and interview.

The third phase of the research work was post fieldwork. It included data encoding, organizing, editing, analyzing and presenting using various methods and tools. Finally the qualitative and quantitative analyses were used to substantiate the arguments and answer the research questions.

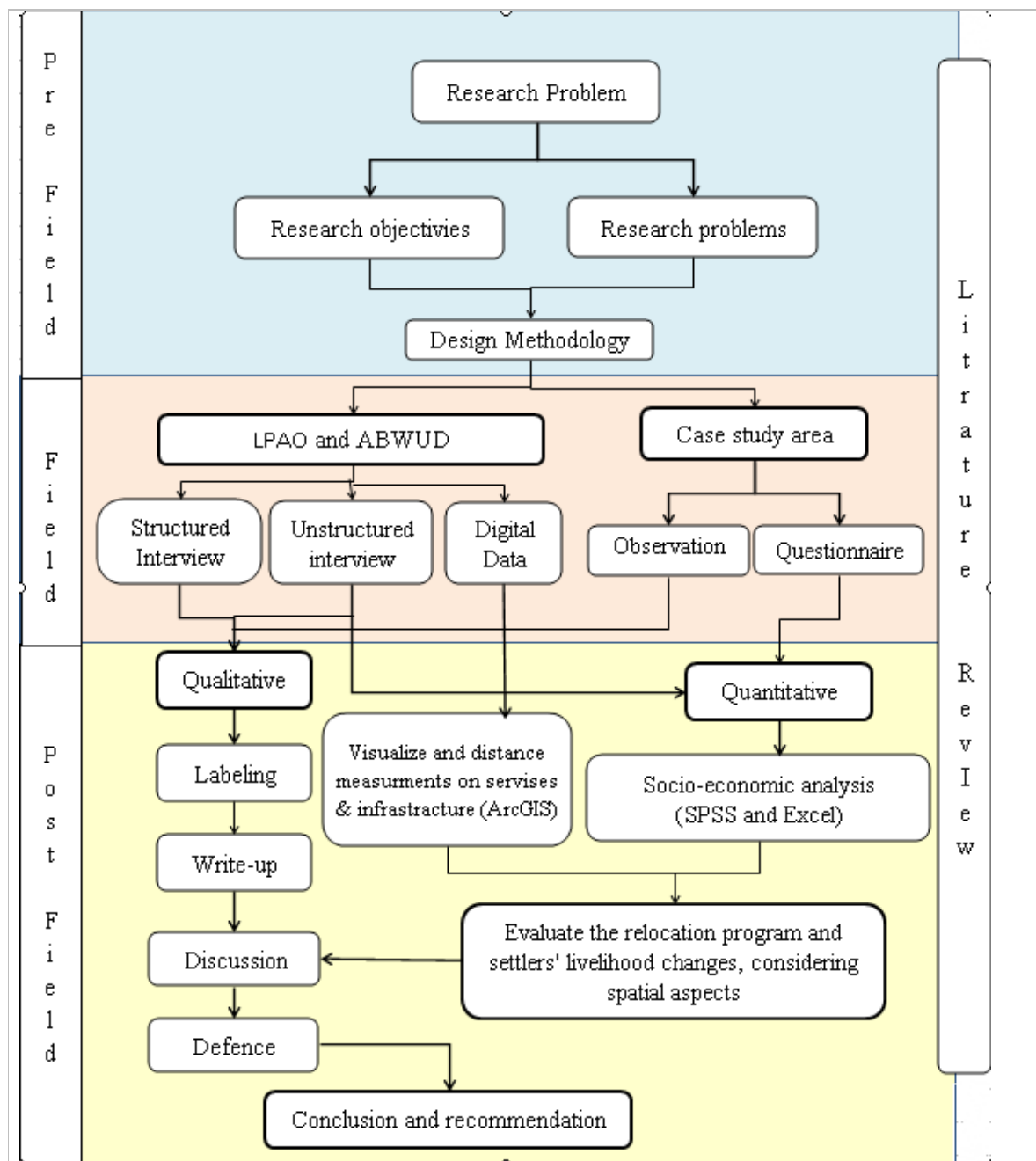


Figure 1-2: Research framework

1.8. Relevance of the case study area

Figure 1-3 shows the new settlement area location where around 410 informal HHs were relocated two years ago.

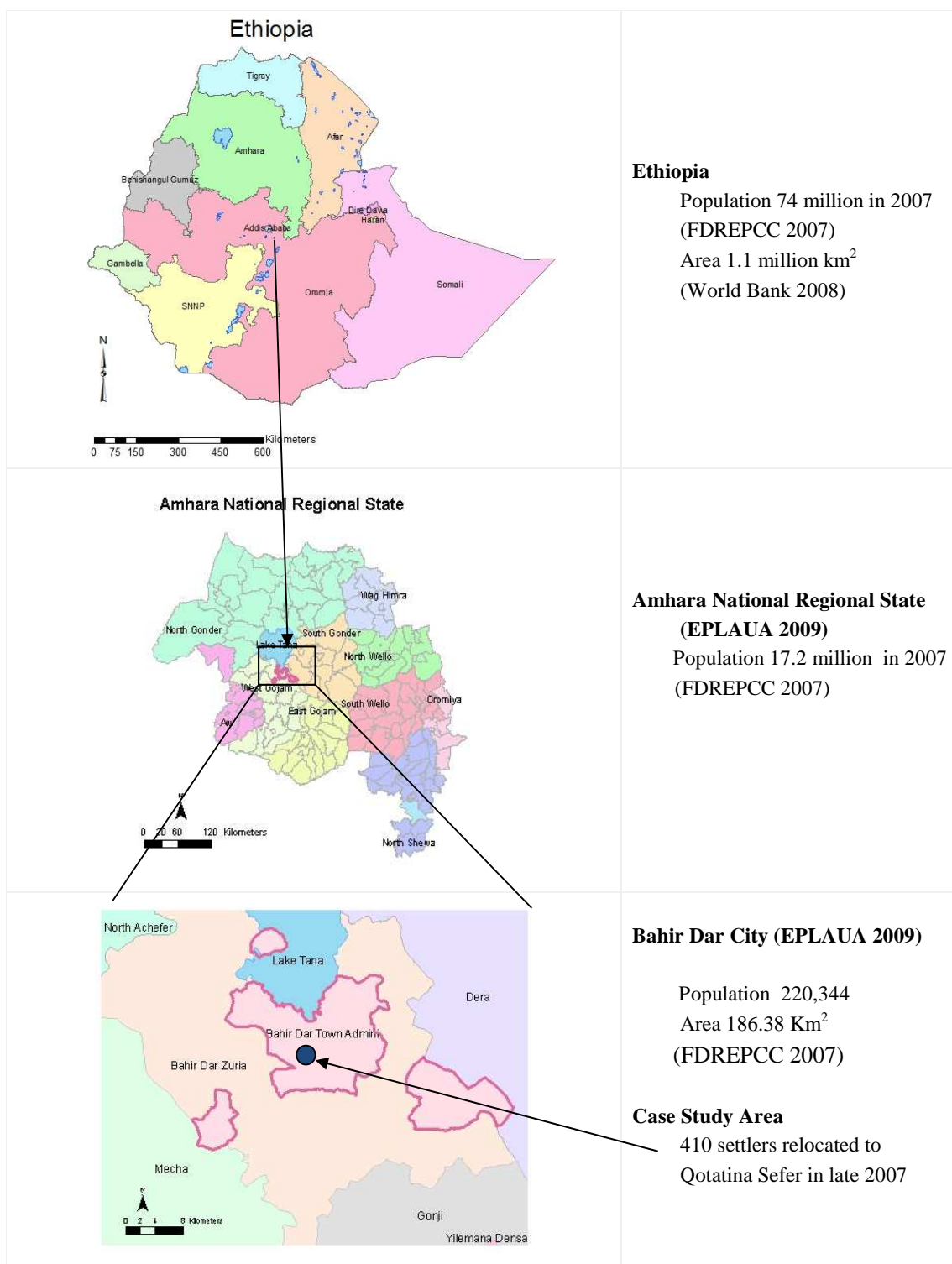


Figure 1-3: Case study area

1.9. Working Definitions

An indicator refers to quantify and simplify phenomena and helps us understand complex realities. And measurable variable, of an indicator, used as a representation of associated factor or quantity.

Formal land tenure refers to land tenure based on law.

Idir refers to indigenous organizations (social insurance) that offer mutual socio-economic support among members, during members' death.

Iquib refers to indigenous organizations that offers saving and credit services among members.

Informal land tenure refers to tenure based on occupation of land without formal ways (not legal support).

Kebele Administration Office refers to the lowest public administrative unit in the country.

Land tenure refers to the relationship between people, individuals or groups, with respect to land. It is based on laws or customary rule.

Livelihood refers to the capabilities, assets (that includes both material and social resources) and activities required for a means of living.

Livelihood assets refer to human, natural, financial, social and physical assets.

Property refers to things that are not movable such as land and improvements that are permanently attached to the land (fixed properties) such as building, fence, tree etc.

Relocation refers to the process of removal of the residents from their informal settlement to another place by authorized government body.

Slum refers to a highly densely populated urban area characterized by substandard housing and unsanitary conditions.

1.10. Scope of the study

This research work has to be done on a specified time range and the researcher background limits the scope of the work. Thus, this research mainly focused on the evaluation of the relocation program and settlers' livelihood change. However it doesn't assess the effects of the relocation program on environment and host communities.

Three relocation programs have taken place in the last fifteen years in Bahir Dar City. But due to time limitation, only one case study was assessed. During the livelihood evaluation a wide range of human well-being variables were taken into account. The analysis of services and infrastructure only examined accessibilities, because of time limitation.

1.11. Structure of the Thesis

This thesis comprises of eight chapters and a short description of each chapter is mentioned below.

Chapter one: Introduction

This chapter deals with background of the research work, research problem that was examined. It includes, prime and sub research objectives and research questions and research work justification. In addition to this, it includes research approaches and research framework.

Chapter two: Tenure security and relocation program

This chapter discusses on the theoretical aspects of various tenure systems, property rights, regularization, property valuation, compensation and informal settlement. Besides this, it discusses on the relocation program and assesses the Addis Ababa City's relocation programs and others based on literature review.

Chapter three: Research methodology

This chapter describes the research methodology and tools applied in this research work. It includes case study area, sampling method, data collection and organization, checking and verification of data. Besides, it discusses about indicator selection, method of evaluation and scoring of variable values to conduct analysis and measurements.

Chapter four: Results and analysis

This chapter discusses on the results of field work and evaluation of the success level of the relocation program and settlers' livelihoods change in the case study area.

Chapter five: Discussion

This chapter presents the discussion of the findings obtained from result and analysis and compares with the literature reviewed.

Chapter six: Conclusion and recommendation

This chapter makes conclusion with respect to the research questions and forwarded recommendations. Finally, possible areas that require further research are recommended.

2. Tenure security, property rights, legalization and property valuation and compensation

2.1. Tenure Security

Land tenure is a mode by which land is held or owned, or a set of relationships between people, the use of land and its products or results (Payne 1997; van der Molen 2006). Land tenure concept is an expression of values which a society or government adheres or aspires. Different communities and governments systems such as tribal, feudal, socialists, capitalist, religious states or societies have their own different concepts concerning the way in which land is held and use of land depending on a wide range of cultural and historical influences. Some of them perceived land as wealth and other as scarce resource and it should be well planned and protected for the next generation; and for others it is a commodity to be enjoyed and exploited like any other resources (Payne 1997; Christopher 1998).

Tenure security identified as key element in the development of urban areas and addressing urban poverty. It protects forced evictions, access to credit, permits market values to apply to property and often used as a prerequisite for the provision of basic services (Payne 2002). Insecure tenure has multifaceted challenges and problems. Among these are properties without tenure security are exposed to market pressure; reduced efforts to improve shelter conditions and investments; it creates social exclusions; during the eviction owners are not entitled to compensations.

All these factors reinforce poverty to settlers and hinder the economic development of cities. Besides, from government side, without tenure security properties are not recognized as legal objects and they are not subject to taxes. Owners of informal properties do not pay taxes to local or nation government that uses for public services and infrastructures (Payne, Durand-Lasserve et al. 2009). Tenure security has a contribution in improving the livelihood of people through investing and improving their shelters and businesses conditions (Payne, Durand-Lasserve et al. 2009).

2.2. Type of land tenure system and property rights

Different land tenure forms and legislation related to land may co-exist in the same country (van der Molen 2006). For example in rural areas it may differ from urban, sometimes, even within the same city. Each form of tenure has its advantages and disadvantages depending upon its situations and context (Payne 2001). Among the common ones: Customary, private, public, religious and non formal tenure. Customary tenure, most often exercised in most parts of Africa and the Middle East, is characterized by the view that the land is regarded as belonging to the community. Each family is granted use-rights of cultivation and habitation. Allocation, use, transfer, etc are determined by the leaders of the community according to its needs, rather than through payment (Payne 1997).

Private tenure permits unrestricted exchange and use of land. Property right including sale, transfer, mortgage, etc. and exchange of land and is intended to ensure its most intense and efficient use. Private

ownership may be in the forms of freehold or lease. Freehold ownership allows individual to own land and properties for indefinite period. While leasehold is for specified period. Renewal of lease period can be made on the law or contractual consideration (Payne 1997). However, in countries where private ownership is allowed, the government often holds the right of 'eminent domain'. This gives the government rights to expropriate private properties for public use, through payment of compensation. This type of ownership is practiced in Western European and North American countries (Payne 1997).

Public tenure, where land ownership by public for strategic or community uses. In some countries (especially socialist countries), all land is owned by state. The state allocates rights of access, use and transfer. But in other countries the public ownership is used to own lands by the public or state for communal benefits or strategic importance or reserve for future use (Payne 1997).

Religious tenure, is one of the most adapted and developed systems of tenure that is exercised by some of Islamic countries (Payne 1997). Non-formal tenure categories, these include a wide range of categories with varying degrees of legality and illegality such as occupied land from private or public land without having legal support, unauthorized subdivisions on legally owned land and various forms of unofficial rental arrangements.

Property rights can be defined as a recognized interest in land or property vested in an individual or group and can apply separately to land or development on it (Payne 2001). Property right may cover rights that are related to the ownership of real property are: to sell, lease, development, pledge, give it away, subdivide, inherit, use, rent, etc. It is also subject to public and private restrictions such as easements, right-of-way, specified development density, zoning and other restrictions.

If we look at the land tenure situation in the last 30 years in Ethiopia, the land tenure system has changed in accordance with government changes. During the Dergue (former) regime, the country followed a socialist ideology and centralized command economic system. Since that period (1974), all land become public land through proclamation No. 1974/64 (Benin and Pender 2001). In public ownership of land the institutions couldn't respond to change of land demand and needs (Payne 1997). The public requires land for various purposes especially in urban areas. It puts a lot of pressure to the institutions to respond efficiently and effectively to needs.

The concept of public land ownership was to convert the feudalist system to socialist system that was to limit the private ownership to create access land to the majority of the society, it was also a result of socialist ideology (Payne 1997). The main idea was bring equality among the people.

After Ethiopian People's Revolutionary Democratic Front (EPRDF) took power in 1991, the economic system changed into a free market and the government structure changed to a Federal State by the constitution (FDRE 1995). Based on FDRE's (1995) constitution, under article 40 No. 3, the right to ownership of rural and urban land is vested in the State and in the Peoples of Ethiopia. Since land is a common property of Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange.

ANRS, based on the power vested by the constitution of FDRE have issued various policies, and regulations to manage, administrate and control rural and urban land in the region. In ANRS, two offices

were established to administer rural and urban lands i.e. Environmental Protection Land Administration and Use Authority (EPLAUA) and Land Provision and Administration Office (LPAO) respectively. EPLAUA has been given the authority to manage and administer rural land to foster socio-economic development activities in a manner that protects the welfare of human being as well as to protect, develop and utilize the resources in a sustainable manner based on proclamation No. 47/2000 (CANRS 2000). Likewise, in urban areas lands are administered and managed by land administration offices. In the case of Bahir Dar City, LPAO is responsible to administer and manage lands under the City Administration, in accordance with rules and regulations of ANRS.

One of the land tenure systems which are currently exercised in the city is Land Lease-Hold system. The Lease period, have a ceiling that ranges from 15-99 years, varying depending on the levels of urban development, sectors of development activities or the type of services (FDRE 2002a). The Constitution provides tenure security for lease hold by prohibiting eviction of holders of the land without just cause and payment of compensation (Weldegebriel 2009).

Land lease-hold can be transferred through auction, negotiation and lottery. Land transfers can be made through auction when there is higher demand for a place like located in CBD. Besides, the place has better social services and infrastructure compared to other places (FDRE 2002b). Land lease-hold transfers through negotiation when a plot is not convenient to transfer through auction process. It means the nature of investments might require a special situation. Besides, a development activity that will take place on a plot is believed to bring positive contribution to the development of surrounding areas.

Land lease-hold is given to resident through lottery system for construction of dwelling houses. It is a free lease holding. Lottery winners only pay registration fee and don't pay land lease price like the other two for land (auction and negotiation). The term of lease is for 99 years. This type of lease transfer is only possible if a person doesn't have urban land by his/her name or spouse. In addition s/he has to present evidence the ability to construct the specified dwelling unit by putting the specified amount of money in block account in any one of the banks.

But this way of transferring land is not encouraged currently, because the provision of serviced lands in the town becomes limited. Condominium houses are more encouraged. Peoples are encouraged to organize themselves in a group to form a dwelling house cooperative to acquire a plot of land to construct condo's by themselves or register in their respective Kebele Administration Office (KAO) to get condos' from the government. Table 2-1 shows the minimum land grade price when a land permitted to be held in the City by auction or negotiation.

Table 2-1: Minimum land grade price for delivering land through Lease-hold in the City

Land grade	Minimum land lease price per meter square based services type (Eth Birr)			
	Business	Industry	Social services	residential
1	80.0	60.0	40.0	20.0
2	68.56	51.42	34.28	17.14
3	45.7	34.28	22.85	11.42
4	22.85	17.14	11.42	5.71
5	11.42	8.57	5.71	2.85

Source: (CANRS 2006b)

2.3. Land regularization

Property regularization is a process of converting an informal landholding to a formal way by registering it in a legal way and providing land titles to owners. As De Soto (2000) argues, in many developing countries many properties don't have title or are not registered. Due to this situation owner of these properties can't use as capital beyond the physical value of the house. They can't mortgage to invest more in housing and to make and expand their business by accessing credit. Deininger (2008) argues after the regularization process especially in rural areas, title itself doesn't help to access credit. Because the land values in many rural areas and small towns is not high. The bank requires additional collateral (Sanga 2009).

Depending on the circumstances, regularizing of informal settlements have the following advantages (Palmer D and J. 1997). These are as follows:

- Assurance: The more clearly a person's property rights is defined and acknowledged, it will be easier for a person to defend those rights against the claims of others;
- Social stability: Accurate public records help to reduce disputes from arising, and help to solve challenges more quickly since legal property ownership and boundaries can be readily ascertained.
- Credit: It gives access to credit;
- Improvements to the land and productivity: Enhanced assurance of property rights increases the certainty that increases investments in buildings, infrastructures and land conservation measures. It puts land in best economic use;
- Property values: Clearly defined property rights reduce the costs of checking out who holds right to a parcel of land and what the rights and restrictions are. This situation increases the incentive for potential buyers to make a higher offer for the property;
- Property taxation: Owners and properties are clearly identified so that it is easy to implement taxation system on properties; and
- Public services: Collection of taxes from properties raises the amount public revenues. Thus, it helps to expand and increase the services and infrastructures provisions.

The ANRS has issued regulation No. 4/2000 E.C. concerning informal settlement and occupation of urban land (CANRS 2007b). The regulation provides mechanisms and process through which informal

occupant can be formalized. One of the conditions for formalization of land is that if an applicant occupied a plot and started living before 1990.

2.4. Property valuation and compensation

In many countries, property is a large component of capital stock and a large component of economic wealth (Schulz 2003). Property is mainly classified in two types: residential and non residential. Residential properties include raw house, single family house, condominium and apartments. Whereas non residential houses are including hotels, offices, factories, ware houses, social services such as hospitals, schools and so on (Brueggeman and Fisher 2001).

Proper property valuation is important because it is used for various purposes. Even if someone doesn't have intention to sale his/her property on a market, individuals, households, public and private institutions wants to know the market value of a property for different purposes. Among these are: loan application, tax, compensation, economic analysis, estimation of consumption and wealth. The market value is the "most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus" (Brueggeman and Fisher 2001).

These are three types of valuation methodologies often used to get the market value of a property that can be used for calculating compensation. These are: the Sales Comparison, the Income Capitalization and the Cost approach (Brueggeman and Fisher 2001). The sales comparison approach is, the most widely used approach, estimated by comparing properties similar to the subject property that have recently been sold. This approach is heavily dependent on the availability, accuracy and timeliness of sale transaction data. When there is no sufficient number of sales of transactions, the applicability of the sales comparison approach may be limited (Brueggeman and Fisher 2001).

Income Capitalization Approach, a buyer who purchases a property is essentially trading present money for the expectation of receiving future benefits. The principal of anticipation is fundamental to the income capitalization approach, since value is created by the expectation of benefits to be derived in the future from as the present value or discounted cash flow. The limitation of this valuation method is that the future value is not known with certainty (Brueggeman and Fisher 2001; Pagourtzi, Assimakopoulos et al. 2003).

And the third valuation approach is Cost, to estimate the market value of a subject property by the sum of its parts or individual components. Once the values of the individual components have been determined and sum them to determine a final market value of a subject property (Brueggeman and Fisher 2001; Pagourtzi, Assimakopoulos et al. 2003).

2.5. Relocation programs

2.5.1. Background of relocation programs

There is a need for urban land for various developmental activities such as infrastructures, housing development (condominium), investment and services (such as hospital, school, etc). In order to satisfy the public needs and bring economic development in cities a relocation program can be used as a means

to address these challenges. It helps to put land in a more economic way, change unhealthy living environment and improve the well-being of the societies.

In many cases it is a challenging task, because the development activities that take place directly affects the livelihood of communities. Relocation program often disrupts the livelihoods and weaken communities social network, institutions and cultural ties and dispersal of kin groups (Cernea 1988; Leeds 2003). Thus, the main challenges are to take the two aspects together with out affecting one another i.e. city development and settlers' livelihood.

Clark (2002) argues that, involuntary resettlement, found out that most of the projects appear not to have succeeded in restoring the communities' livelihood. The review outcomes had included loss of assets, unemployment, debt-bondage, hunger, and cultural disintegration. Many relocation program in early 1970s, assisted by World Bank, lack adequate planning (Cernea 1988).

In recent decades, the civil societies, donor governments and the public at large have expressed their views that the fund not be used for projects that have a negative impact on the poorest group of societies. In response to this, the World Bank has developed a set of binding polices and guidelines that help to mitigate the negative impact on societies (Clark 2002). In addition to these, the bank recognized that the people subjected to relocation program have the right to participate, be consulted and informed on the relocation activities as well as the right to file a complaint to the respective body or Inspection Panel (Clark 2002).

Accordingly the World Bank endorsed the right to development, which contains economic, social, civil and political rights. The right to development is defined as "an inalienable human right by virtue of which every human person and all peoples are entitled to participate in, contribute to, and enjoy economic, social, cultural, and political development, in which all human rights and fundamental freedoms can be fully realized." (David Hunter et al 1998) as cited by (Clark 2002).

Likewise, in Ethiopia, there is no comprehensive policy or guideline on relocation program at country level. If we look at the capital City of Ethiopia, Addis Ababa, relocation practices have been carried out without policy document (Bayrau and Bekele 2007; Yntiso 2008). Due to this fact, compensation among relocation programs lack uniformity in type and amount payment. The relocation program process has not been given much attention in relation to the needs of the people being relocated (Bayrau and Bekele 2007; Yntiso 2008).

Yntiso (2008) argues that although, Addis Ababa City Administration has carried out a lot of developmental and construction activities in recent years, especially in construction of road, condominium houses and other activities. Many of low income households became the victim of these activities. They were relocated to outskirts of the City. Wolde-Meskel (2004) cited by (Yntiso 2008) noted that people displaced by ring road construction experienced loss of income and were exposed to higher rental house, shortage of transportation services and health facilities.

Cernea (1988) noted that, in order to avert the negative impact of the relocation program on settlers' livelihood and to achieve better results, the following three key areas have to be taken into account:

- Preparation and detailed planning of relocation program;
- Developing alternative development packages for settlers to engage in income generating activities and employment-based strategies, micro and small enterprises, skill development training etc; and
- Close supervision, monitoring and evaluation of the program at different phases.

Davidson (1993) argues that the main factors that contribute to the overall development performance of the relocation program are listed as follows:

- Policy, legal and institution framework;
- Settlers participation in the relocation process;
- Good location for the new site;
- Good physical development; and
- Effective socio-economic development in the form of employment opportunities.

Clark (2002) stated that in any development project activities funded by World Bank, the following principles and concepts have to be applied in order to reduce social costs. This is by carefully assessing and minimizing the risks of social and environment associated with development projects, ensuring relocated people can better their lives or at least to restore their livelihood as before, respecting right and vulnerabilities and indigenous people.

Viratkapan & Perera (2006) stated that the contributing factors for the success of relocation program are the external and internal factors. The external factors consist of aspects such as: new location and award of compensation. And the internal part consists of unity of community, strength of leadership and participation of members in the process. Both cases require developing a policy and guiding framework, that are necessary to create an enabling environment for restoration of settlers' livelihood.

Depending on the situation, many or few cities, towns or local administrations have their own policies and regulations on relocation activities. Often it is derived from the national policies. It includes acquisition, expropriation and relocation. The policy has to address the basic principles related to government responsibilities and duties, settler rights and entitlements and participation, protection of host communities and environment (Cernea 1988). These issues have to be incorporated in any policy document to undertake proper relocation program.

2.5.2. Relocation process

In order to carry out a relocation program in a better way and to restore settlers' livelihood as, WB put a general framework for land acquisition and resettlement for its funded projects (Cernea 1988). In any project context, relocation program is a process that passes through a series of steps namely:

- Socio-economic assessment of the relocated places
- Stakeholder meeting
- Land acquisition and legal framework
- Entitlement policy
- Intuitional framework

- Relocation and resettlement
- Income restoration
- Monitoring and evaluation

2.5.3. Measuring of the well-being of a society

National level

Various evaluation methods have been used to measure the welfare of a society or people at country level. Among these are: GDP, is a well know measurement and has been used, to show the economic growth (national income account) of a nation. However, GDP measurement hasn't taken into account the various human development aspects that have greater contribution for countries' economic development and growth. Such as getting better nutrition, health services, access to knowledge, secured livelihood, better working conditions, security against crime, and sense of participating in economic and political activities in their communities (UNDP 1990). The term human development is the process of widening people's choices and the level of their achieved well-being (UNDP 1990).

In order to capture other important aspects of human development, UNDP (1990) introduced HDI to measure the human well-being of a nation. The HDI embraces economic and social dimensions of human development; it is beyond GDP growth, more than income and accumulation of wealth and commodities. UNDP (1990) stated that the HDI has three dimensions of human development components:

- Living a long and healthy life (measured by life expectancy)
- Education attainment (measured by adult literacy and enrolment at the primary, secondary and tertiary level)
- Real GDP (measured by purchasing power parity, PPP, income) representing a decent standard of living.

However, HDI has been criticized on a number of issues (Sanusi 2008). Afterwards various measurements have been introduced to broaden its coverage on human development aspects. UNDP has also involved and put efforts to improve HDI to accommodate the critics views and gaps created in measuring of human development. Human Poverty Index (HPI) was introduced by UNDP. HPI is looking at human development from deprivation aspect and assesses how the benefits of human development are distributed (Sanusi 2008).

Measuring the livelihood of Community

Likewise, the indicators used such as poverty line, income trend and consumption characteristics do not show the whole picture of the well-being of a household (UNDP 1990; Moser 1998; Rakodi and Lloyd-Jones 2002). Poverty is not defined only by low income, but it covers broader concepts of deprivation, vulnerability, insecurity and social deprivation.

Deprivation happens when people are not able to reach a certain point of functional capability (Rakodi and Lloyd-Jones 2002). As an example, vulnerability is not the same as poverty. It is not lack or want, but defencelessness, insecurity, and exposure to external and internal environment. The external risks are shocks and stress to which an individual person or household is to face. The internal risks are defencelessness that is lack of ways to cope without damaging loss (Chambers 2006). Chambers (2006)

noted that loss can be becoming physically weak and economically impoverished and socially dependent. Table 2-2 shows different researcher classifies the livelihood into different categories.

Table 2-2: Categories of livelihood assets by different individuals and institution

No.	Asset type			
	Chambers and Conway 1992	UNDP 1999	Carney 1998	Moser 1998
1	Tangible assets: <ul style="list-style-type: none"> • Stores e.g. food, Jewellery • Resources 	land	Natural capital	Labour
2		Livestock	Human capital	Economic social infrastructure
3	Intangible assets: <ul style="list-style-type: none"> • Claims made for material, moral or practical support • Opportunity in practice to obtain resources 	Skill	Financial Capital	Housing
4		Knowledge	Physical Capital	Household relations
5		Natural resources	Social Capital	Social capital

Source: (Meikle, Ramasut et al. 2001)

Socio-economic and physical (properties, etc) situations and conditions of residents have to be assessed before carrying out any relocation program. This helps to prepare compensation and design various restoration programs to maintain settlers' livelihood as before or to make it even better. In most cases, the urban poor are vulnerable to relocation programs. In this case, it requires to look at the multidimensional aspects of socio-economic situations of the targeted group, in terms of poverty level and vulnerability (Moser 1998). Designing and developing viable economic development packages that can be incorporated as part of the relocation program (such as credits scheme, skills development training, support to engage in micro and small enterprises, etc) are vital. The development packages should then fit with the requirement of HHs and community's needs. These help to reduce the negative out comes on settlers' livelihood (Cernea 1988).

Analyzing vulnerability involves identifying capabilities of the target groups in terms of health, readiness to engage in other activities (micro-small scale activities, labour work) and skill development. The more assets the settlers have, the less vulnerable they are, and the less they have, they are the greater exposed to poverty and vulnerability (Moser 1998). It is also worthwhile to look at the social capital. Anthropologists have long acknowledged the importance of social capital in supporting and keeping the trust necessary for social cohesion. Economists have now realized that social asset is as key element of the feasibility and productivity of economic activity (Moser 1998).

Moser (1998) noted that based on his empirical studies, in urban areas, developed a classification of assets for the urban poor as "Asset Vulnerability Framework." This includes the tangible assets labour, human capital, including less productive assets such as housing, and invisible assets such as household relations and social capital. These can be summarized as follows:

- Labour, the most important asset for urban poor
- Human capital, health condition, which determines people's capacity to work, and skills and education
- Housing
- Household relations, a mechanism for pooling income and sharing consumption
- Social capital, provision of support and help each other within communities and among the households based on trust come from social cohesion.

Figure 2-1 shows the livelihood assets that are required for the well-being of HH (Carney 1998):

- Natural Capital: natural resource which are useful for livelihood such as land, water and environmental resources.
- Financial Capital: financial resources which are available to people (savings, wage, supplies of credit, regular remittance or pension) and a means to get other things to pursue their livelihood;
- Social Capital: social networks, membership of groups and relationships of trust ;
- Physical Capital: basic infrastructure such as transport, shelter, water, energy and communication; and
- Human Capital: skills, knowledge, ability and good health important to perform activities to pursue their livelihood.

Finally indicators are used to evaluate the success level of the relocation program and its effect on the settlers' livelihood. The success of relocation program indicates that there is tenure security, improvement on housing conditions, getting sustainable income, having adequate assets, access to different services and facilities compared to before (Meikle, Ramasut et al. 2001). However, if a relocation program fails, it shows loss of assets and settlers are exposed to various risks and vulnerable to poverty.

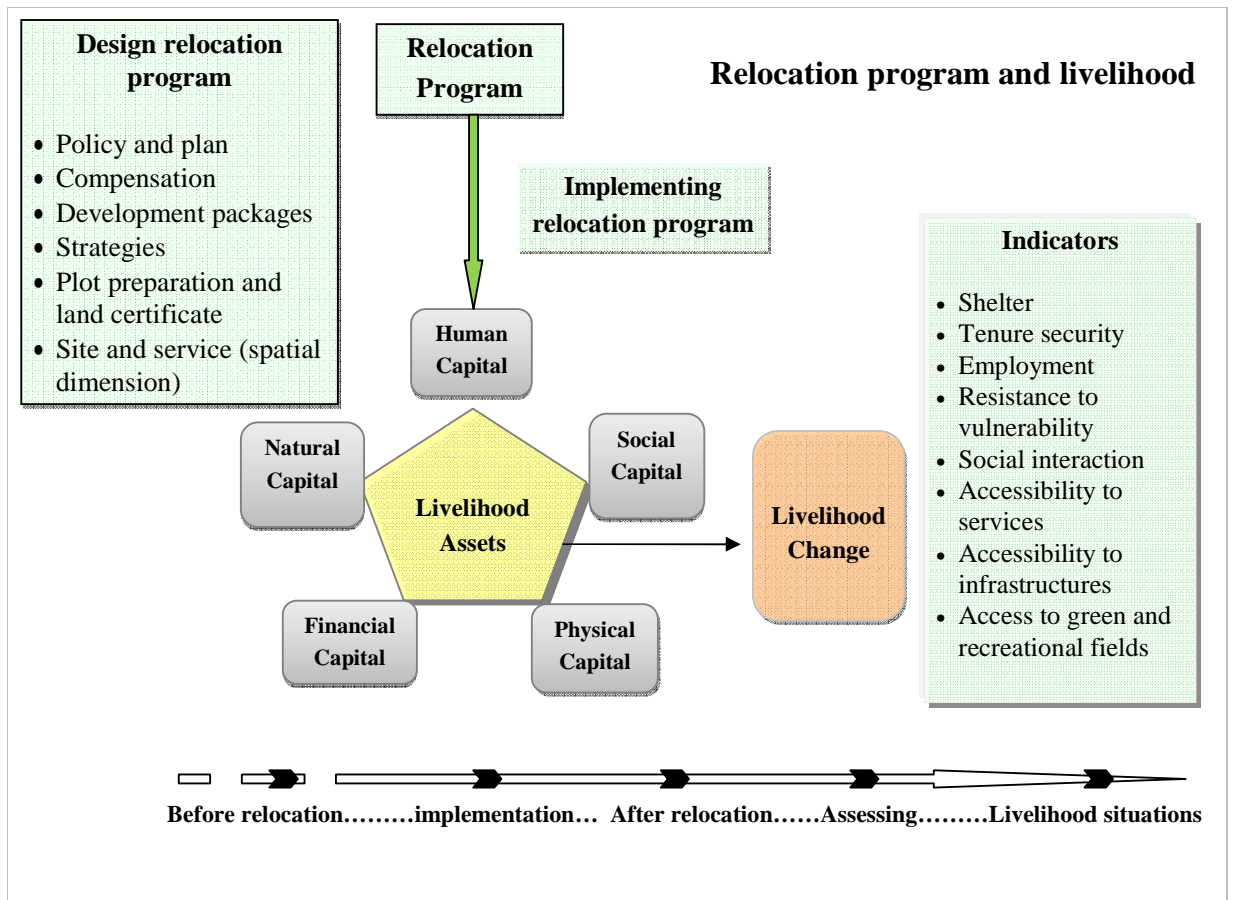


Figure 2-1: Livelihood assets that are require for well-being of a HH

Source: modified from Carney (1998)

3. Research methodology

This chapter describes on methods that were applied and steps taken for evaluation of relocation program and settlers' livelihood. This includes the research methods, approaches, data collection, indicators selections, scoring of variables values, mathematical formulas were used for evaluation process and it discusses also on their limitations.

3.1. Bahir Dar City

Bahir Dar City is the Capital City of ANRS. This City is a seat to many regional public offices. Besides, this, it also serves as the administrative centre for West Gojjam Zone and Bahir Dar Zuria Wereda. The City has nine urban and four rural Kebele Administrations which have their own legislative, executive and judiciary bodies. The City Administration consists of two related organs: political and administrative governance (FUPI and BDMCA 2006).

Bahir Dar City has diverse economic bases such as: tourism, agriculture, hydro power generation, trade and business and fishing, however its economic potentials have not been effectively utilized (FUPI and BDMCA 2006). In 1994 the population number was 13,834,297 and grew to 17,214,056 in 2007. Likewise, the population growth of Bahir Dar City was 54,766 and 94,235 in 1984 and 1994 respectively (FUPI and BDMCA 2006) this increased to 220,344 in 2007 (FDREPPC 2007). The City Administrative boundary has widened from 45.06 Km² to 186.38 Km², in 2002/2003 (FUPI and BDMCA 2006). This boundary change had significant contribution on population size change in the City (FUPI and BDMCA 2006).

However, like other developing countries the city has many challenges notably: poor housing condition, inadequate services and infrastructure. About 42 percent of the city population lives at or below the poverty line and 25% of them are unemployed (FUPI and BDMCA 2006).

3.2. Case study area

A case study method was applied for this research work. Because this research deals with people, program, settlers' livelihood in a real world environment. "The case study method is an approach to studying a social phenomenon through a thorough analysis of an individual case" (Kumar 2005). The case study area was selected on the following criteria:-

- Land occupied informally (landholdings with out have any legal ground).
- Settlers relocated to other places.
- A relocation program took place one year before.
- The HHs number greater than 50.

Before the relocation program more than 800 HHs were living in the former settlement area (Qotatina Sefer). All of them occupied the plots informally at different times. Among these residents about 410 HHs who fulfilled the selection criteria relocated to the new settlement area (Qotatina Sefer). Figure 3-1

shows the location of the two settlement areas. This research evaluated only the livelihoods of 410 HHs who were relocated. The remaining HHs who were not fulfilled the selection criteria for relocation program were not included in this evaluation.

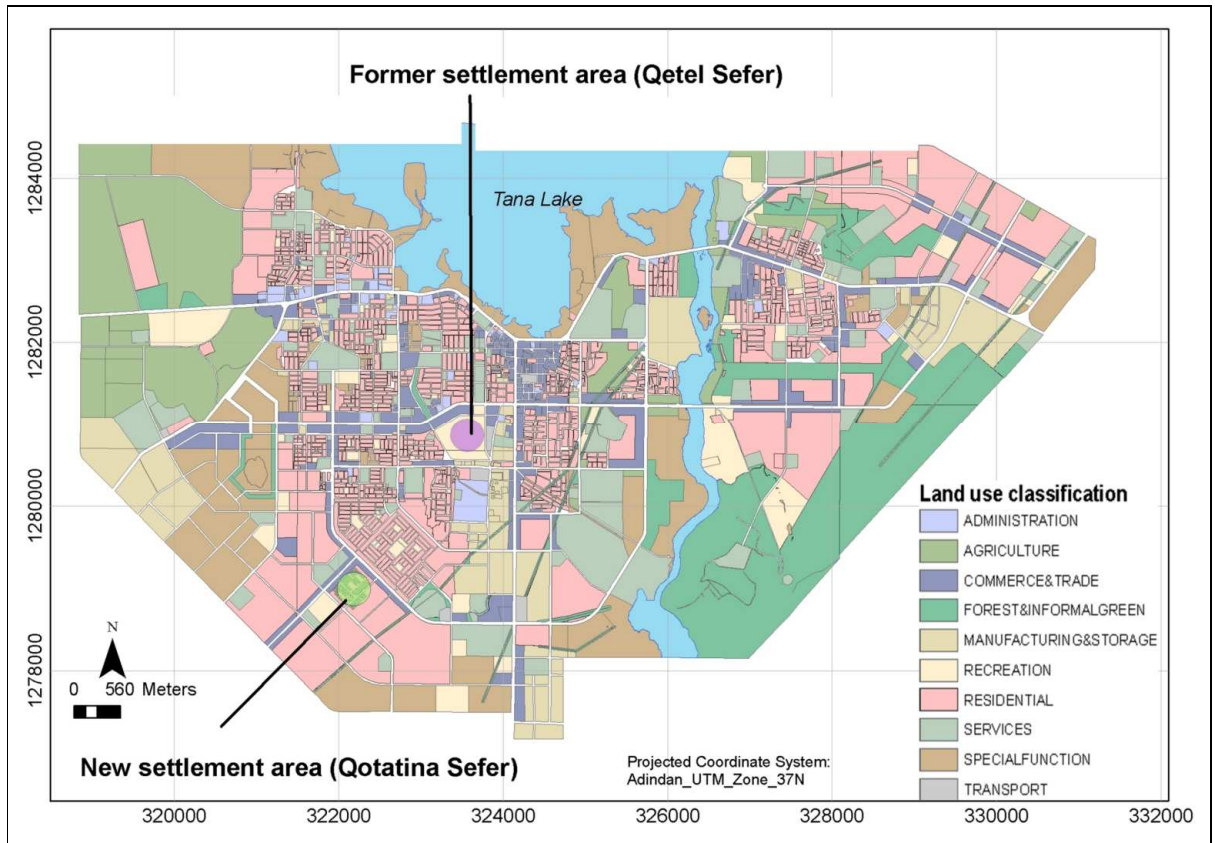


Figure 3-1: Development plan of the City and location of the former and new settlement areas

Source: ABWUD (2009)

In order to evaluate the livelihood change of the households, a systematic sampling method was applied. Figure 3-2 shows out of 668 prepared plots, 83 sample plots selected. From the selected sample plots, 39 HHs started living in their new constructed houses, 15 had not started their house construction, 10 were under construction, 7 plots had not been allocated by the municipality, 4 houses not yet rented, 4 houses had been rented out, 1 plot sold out, 2 HHs heads weren't found during the field work period and one house construction was suspended by court order. Data was collected from 39 sample HHs, using closed and open ended questionnaires and structured interview.

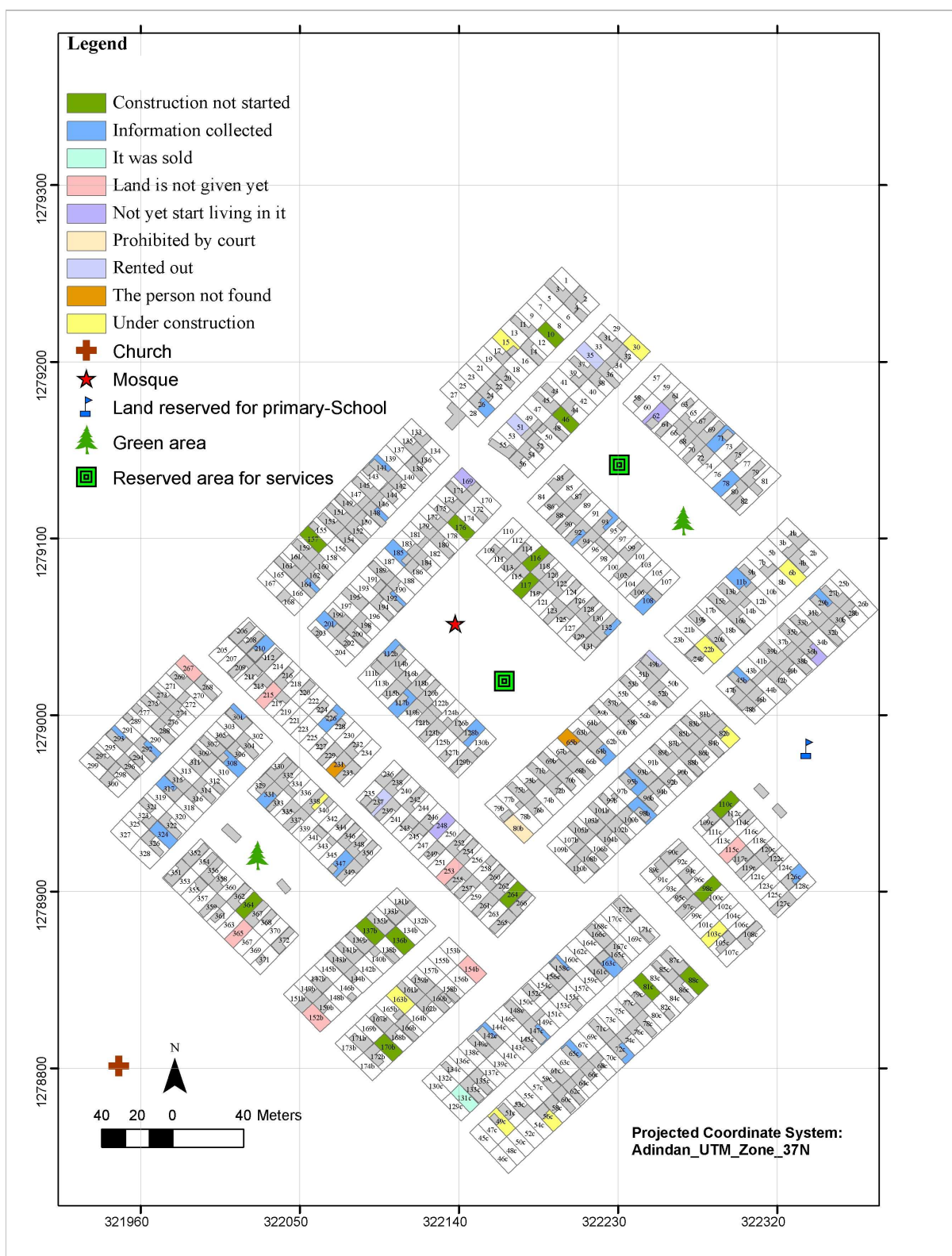


Figure 3-2: Selected sample plots and their status in Qotatina Sefer (New settlement area)

Source: Prime Consultants PLC and ABWUD (2009)

3.3. Method of survey

This research work relies on both qualitative and quantitative data in order to answer the research questions. In addition, it supports the arguments that have been pointed out on the discussion part and finally leads to the conclusion. To do this, various data and information collection methods were applied. These were: closed and open ended questionnaires were used to collect from sample HHs who were living in the case study area; structured and unstructured interviews were used to collect data from relevant local government authorities and experts; formal and informal discussions were held with the settlers, experts and officials from various public offices and representative of private firm that was assigned by the City Administration. Observations were also made in the case study area. These methods help to collect data and information from primary sources.

Secondary data was collected from various sources that include Literature review (books, journals, and previous research works), web sites, from different governments and local public offices publications and documents such as policies, regulations, reports, maps, plans, etc.

Figure 3-3 shows data collection methods at different stages of the relocation program i.e. policy, project scheme (area), HHs and community level. During the field work seven offices were visited and data was collected based on the structured and unstructured interviews (Appendix VIII). In order to examine the success level of the relocation program and changes were made on the settlers' livelihoods. Respondents of interviewers were selected based on their involvement at various stages of the project i.e. policy, managerial, technical and operational level. And, discussions were made with other offices which would have potential contributions for the success of the program.

The selected and interviewed respondents were as follows: Two personnel were interviewed from managerial level i.e. Grievance Redressing Unit Head from Mayor Office and Land Preparation and Provision Department Head from ABWUD; two technical experts from Mayer Office (urban development advisor) and Land Preparation and Provision Department, ABWUD; three at operational level Head of Land Preparation and Provision Department LAPO, ABWUD and one from another office. Discussions were also made with others managerial, operational and technical levels at different time and with other experts.

Besides, discussions were made with other offices these were: CBB branch office Head, AMSEDA Unit Head, ASCI Unit Head and Head of private consultant firm employed by the City Administration. Data was also collected from these offices.

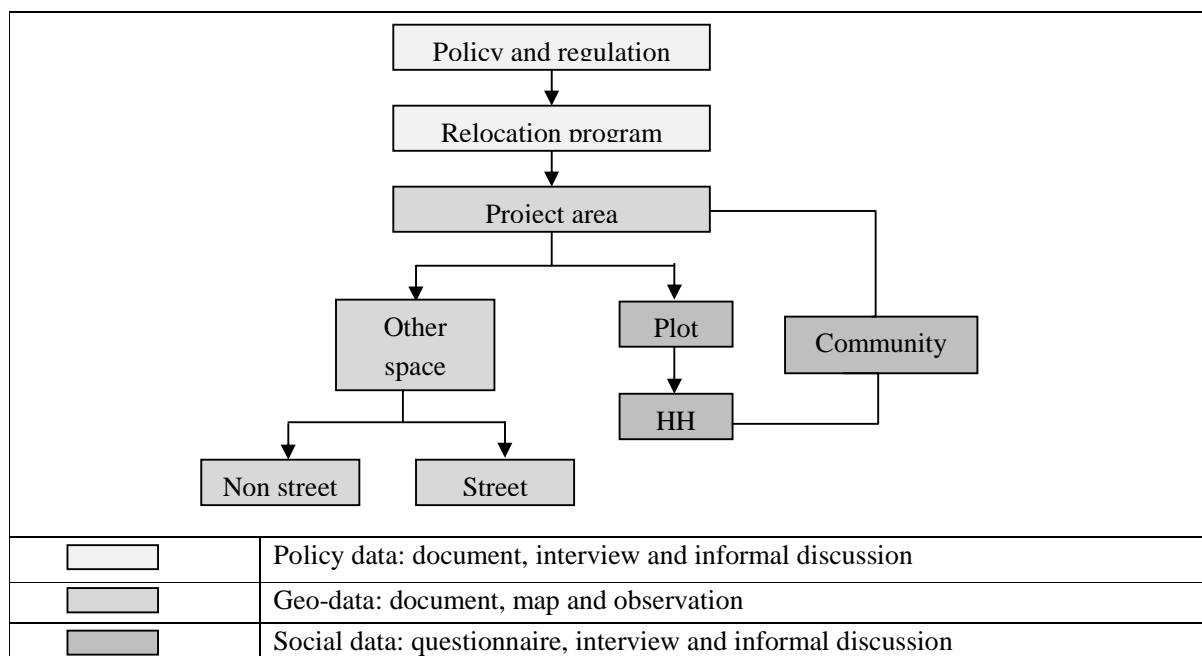


Figure 3-3: Types of data collection method at different stage of the relocation program

Verification of data was made by discussions with all the respondents of the interview and questionnaire when there was information gap risen, issues were not well addressed and to check the reliability and completeness of data and information.

Software and tools used for analysis and visualization

Table 3-1 shows software and tools were used for data capture, entry, edit, analysis and presentation purposes.

Table 3-1: Type of software and tools used

No.	Tools and software used	Application	Purpose
1	Microsoft Access	Database	Managing field work data such as data entry, editing, and retrieval of information
2	Microsoft Excel	Spreadsheet	It was used for calculation, statistical analysis and graphic presentations
3	SPSS	Spreadsheet	It was used for calculation, statistical analysis and graphic presentation
4	ArcGIS	GIS	It was used for spatial measurements in the case study area and used for graphic visualization and presentations.

3.4. Measuring the welfare and wellbeing level of the HHs (settlers)

Indicators are important tools, which can translate the different concerns, aspects and needs into comparable and measurable formats (Parnell and Poyser 2002). Indicators were identified to represent the most important aspect of the subject matter and help to conduct evaluation of relocation program and

settlers livelihood i.e. comparisons were made on settlers' livelihood before and after the relocation period. Finally, for relocation program 5 and settlers' livelihood 12 indicators were selected. These were the indicators that were used for evaluation of the success level of the relocation program:

- Presence of policy and plan
- Level of stakeholders involvement
- Adequacy of compensation
- Adequacy of site and services
- Completeness of relocation program strategies.

Each indicator was categorized into observable variables by determining the score for each indicator, and given a dummy value for each measurable or observable variable i.e. 0 or 1. Each variable was then assumed to be of equal value. And then, the score was changed into standard score i.e. percentage. Table 3-2 shows score grade for relocation program.

Table 3-2: Scale and score for success of the relocation program

Scale	Score
Complete success	81-100
Success	61-80
Fair success	41-60
Below success	21-40
Unsuccessful	0-20

Complete success means the average sum of all variables of indicator of the relocation program score falls from 81 to 100. This means the relocation program standard success score is 81% or above. On the contrary, unsuccessful means the average sum of all variables score fall from 0-20%.

The method for scoring variables' value adapted from case study of the San Roque (Pangasinan) Multi-Purpose Project's Resettlement Action Program (Bulosan and Simeon 2000). Table 3-3 shows sample basis for scoring variables of one indicator (Adequacy of site and services) for relocation program.

Table 3-3: Basis for scoring variables of indicators for relocation program (sample)

Indicators	variables	variables	score	Basis for scoring
Adequacy of site and services	Access to road		1	Access road were built
	Provision of plots		1	Plots were provided to all settlers
	Open space (other activities or playing field)		1	The settlement areas had open spaces or playing fields.
	Utilities	electricity	0	Electric line was connected to HHs' houses
		water	0.5	Water line was connected to HHs houses
	Social services	religious	0	Land was allocated to worship places
		primary school	1	Land was allocated to primary school

Score grading method for HHs livelihood

In order to examine and compare the settler's livelihood changes, a wide range of human well-being variables were taken into considerations. The variables not only concentrated on income and properties, but also other welfare which directly related to the settlers' well-being that includes health, education, social interaction, access to site and services and green spaces. Finally, 12 indicators were selected to represent settlers' livelihood. Besides this, the methods adapted and the indicators were verified during field work and made some adjustments to fit into the reality (Meikle, Ramasut et al. 2001; de Haan, Drinkwater et al. 2002; Lindenberg 2002; Sanusi 2008; Mohit, Ibrahim et al. 2009).

The indicators that were used to compare the settlers' livelihood level before and after the relocation program are listed as follows:

<ul style="list-style-type: none"> • Shelter • Tenure security • Employment • Resistance to risk and vulnerability • Social interactions • Access to worship places • Access to health service • Access to school • Access to road • Availability of transport • Access to green and recreation fields • Access to market 	<p>House durability has other components:</p> <ul style="list-style-type: none"> • Physical structure of the house • Access to utilities • House facilities • Crowdedness
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Evaluation made for shelter based on its quality, infrastructure and social services by their accessibility, employment situations and social ties based on their variables (Appendix I). Table 3-4 shows score grade for evaluation of accessibility of infrastructure and social services.

Table 3-4: Scale and score for access to infrastructure and social services

Scale	Score	Distance Km radius
Very good	4	Less than 0.75
Good	3	0.75-1.5
Fair	2	1.5-2.25
Not good	1	Above 2.25

The measurement methodology of accessibility to various services and infrastructure adapted from, measuring objective accessibility to neighbourhood facilities in the city (A case study: Tehran, Iran) (Lotfi and Koohsari 2009) and (Baker Associates 2008).

Measurement took place from the centre of the settlement areas. Depicting the coverage of the settlement area by circle or using any other shapes that most suitably to represent the area. In this study, based on the settlement area circle shape was used. Besides, it standardizes the distance measurements between the

settlement area to services and infrastructure. Thus, the centre of the circle represents the centre of the settlement area. Figure 3-1 shows the settlement areas in circle. Since houses were demolished in former the settlement area, it was not possible to get the actual coverage of the area. So, the shape didn't represent the coverage of the settlement, but it helps to find the centre of the settlement area. In this study the maps which was used to measure the accessibility of indicators, the asphalt roads and the gravel roads which extended to the new settlement area were existing roads, others were proposal roads.

In the evaluation of accessibility of services and infrastructure an indicator may have two or more variables. If the conditional statement uses, 'Or' means, if one of the variables fall with the specified radius, it gets score and 'And' means both the variables' score taken in two account and divided by number of variables to get the average score.

Score classification range (dimension) depends on the indicators. Some of the indicators were classified into 4 i.e. from one to four and others can be into 3. An example kitchen's score classified from 1 to 3; while a shelter's wall score classified from 1 to 4.

The standard score range fall from 0 to 1. 0 shows the lowest situation of an indicator dimension. And 1 shows the highest score of an indicator. Table 3-5 shows score grade level for settlers' (HHs') livelihood. Table 3-6 shows definition of each indicators and its limitation for livelihood evaluation.

Table 3-5: Scale and scale for level of settlers' livelihood

Scale	Score
Not very good	0-0.2
Not good	0.21-0.4
fair	0.41-0.6
good	0.61-0.8
Very good	0.81-1

Table 3-6 shows based on various Literature and Urban Information Documentation Centre (UIDD), Addis Ababa City Administration housing materials break down method adapted for this research to indentify shelter indicators and scoring method.

Table 3-6: Sample of livelihood indicators definitions and their limitations

No	Type	Definition	Limitation
1	Shelter (Tolera 2003; Dwijendra 2004 ; UIDD 2005; Bayrau and Bekele 2007; Sanusi 2008)	It is adequate enough to protect from extreme climate i.e. rain and cold.	Only the major part of the house components were taken as indicators i.e. wall, roof and floor. It considered the local context of Bahir Dar City.
2	Tenure security (CANRS 2007b)	Refers to the relationship between people, individuals or groups, with respect to land. It is based on law of the ARNS.	Only type of rights identified not restrictions and responsibilities.

All livelihood indicators were defined and their limitation explained (Appendix I).

UNDP (1990), used a mathematical formula to measure HDI. This formula was adapted in this research work to evaluate of the settlers' livelihood.

These were the measurements that were used to define a country deprivation.

X1= Life expectancy

X2= Literacy

X3= (the log of) real GDP per capital

I_{ij} = is the deprivation indicator for the jth country with respect to the ith variable.

Step 1	Step 2	Step 3
$I_{ij} = \frac{(\max_j X_{ij} - X_{ij})}{(\max_j X_{ij} - \min_j X_{ij})}$	$I_j = \sum_{I=1}^3 I_{ij}$	$(HDI)_j = (1 - I_j)$

Source: (UNDP 1990)

$I_i = \frac{\text{MaxLi-Actual}_i}{\text{MaxLi-MinLi}}$	<p>I = represents indicator</p> <p>I_i = score of nth indicator</p> <p>MaxLi = the maximum score of an indicator can get.</p> <p>MinLi = the minimum score of an indicator can get.</p> <p>Actual = the actual score of an indicator got from field work result.</p> <p>TI=the sum score of an indicator taken from sample HHs</p> <p>n= total number of indicators</p> <p>Ts= total standard score of all indicators taken a sample HHs</p> <p>S= average score of an indicator a sample HH</p> <p>Ss=an average standard score of an indicator a sample HH</p> <p>Sn= number of sample HHs</p>
$TI = \sum_{I=1}^n I_i$	
$S = TI/Sn$	
$Ts = \sum_{I=1}^n S_{si}$	
Ss an average standard score of an indicator taken from sample HHs = 1-S	
An average score of a HH livelihood (Ah) =Ts/n	

Let's take an example of physical shelter condition is one of the four indicators of shelter; Shelter is also one of the 12 indicators for settlers' livelihood.

H= A shelter is consists of W=wall, F=floor and R=roof

$H = \frac{w+f+r}{3}$	$W = \frac{\text{MaxLi-Actual}}{\text{MaxLi-MinLi}}$	$F = \frac{\text{MaxLi-Actual}}{\text{MaxLi-MinLi}}$	$R = \frac{\text{MaxLi-Actual}}{\text{MaxLi-MinLi}}$
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Let's take an example to find the score of physical structure; its variables score are as follows:

If a wall is made of stone score =3, wood and mud =2 and corrugated iron =1;

- Wall scores 2
- Roof scores 3
- Floor scores 1

The maximum score is 4 and 1 minimum.

Table 3-7 shows the steps that have to be followed to come up with result of shelter condition and to get the final score of an average sample HH livelihood.

Table 3-7: Steps to calculate physical shelter condition's indicator scores and the final average score of a sample HH livelihood

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Wall 0.66 = $\frac{4-2}{4-1}$	0.66 = $\frac{0.33+0.66+1}{3}$	TI= $\sum_{Ii=1}^{Sn} Ii$	S=TI/Sn	Ts= $\sum_{I=1}^n Ssi$	Ah =Ts/n
Roof 0.33 = $\frac{4-3}{4-1}$	H (II) 0.33 = 1- 0.66		Ss=1-S		
Floor 1= $\frac{4-1}{4-1}$					

Table 3-7 shows the physical shelter condition of HH, the standard score was 0.33 i.e. not good situation based on score grade of a HH livelihood.

3.5. Limitations on data collection

Key selected potential respondents were not at their post during field work, such as policy level, few at managerial and operational level; Acquiring data was difficult during field work. There was no data handling method and no data delivery rules in many offices which were visited.

Besides, it was hard to find a compiled report on the relocation program, except data which shown in table 4-2. So, most of the data was collected through interviews from public officials and experts who directly and indirectly participated in the execution of the program.

4. Result and analysis

4.1. Relocation program

Since relocation program requires adequate preparation and careful implementation, various aspects of the relocation were examined. Figure 4-1 shows the evaluation of the relocation program. It was categorized into three main parts i.e. policy, project area and HH levels.

The presences of policy and relocation plan help to evaluate whether the necessary conditions and preparations were made before the relocation program. Evaluation on project area focuses on the activities that had been done such as site and services preparation. The HH level of evaluation process helps to look livelihood changes as well as social situation of the settlers (community).

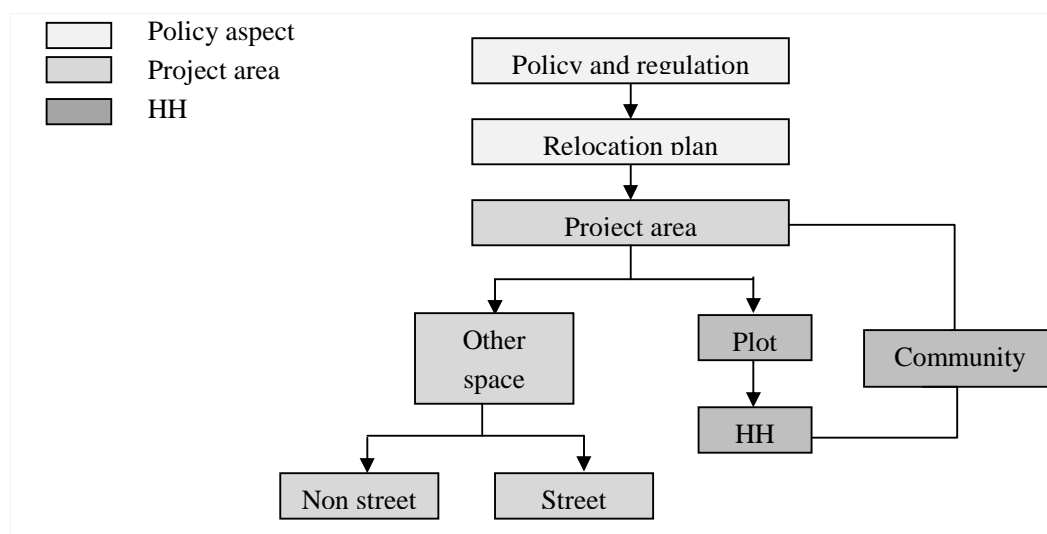


Figure 4-1: shows major components of the relocation program of the relocation program

The indicators that were used for evaluation of the relocation program are listed as follows:

- Presence of policy and plan
- Level of stakeholder involvement
- Adequacy of compensations
- Adequacy of site and service preparation
- Completeness of relocation program strategies.

4.1.1. Presence of policy and plan

There were proclamations and regulations which deal with various aspects of the relocation program. Such as proclamation and regulation at national level and regional level which deal with expropriation of private landholding for public purposes, payment of compensation and regularization of informal

landholdings. But there is no comprehensive policy design for the relocation program at national and regional level, comparable to the WB's involuntary Resettlement Policy (Yntiso 2008).

With regard to the planning issue, the main reason for carrying out this relocation program was to build football stadium in ANRS. Figure 3-1, shows also the Qetel Sefer and the surrounding area were reserved for recreational activity based on Bahir Dar City development plan. Accordingly, ANRS contracted out the project to local contractor named "Midroc PLC" through a bidding process. And the other reason was to curbing criminal activities in the City. Qetel Sefer had been one of the hiding places for criminals.

The city administration had planned at different times to use it for intended purposes. In 1992, attempts were made by demolishing the houses in the Qetel Sefer. But during that period compensation had not been paid for their fixed properties and replacement land had not been given to the residents. Then after, the settlers gradually resettled back to their former places. 2007 was a year in which the City government decided to facilitate the relocation program and implemented it. Besides, the relocation program was executed based on the prepared plan. Figure 4-2 shows the success level of *Presence of policy and plan indicator* score was 75% i.e. *success*.

4.1.2. Level of stakeholders involvement

To relocate residents of Qetel Sefer, committees were formed at different level of the project activities; these were the public offices which were involved during the relocation period: ANRS, City Mayor Office, City Manager Office, LPAO, ABWUD, Kebele 14 Administration Office and REA at different level of project activities.

The duties and responsibilities of these offices were as follows: ANRS was responsible for carrying out regional level issues, including policy aspects; The Mayor Office was responsible to manage the overall activities of the relocation program, handling grievance cases, providing the necessary logistics and decisions making; City Manager Office was involved in close supervision of the day to day operational activities, Municipality (LPAO) was responsible in the preparation of plots and issuance of land certificates; ABWUD provided technical and operational support in relation to urban planning, rules and regulation. 14 KAO provided resident services such as registering HHs vital data and issuance of resident ID-Card. REA had a duty in maintaining safety and security to the public and properties during relocation period.

However, during the relocation period some of these stakeholders were left out but while they were willing to participate, facilitate and support the relocation program in the livelihood restoration activities. These were ACSI and AMSEDA.

Financial Institution

Financial institutions play a crucial role in housing development in the country. In Bahir Dar town, there were many private and public banks (Such as United, Dashen, Wegagane private banks, etc.) and government institution like Commercial Bank of Ethiopia, CBB, ACSI, etc. ACSI targeted lower income earners of the society. However the majority of the bank institutions disregard the needs of the lower income societies. For instance, CBB provides a credit for construction of houses on long term basis.

The bank provided a minimum credit of 15,000 Eth Birr for maximum period of 30 years. The interest rate was 9.75%. The amount of the credit to be granted was on the basis of the income of persons or couples and they were required to pay one fourth of their monthly income. These instalments lasted up to a year ahead of the retirement aged 60. The bank requires collateral for credit services.

The settlers who lived in Qetel Sefer, their income depend on small trade and retailing businesses. Most of them didn't have trade licenses. Thus, the settlers didn't have the capacities as well as couldn't meet the bank's criteria.

On the contrast, the ACSI was established with the view to consider the needs of the lower income earners. In line with this, the institution provides credits to lower income earners in collaboration with other offices, to these who fall under cooperatives and jobless. The office provided various types of credit services with and without collaterals and started with minimum credit amount of 347 Eth Birr up to 1% of the bank's capital.

The sample survey revealed that it was merely two HHs who took credits from ACSI. The process was not made on the basis of their properties. Instead, with an association organized under five people, each carrying mutual responsibility. In case, the creditor fails to recover settling the debt.

AMSEDA

AMSEDA was established to promote micro and small enterprises and create job opportunities. It helps to produce wide range of goods and services at reasonable prices to meet the local needs. The office provided facilitation works to targeted groups such as facilitating to access to land for production and retail outlets, credit, technical and vocational training, create market access, provide business development advice (such as information on appropriate technologies) in collaboration with TIIO and MoE and provide support to organizing in groups or form cooperatives and facilitating issuance of trade license. As indicated on figure 4-2 *level of stakeholders' involvement* indicator score was 67% i.e. *success*.

4.1.3. Presence of compensation

ANRS has issued regulations in relation with expropriation and compensation at different time based on the FDRE proclamations and regulations. FDRE (2005) issued proclamation No. 455/2005, which deals with expropriation of private landholding for public purposes and payment of compensation. Besides, to implement this proclamation, regulation 135/2006 was issued (FDRE 2007). Proclamation No. 455/2005 helps to comply with the ever growing needs of urban land for development activities in the country.

Inline with proclamation No. 455/2005, CANRS (2006a) was issued regulation No. 28/2006. And the following year regulation No. 35/2007 was issued to amend the previous one i.e. 28/2006, in order to make it consistent with the FDRE's regulation No. 135/2007. Regulation No. 28/2006 and 35/2007 deal with expropriation of landholdings for public purposes and payment of compensation in ANRS.

Proclamation No 455/2005, states that any government organs vested with the power able to expropriate individual properties for public use. Compensation has to be paid for legal property holders or owners equivalent with the replacement cost of properties and improvements made on the land. Compensation payments include displacement and restoring the livelihood of individual who was affected by the expropriation activities. But this regulation states that livelihood restoration was only for people who

were engaged in farming activities. But it didn't mention any thing for those people who were engaged in business activities during the expropriation time. Table 4-1 shows type of items that are to be compensated, valuation methods and considerations that were taken.

Table 4-1: shows type of items to be compensated and valuation methods during expropriation

No	Items to be compensated	Valuation Methods	Considerations/unit of measurement	Remarks
1	House (includes floor tiles of the compound, septic tank, fence and other structures).	Cost Approach	Permanent land Improvement	
			Current cost per m ² or unit for constructing a comparable building	Costs includes for demolishing, lifting, reconstructing, installing and connecting utility lines of the building.
2	Crops (like maize, teff, wheat, etc)	Income Capitalization	Land size (m ²) * (multiply by) current local market price per Kilo.	The owner of crop may, in lieu of compensation, harvest and collect the ripe crops with given period of time. Otherwise compensation paid by estimating the yield amount multiply by current local market price.
		Cost Approach	Land Improvement cost	Computing the machinery, material and labour costs incurred for clearing, levelling and terracing the land, including costs of water reservoir and agricultural infrastructure works.
3	Unripe Perennial crops (like coffee, orange, etc)	Cost Approach	Cost incurred per number for growing plants	Amount of compensation determined by calculating the estimated cost for growing plant
			Land Improvement cost	
4	Ripe Perennial crops	Income Capitalization	Average annual yield * current local market price per kilo	
		Cost Approach	Land Improvement cost	
5	Plant that can be replanted (transfer) (like banana, sugarcane, inset etc.)	Cost Approach	Cost removal, transferring and reinstallation.	
6	Tree	Income	Number of trees or	The owner of tree may, in lieu of

		Capitalization	coverage size per m ² * current local market price per unit or m ²	compensation, cut and collect the trees with given period of time (FDRE 2007)
7	Protected grass such as for animal fodder		Size of land cover * current local market price in m ²	The owner of protected grass may, in lieu of compensation, saw and gather the grass with given period of time

Source (CANRS 2006a; CANRS 2007a)

In addition to this based on FDRE (2005) proclamation No. 455/2007 under article 8 sub article 4, CANRS (2007a) regulation's No. 35/2007 article 11 and sub article 1-9 that were listed in table 4-1, replacement land will be provided for dwelling purposes and displacement compensation will be paid to restore their livelihood. Replacement land size for dwelling purpose shall be determined based previous landholding size and also depends on land provision practices by the responsible unit in the City Administration with in range 250-500 m².

Regulation No 4/2007 was issued to legalize properties which were held in informal ways. One of the criteria to formalize the occupied plot, the plot was to be held before 1990 and a holder has to live on it (CANRS 2007b). Even though some of the residents fulfilled this condition, the regulation was not admitted compensation payment for fixed properties, but they were granted only land replacement. Out of 30 sample surveyed HHs (from available data), 12 of them started living on occupied plots before 1990, three in 1990 and the remaining 15 between 1991 and 2004. But the committee allowed a replacement plot for the residents who started living between 1990 and 2004 without any legal support.

Land was provided with a size of 120 m² and 105 m² for each settler's depending on different reasons. The argument that was given for those who settled in Qetel Sefer before 1990, 120 m² of land provided as replacement and 105 m² for settler who settled between 1990 and 2004. Figure 4-2 shows implementation of *presence of compensation* payment indicator score was 25% i.e. *below success*.

4.1.4. Adequacy of site and service preparation

During the relocation period sufficient numbers of plots were prepared i.e. 668. All the settlers who fulfilled the criteria for land replacement got land. Besides building plan and land certificates were also given to the settlers on time (Appendix V).

In terms of site and services provision, all the necessary services and access road were built on time in the settlement area, except electricity service provision. The access road was gravel and its width kept to the standards. Thus, the area was more accessible for transport services compared with Qetel Sefer. There was also public water point which provides service to the neighbourhood.

Figure 3-2 Land reserved for primary school, other services and open space for community use in the neighbourhood. Church and mosque were built and started their services to the settlers and the neighbourhoods. Figure 4-2 shows the implementation of *adequacy of site and service preparation* indicator score was 85% i.e. *complete success*.

4.1.5. Completeness of relocation program strategies

Regarding the targeted group participation in the relocation period, discussions were made with targeted groups. More than three times discussions were held with the whole community of Qetel Sefer. The main committee's members and residents committees worked together during the relocation program.

It was really a tough time to get started as sufficient information about residents was not at hand. Thus, additional committees were formed which consists of five people drawn from the resident themselves based on their respective residential blocks, REA and KAO to support the main committee members. They delivered the required information about the residents. This made possible for the process to begin.

Listed below were the duties and responsibilities of the resident committees:-

- Knowing the residents (identifies landholders (occupiers), the dependants, renters in Qetel Sefer etc.)
- Knowing when they started living or for how long they had lived
- knowing whether the land acquired through occupation or sale
- knowing the landholder had extra land in the city or else where
- Identifying whether any residents had other extra rental houses from any government rental institution (such as Kebele Administration, Rental Administration Agency etc.)
- Identifying settlers who sold a plot before.

Since source of information depends on rumours rather than documents, the task was really complex and creates anger, hatred, suspicions among the residents and committees. Such an act had taken more than a year. But information related with housing, plot and social and economic situation of the residents were not collected during that period.

Resident committees had played a significant role in identifying who were eligible and not, in the screening out process. In the first screen out process 752 HHs were found eligible for land replacement. But the other around 514 settlers or claimants did not. Table 4-2 shows causes and the numbers of claimants were denied for land replacement. This process helps also to screen out house speculators (who need extra house/s for income generating activities rather than for shelter).

Table 4-2: Causes and number of claimants who were not illegible for land replacement during the relocation program

No	Type causes	Number of claimants
1	Household who had extra plots by his/her name or spouse	118
2	Claimants were found as dependant on the household (such as children, relatives, etc) and claimants who made the houses with temporary materials such as plastic houses, etc	240
3	Renters in Qetel Sefer	70
4	Those who had plots in Qetel Sefer but were living other places. They might lived in rental houses or in their own extra house during the assessment period	29
5	Those who resided out of Bahir Dar City, it can be in other part of Amhara Regional State or country, or abroad	6
6	HHs who had acquired land through municipality but later sold it.	22
7	HHs who started living in Qetel Sefer since 2004.	7
8	Others	22
	Total	514

Source: (Mayor Office 2009)

Over time, a lot of complaints arose by residents on the first screen out result (752) and taken the case to grievance hearing office under the mayor office. Thus, the second round screen out process was carried out and the number went down from 752 to 510. At this moment the committees' task was over and then the formal court started looking at cases. Out of 510, 410 claimants finally found eligible for replacement of land. During this screen out task (third time), Anti Corruption Office also participated. Finally for 410 settlers identified who fulfilled the required criteria and replacement lands were given to them in the new settlement area called Qotatina Sefer.

The implementation program was not smooth as it has to be. Even though, many discussions were held among the main and resident committees' members on different matters. The date for relocation was not fixed and a sudden move was practiced to the resident of Qetele Sefer. This unprecedented act exposes the settlers to a house rent of (1-6) months and heavy damages occurred on household materials. The government transported the disabled settlers, their household items and parts of housing materials to the places where they were temporally settled. Figure 4-2 shows the *completeness of relocation program strategies* indicator score was 84% i.e. *success*.

4.1.6. Summary of evaluation on the success level of the relocation program

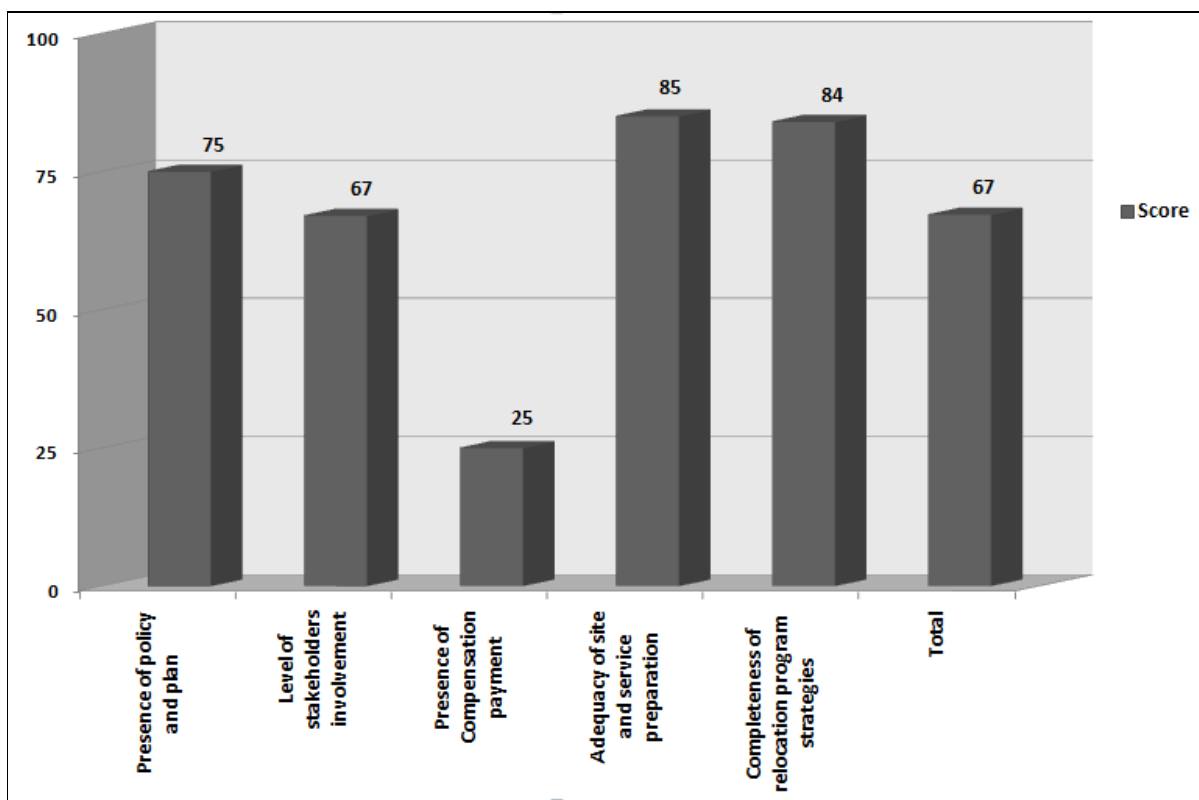


Figure 4-2: Indicators score for success level of the relocation program

Figure 4-2 shows the total score of the relocation program and each indicator. Over all the success level of the relocation program was 67%. This means based the score grade, which is indicated in table 3-2, the success rate of the relocation program was *success*. Table 4-3 shows detail score of indicators and their variables.

Table 4-3: Score of indicators and their variables for the success of the relocation program

No	Indicators	variables	components	components	Variable/ components score	Indicators' score
1	Presence of policy and plan	Formalization rule during the relocation time	Fixed property		0	0.75
			Land replacement		1	
			Displacement	Income lose	Farm	0
					Business	0
				Rental cost		0
			Livelihood			0

		Authorized organizations			1	
		Integrated with the city plan			1	
2	Level of stakeholders involvement	Policy level	ANRS or Mayer Office		1	0.67
		Managerial level	City Manager		1	
		Technical and operational level	LPAO, KA,		1	
			REU			
		Technical level	ABWUD		1	
		Credit service	ACSI, CBB, etc.		0	
		Livelihood restoration	AMSEDA/		0	
			NGOs			
3	Adequacy of compensation	Fixed Property			0	0.25
		Land replacement			1	
		Displacement (livelihood restoration)			0	
		Livelihood restoration (not in money form)			0	
4	Adequacy of site and services	Access to road			1	0.85
		Provision of plots			1	
		Open space (other activities or playing field)			1	
		Utilities	Electricity		0	
			Water	Public	1	
				Pipe	0	
		Social services	Religious		1	
			Primary school	Plot is allocated	1	
5	Completeness of relocation	Existence of grievances redress mechanism			1	0.84

program strategies.	Acquiring reliable, update complete	Up-to-date		1
		Complete	Identifying eligible occupants	1
			Fixed property	0
			Means of living	0
		Reliable	Source of information from document	0
			Other than document	1
	Target group participation	Their interest were heard	Service delivery	1
			Adequate time give for leaving the area	0
		Involvement the relocation program		1
	Screen out process			1
Total score				0.67

4.2. Settlers' livelihood

With regard to the case study area, all resident of Qetel Sefer occupied the plots informally (not legally). From 39 HHs respondents, 64% of them were married, 20% widow, 13% divorce and 3% single. An average age of HHs heads was 41.7. Regarding education level, from 64 HHs heads, 56% of them were not able to read and write, 25% were primary school leavers, 16% were secondary school leavers and 2% were diploma holder.

Table 4-4 shows list of livelihood assets and their indicators that were used to evaluate the livelihood change due to the relocation program. Thus, it helps us to show where the strength and weakness were during the relocation program.

Table 4-4: Indicators that were used to evaluate the settlers' livelihood

No	Assets	Indicators	Components/variables
1	Shelter (physical and natural)	Shelter	Physical structure, access to utilities, facilities and crowdedness
		Tenure security	property rights
2	Financial (economic)	Employment	Employment, employment conditions and number of HH heads engaged on means of living activities
		Resistance to risk and Vulnerability	Bank saving, Iquib and other assets
3	Social aspect	Social interactions and	Idir and social gathering with neighbours

		activities	
4	Accessibility of services and infrastructures (physical)	Access to worship places	Church and Mosque
		Access to health centre	Health post, health centre, hospital and pharmacy
		Access to school	Pre-school, primary school and secondary school
		Access to road	Access to asphalt and gravel roads
		Availability of transport	Any available public transport and taxi service close to the settlement areas
		Access to market	Main and local markets
5	Green spaces and recreation field (natural and physical aspect)	Access to green space and playing field	Sport and playing fields, parks and gardens

4.2.1. Shelter (physical and natural)

The shelter's indicator has the following variables: physical house structure, access to utilities (electric and water), house facilities (kitchen and toilet) and level of crowdedness. Almost all the sample housing units their walls were constructed from wood and mud and the floors were also made of mud in both cases i.e. before and after the relocation program. Before the relocation, 5.1% sample house roofs were made of grass straw but the remaining others from corrugated iron sheet. After the relocation program all the sample house units, the roofs were covered by corrugated iron sheet.

Regarding access to water, table 4-5 shows that out of the sample HHs, 46.2% of them were using public water point (Bono), 5.1% were using private tap water and 33.3% were buying water from vendors and the remaining 15.4 % were sharing taps after the relocation period.

Table 4-5: Access to water

Means of access water	Before relocation		After relocation	
	Frequency	Percentage	Frequency	Percentage
Shared	2	5.1	6	15.4
Public (bono)	28	71.8	18	46.2
Private meter	1	2.6	2	5.1
Buying from vendors	8	20.5	13	33.3
Total	39	100	39	100.0

Regarding to kitchen facilities out of the 39 sample HHs, 64.1% had their own private kitchen and 35.9% didn't. But before the relocation 87.2% had their own private kitchen and 12.8% didn't.

Regarding to toilet facilities 10.3% of them were using septic tank, 71.8% were using private pit latrine and 17.9% absent in Qetel Sefer; currently 12.8% of them were using septic tank, 56.4% private pit latrines and 30.8% didn't have.

97% sample HHs, didn't have access to electricity and only 3% of them got access by connecting the lines from neighbours. But before the relocation 90% of the sample HHs had access to electricity by connecting lines from their neighbours, 8% of them shared the private meter and the remaining 3% don't.

Regarding to shelter, in both cases the shelter conditions were not good. As indicated in figure 4-3, before the relocation program the shelter condition score was 0.45 points. And after the relocation program the condition getting lower and score was 0.38. The main causes were lack of electric service, kitchen and toilet facilities were not yet built by many HHs compared with the previous settlement.

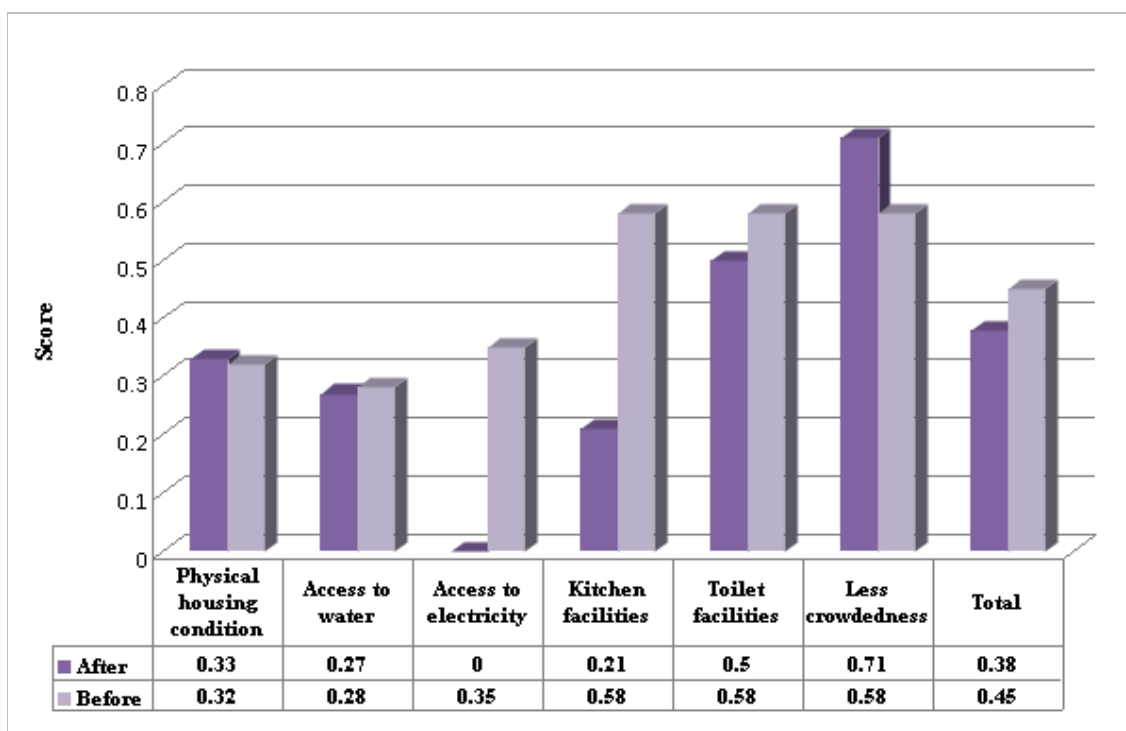


Figure 4-3: Score of shelter's indicators before and after the relocation program

4.2.2. Tenure Security

Tenure security provided them confidence to improve their housing conditions. After the relocation program the average numbers of rooms were increased from 2.28 to 2.74. This helps to reduce over crowdedness from 2.26 to 1.88 average persons per room.

Figure 4-11 shows tenure security score was 0.33 before and 1 after the relocation program. This means after the relocation program settler were more secured and had many rights compared to before, such as access to credit and guaranty, sub-leasing and also able to sell their properties at market price compared before.

4.2.3. Financial (economic) asset

4.2.3.1. Employment

Regarding to the occupation status out of the sample HH heads, table 4-6 shows the majority of the settlers were engaged in small retailers business i.e. 29.7%. Many of them didn't have trade licenses and run their business in open area of local and main market places. And the same number also unemployed 29.7%; 20.3% of them were working in public or private sectors; 14.1% were engaged in traditional cloth weaving and 3%, 1.6% and 1.6% were engaged as tailors, wood work and transport service provision respectively after the relocation period. From unemployed HH heads, 78.9% were housewives, 5.3 retired men and 15.8 female headed HHs financially supported by family members.

Table 4-6: Occupation status of sample HH heads

Occupation status	Before relocation		After relocation	
	Frequency	Percentage	Frequency	Percentage
Wood work	2	3.1	1	1.6
Transport service provision	1	1.6	1	1.6
Traditional close weaver	9	14.1	9	14.1
Tailor	3	4.7	2	3.1
Small retailers (Guilt)	18	28.1	19	29.7
Local drink preparation	1	1.6	0	0
Employed in private or public sector	13	20.3	13	20.3
Unemployed	17	26.6	18	28.1
Retired	0	0	1	1.6
Total	64	100.0	64	100.0

Figure 4-11 shows employment indicator score was 0.5 before and 0.43 after the relocation program. As indicated in table 3-5, in both cases employment score grade was *fair*. This means there is no significant change on employment. Since many of the settlers run their business in the main market place and 13% HH heads employed in private or public sectors. However, few HH heads who were doing business in their home were affected by the relocation program and couldn't keep their business as usual.

4.2.3.2. Resistance to vulnerability

This indicator shows the amount of assets held or kept by a HH, in order to protect from risk such as when financial problems occur. In both cases settlers were vulnerable to various challenges. As indicated in figure 4-11 resistance to vulnerability indicator score was 0.15 before and 0.09 after the relocation program. As indicated in table 3-5, in both cases the score grade were *not very good*.

Table 4-7: HHs membership in Iquib before and after the relocation program

No	Iquib	Before		After	
		Frequency	Percent	Frequency	Percent
1	Not member	26	66.7	30	76.9
2	Member	13	33.3	9	23.1
Total		39	100.0	39	100.0

After the relocation program the settlers' financial asset getting lower compared to before. Many of them spent their assets for construction of new houses. Due to these reasons the numbers of members in Iquibs were declining. Table 4-7 shows only 23.1% of HHs were able to continue their membership in Iquibs as compared to before which was 33.3%. Around 97% of the sample HHs didn't have saving accounts in banks in both cases i.e. before and after the relocation period. Due to these reasons the settler's lives were vulnerable for various problems and risks.

4.2.4. Social interaction and activities

One of the good parts of this relocation program was the settlers' social lives and interactions hadn't been disrupted by the relocation program. Even though, around 50% of the HHs were relocated to the new settlement area, the social activities and services were continued as before. Before the relocation 94.9% sample HHs were member of Idirs but after the relocation all the sample HHs become member of Idirs.

As figure 4-11 shows social ties indicator, of the settlers' livelihood, scores were 0.53 before and 0.58 after the relocation program. These show there were no significant differences on settlers' social activities due to the relocation program.

4.2.5. Accessibility of services and infrastructures (physical asset)

In terms of access to services and infrastructures, many of them were easily accessible to the former place i.e. Qetel Sefer compared to Qotatina Sefer. Figure 3-1 shows the new settlement area was only far by about 2.5 Km from former settlement area. Many of the services and infrastructure were easily accessible in both cases except main market place and asphalt road.

4.2.5.1. Access to worship places

In the case of worship places, both religions which had large followers in the City i.e. Christian's church (Orthodox) and Muslims' Mosque were found within 0.75 Km radius from the centre of both settlement areas. 82.5 percent of the population was Orthodox Christian and 17.2 percent was Muslim in ANRS (FDREPPC 2007). Figure 3-2 shows in the Qotatina Sefer both religious worship places were found in short distance. Muslim mosque was found in the neighbourhood. There were no significant differences in both settlement areas in accessing worship places. Figure 4-11 shows in both cases *access to worship* place indicator score was 1 i.e. before and after the relocation program. As indicated table 3-4, accessibility was *very good*.

4.2.5.2. Access to health centre

Regarding to health services, figure 4-4 shows health centre was found within 0.75 and health post was found between 0.75-1.5 Km radius from the centre of Qetel Sefer. And figure 4-5 shows, health post was found between 1.5 and 2.25 km radius range from the centre of Qotatina Sefer. Thus, indicator for access to health centre scores was 1 before and 0.33 after the relocation program.

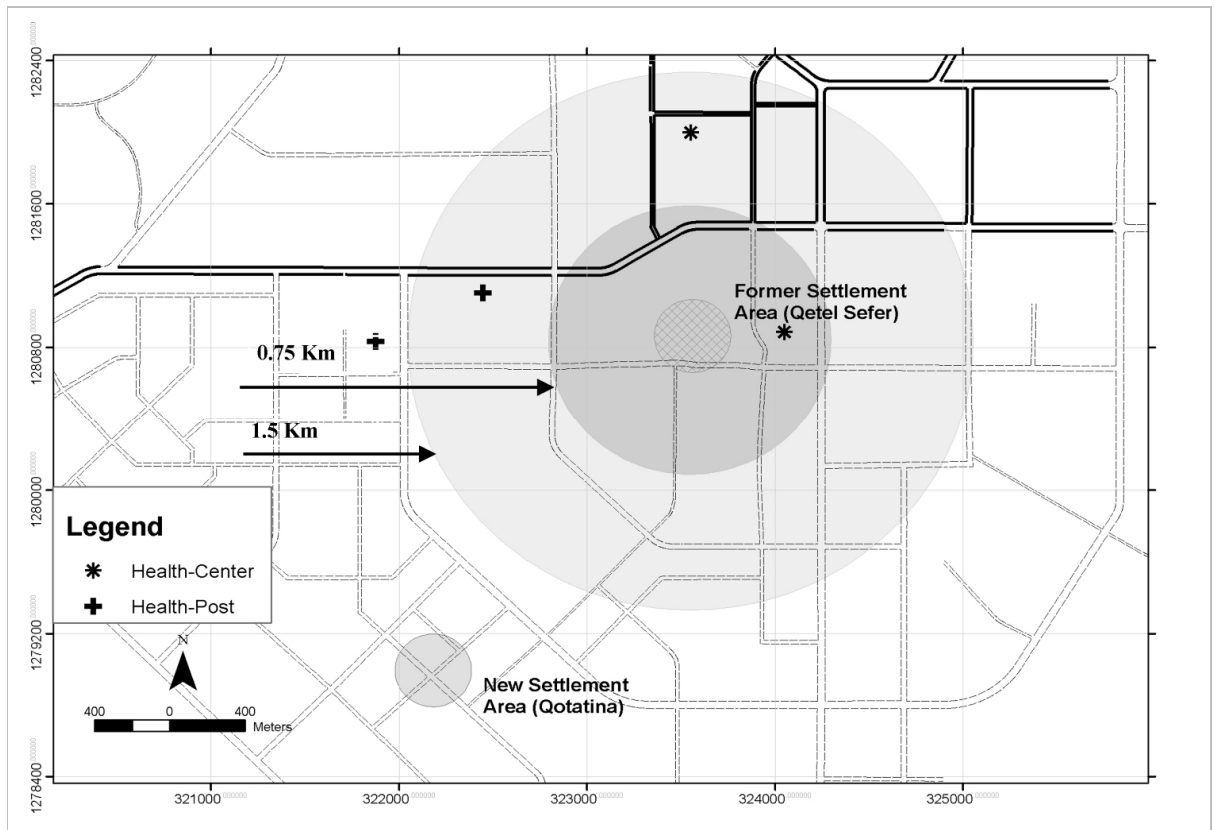


Figure 4-4: Health post and centre were found with in different Km radius of the centre of Qetel Sefer

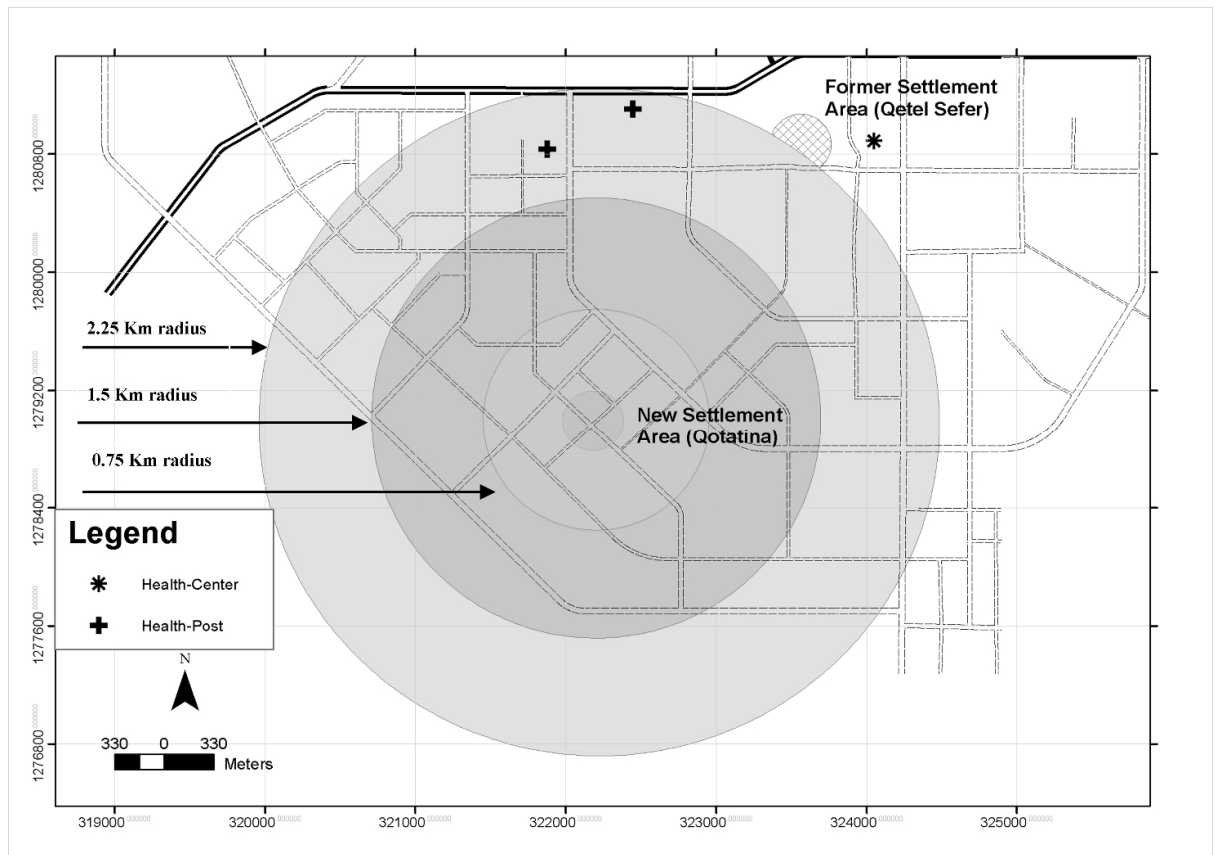


Figure 4-5: Health post and centre were found within different Km radius of the centre of Qotatina Sefer

4.2.5.3. Access to school

Regarding access to schools, figure 4-6 indicates that pre-school and primary schools were found within 0.75 km and secondary schools were found between 0.75 and 1.5 Km radius from the centre of Qetel Sefer. And figure 4-7 shows primary schools was found within 0.75 km radius from the centre of Qotatina Sefer. And pre-school and secondary schools were found between 0.75 and 1.5 Km radius. As indicated in figure 4-11, indicator for access to school scores was 1 before and 1 after the relocation program i.e. *very good*.

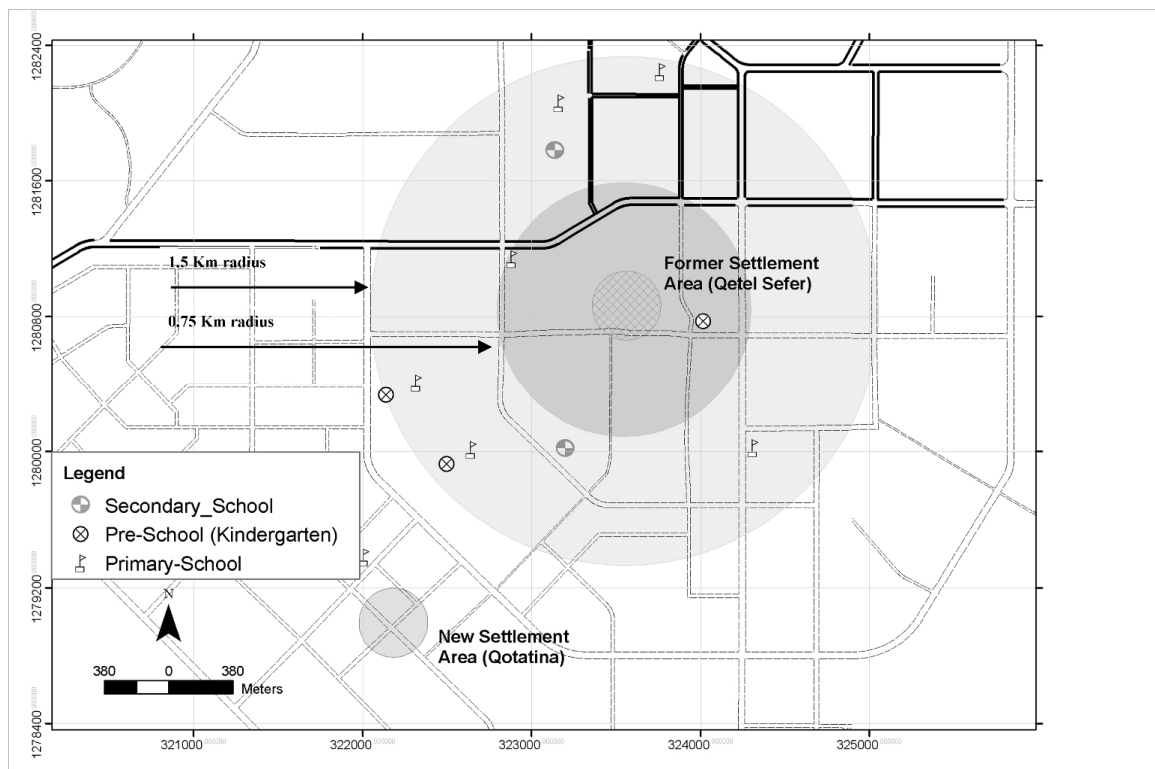


Figure 4-6: pre-school, primary and secondary schools were found within different Km radius of the centre of Qetel Sefer

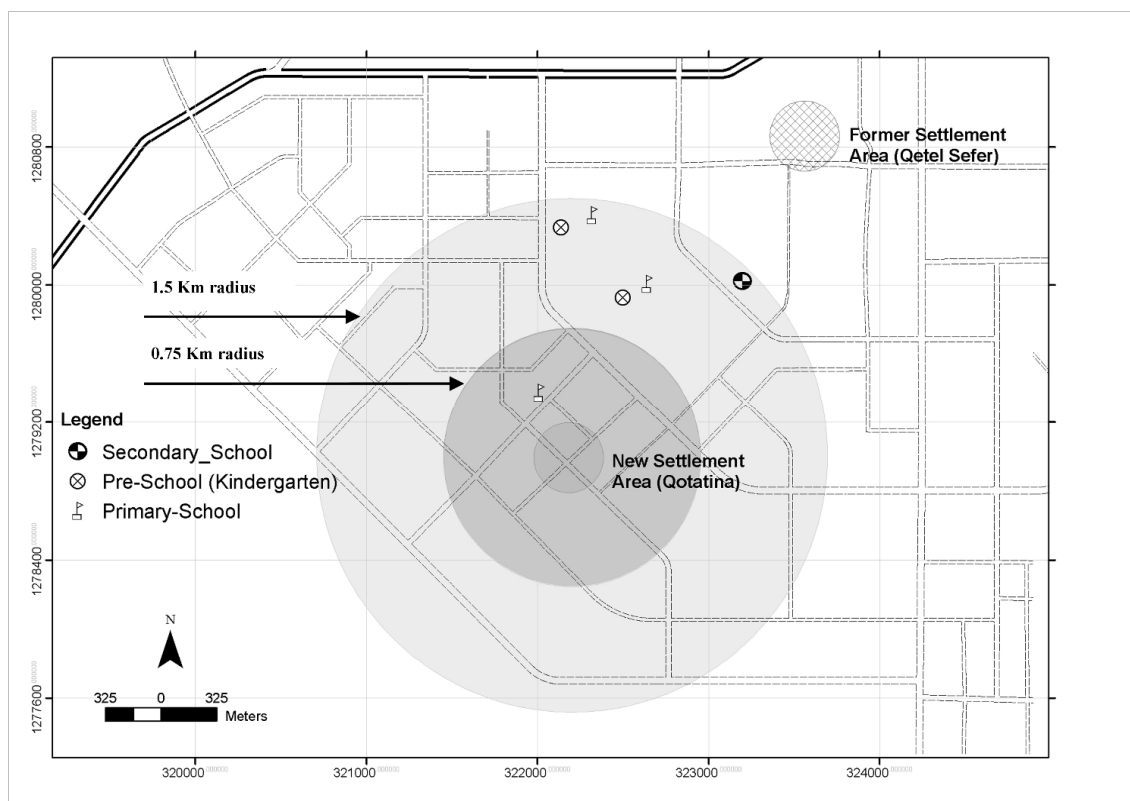


Figure 4-7: pre-school, primary and secondary schools were found within different Km radius of the centre of Qotatina Sefer

4.2.5.4. Access to roads

In the former settlement area plots had irregular shapes and the alignment was not kept. There were no access roads within the neighbourhood, that made difficult for transport services and it was also exposed to fire hazard. But figure 4-8 shows the Qetel Sefer was very close to principal arterial road (main asphalt road) i.e. 0.374 Km. Whereas the Qotatina Sefer was far around 2 km from the nearest asphalt road. This affects some of the settlers who want to make business in their home.

Figure 4-11 shows access to road's indicator scores was 0.67 before and 0.67 after the relocation program i.e. *good*, based on the score grade for settlers' livelihood as indicated in table 3-5.

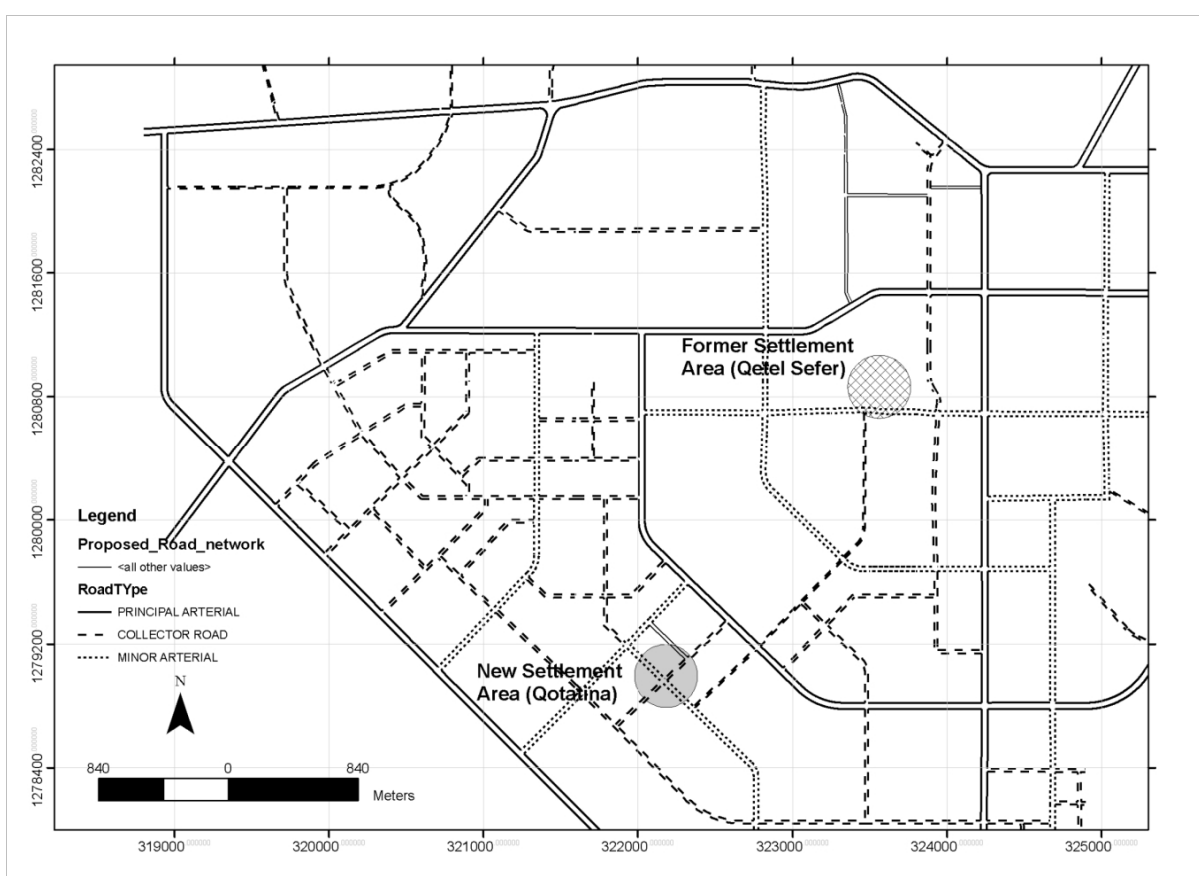


Figure 4-8: Classification of road types

Source (ABWUD 2009)

4.2.5.5. Access to transport

Even though Qotatina Sefer was no closer to asphalt road, transport service was accessible. Figure 4-9 shows taxis come closer to the new settlement areas by travelling some part gravel road to provide transport service to the surrounding neighbourhoods. That makes life easier for those who can afford the transport fare. But many of the settlers used on foot to go to job and market places. As indicated in figure 4-11, the availability of transport's indicator scores was 1 before and 0.67 after the relocation program.

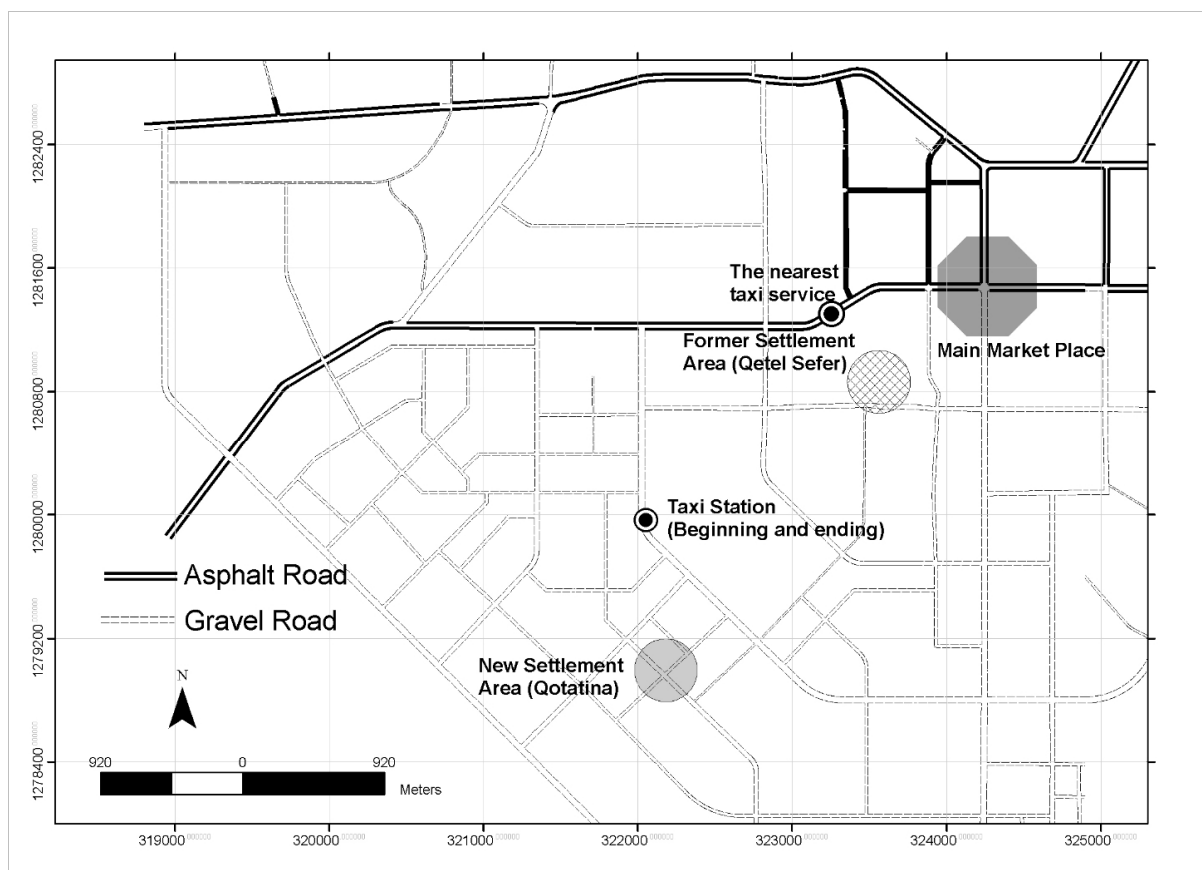


Figure 4-9: Road conditions

4.2.5.6. Access to market

One of the main challenges the settlers face there was no market places in closer distance to Qotatina Sefer, to buy basic and household items such as vegetables, grain and grinding mills. As figure 4-9 shows the settlers should have to go to the main market place which was far 3 Km from the centre of the settlement area and it was found in the centre of the City. They were incurred additional cost for transporting goods. Figure 4-11 shows access to market's indicator scores was 1 before and 0 after the relocation program.

4.2.5.7. Access to recreational fields (natural aspect)

Regarding access to recreational fields figure 4-10 shows sport field and park garden (green area) were found between 0.75-1.5 Km radius from the centre of Qetel Sefer settlement area. But in Qotatina Settlement both were found within 0.75 Km radius. Based on figure 4-11 access to recreation fields' indicator score was 0.67 before and 1 after the relocation program.

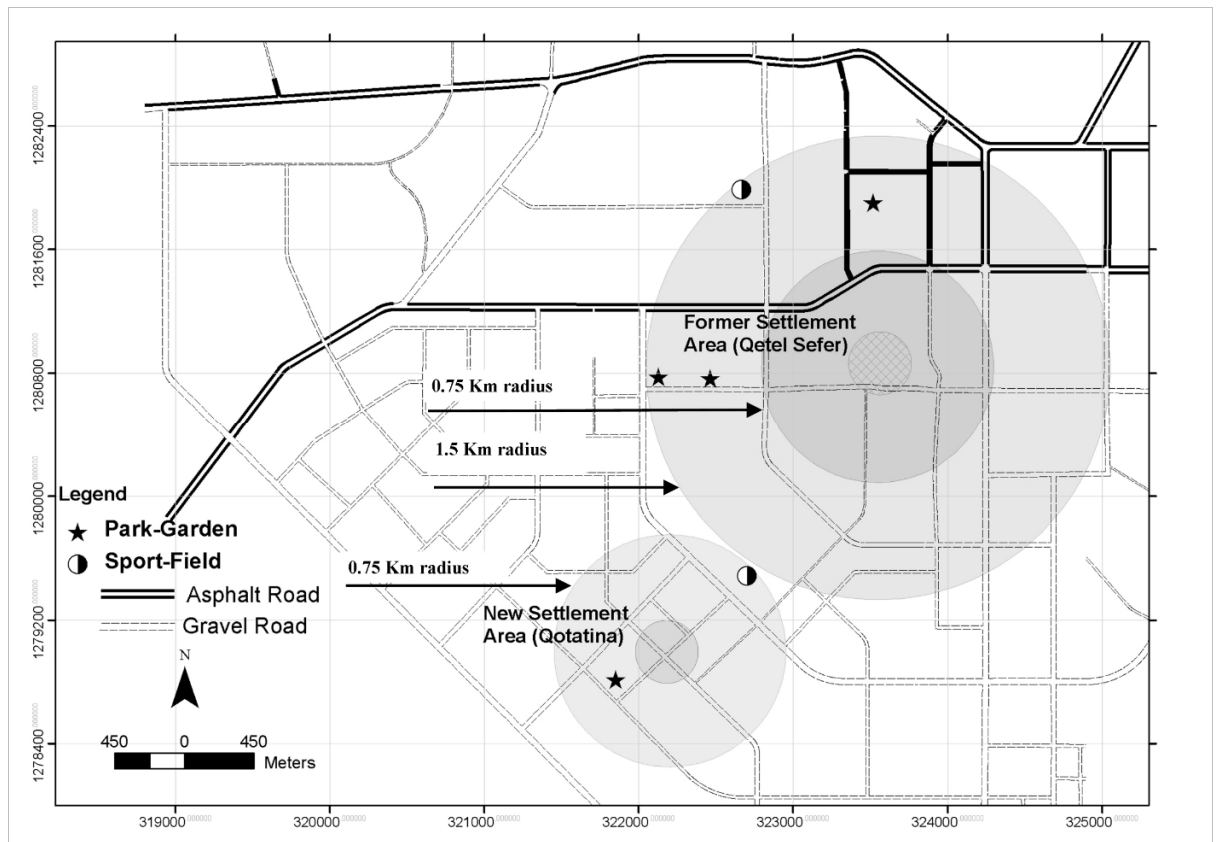


Figure 4-10: Park garden and sport field were found within different Km radius of the centre of Qotatina Sefer and Qetel Sefer

4.2.6. Summary of results on settlers' livelihood change

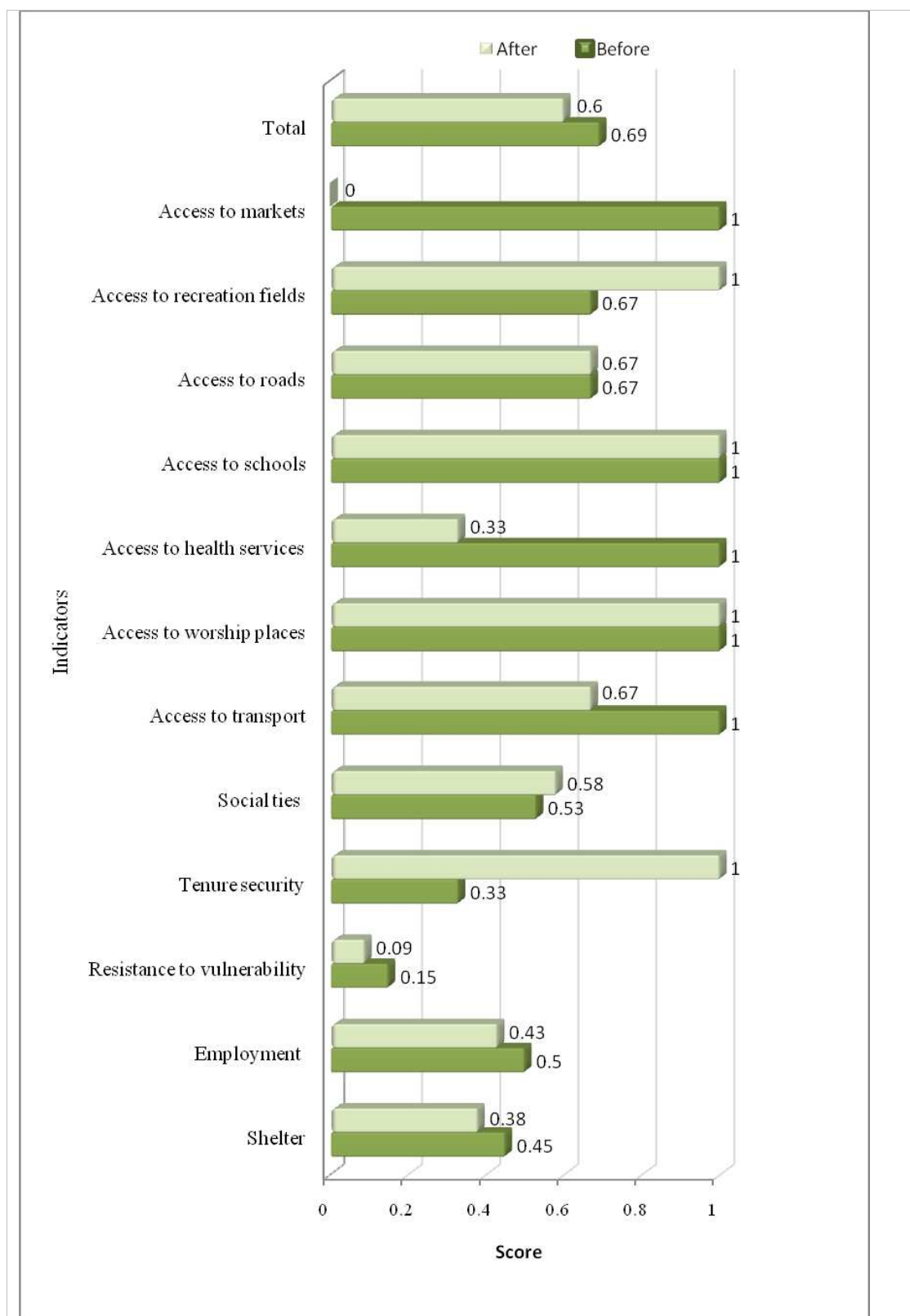


Figure 4-11: Comparison of settlers' livelihood situation by various indicators and their scores before and after the relocation program

Based on the sample HHs survey, the overall settlers' livelihood situation was better in the former settlement areas compared with after the relocation period. Figure 4-11 shows the overall score of the settlers' livelihood scores was 0.69 before and 0.60 after the relocation program. Big score differences recorded in the settlement areas were: access to market scores 0 after and 1 before the relocation program and tenure security indicator scores was 0.33 before and 1 after the relocation program.

Accesses to worship place and school indicators score the same results that were 1 i.e. very good and access to road both the settlement area scores was 0.67 i.e. good. Table 4-8: shows the standard score of HH's livelihood indicators and their variables.

Table 4-8: Score for HH livelihood's indicators and their variables

No	Type of indicators	Before relocation	After relocation
		Standard Score 0-1	Standard Score 0-1
1	Shelter	0.45	0.38
	▪ Physical structure of the house (sum)	0.32	0.33
	Wall (stone/brick=4, Hollow Block=3, wood and mud=2, corrugated iron/board=1)	0.33	0.33
	Floor (Wood=3, Cement or tiles=2, dug/mud=1)	0	0
	Roof (Tiles/Corrugated Iron Sheet with ceiling=4, Corrugated IS=3, Asbestos=2, grass straw=1)	0.63	0.67
	▪ Accessing to utilities	0.32	0.14
	Water (private tape=4, shared tape=3, Bono=2, private vendor=1)	0.28	0.27
	Electric (Private=4, shared=3, buying form vender=2, absent=1)	0.35	0
	▪ House facilities	0.58	0.36
	Kitchen (Private=3, Shared=2, Absent=1)	0.58	0.21
	Toilet (Septic Tank/flash=4, Private (pit)=3, Shared (pit)=2, Public toilet=1)	0.58	0.5
	▪ Less crowdedness	0.58	0.71
	Room number (less than one person per room=4, between one –two p/r=3, above two and three p/r=2, more than	0.58	0.71

		three p/r=1)		
2	▪ Tenure security		0.33	1
		Rights (If a HH has a certificate and has the following rights or ability to do on his property i.e. use, guaranty, sale, transfer, inherit, rent and access to credit=4, if a HH has all the above rights or ability except credit or sale =3, if a HH has all the above rights or ability except credit, sale, transfer, guaranty and inherit =2, if a HH has only use and rent right=1)		
3	▪ Employment		0.50	0.43
		Source of income (employee or engaged in business; fulltime work and income sources from both household heads=4; employee or engaged in business; fulltime work and income sources from both household heads=3; employee or engaged in business; fulltime work and income sources from one person household heads=2; employee or engaged in business; part time work and income sources from both one person or HH are dependent by other person (such children, relative etc=1)		
4	▪ Resistance to risk, Vulnerability etc.		0.15	0.09
		Resistance to risk and Vulnerability (If a HH has the three type of assets saving, Iquib and (goats/sheep or cattle or trees or farming crops=4, if the HH has two of them=3, one of them=2, none=1)		
5	▪ Social interactions and activities		0.53	0.58
		Social assets (If a HH has involved in Idir and social gathering with her/his neighbourhood=3), if a HH involves in one of two activities=2, participated in none of them=1)		
6	▪ Access to worship places		1	1
		Access (Christian church and Mosque be found within 0.75 km radius from the centre of settlement areas=4, Christian church and Mosque be found within 1.5 km radius from the centre of neighbourhood=3, Christian church and Mosque be found within be found completely within 2.5 km=2, above 2.5 km=1)		
7	▪ Access to health service		1	0.33
		Access (Health post (clinic) or health centre within 0.75 km radius from the centre of settlement area=4, between 0.75-1.5 Km radius=3, between 1.5-2.25 Km radius=2, above 2.25 Km radius=1)		

8	▪ Access to school		1	1
		Access (Pre-school or primary school was found within 0.75 km and secondary school was found between 0.75-1.5 Km radius from the centre of the settlement areas=4, pre-School or primary school and secondary were found between 0.75-1.5 Km radius=3, pre-School or primary school and secondary school were found between 1.5-2.25 Km radius=2, above 2.25 Km radius=1)		
9	▪ Access to road		0.67	0.67
		Access (asphalt road found within 0.75 Km distance from the settlement areas and 0.75 km from centre of neighbourhood (the settlement area) and/or access road (it can be gravel road) within the neighbourhood=4, asphalt road found between a distance of 0.75- 1.5 km and/or access road (it can be gravel road) within the neighbourhood=3, asphalt road found between a distance of 1.5-2.25 km from centre of neighbourhood (the settlement area) and/or access road (it can be gravel road) within the neighbourhood=2, asphalt road out of a distance of 2.25 km from centre of neighbourhood (the settlement area) =1)		
10	▪ Access to transport service		1	0.67
		Access to transport service (transport (bus, taxi and Bajaj), etc) access of transport service within 0.75 km distance=4, between 0.75-1.5 Km distance=3, between 1.5-2.25 Km distance=2, above 2.25 Km distance=1)		
11	▪ Access to recreational fields		0.67	1
		Access (sport field or park garden found within 0.75 Km radius from the centre of the settlement areas=4; between 0.75-1.5 Km radius=3, between 1.5-2.25 Km radius=2, above 2.25 Km radius=1)		
12	▪ Access to market		1	0
		Access (market found within 0.75 km distance from the settlement areas=4, between 0.75-1.5 Km distance=3, between 1.5-2.25 Km distance=2, above 2.25 Km distance=1)		
Total			0.69	0.60

5. Discussion

Before the relocation program the former settlement area was relatively lower in elevation, often it was affected by floods especially in summer season. Besides, the settlement area did not have access roads in the neighbourhood and it was exposed for fire hazards. In addition the settlers didn't have legal property rights and they often feared eviction. The City government was also reserved the area for recreational activities i.e. football stadium.

The relocation program can be used as a means to addressing these challenges by relocating people from unsuitable place to other residential places and put the land in a more economic use. Relocation programs are related with economic growth and development. It is also unavoidable (Mejia 1999). But relocation programs need to be carried out in great care and preparation, to restore the settlers' livelihoods and to achieve its objectives and goals (Cernea and McDowell 2000; Viratkapan and Perera 2006).

Cernea (1988) and Davidson (1993) argue that, for the success of the relocation program, conducive and supportive conditions are required; various activities have to be done at different stages of the relocation program and strategies have to be put in place, these includes: presence of policy and organizational set-ups, plan for relocation programs; stakeholders involvement; adequate compensation payment; presence of livelihood restoration packages; settlers participation and site and service preparations. Likewise, during the relocation program many of the activities were also carried out in the same manner, except livelihood restoration packages.

The presence of policy and plan indicator, of the relocation program, score was 75% i.e. *success*. The necessary organization set-ups were there during the relocation period. Even though there was regulation which allows informal landholding to be formalized (the regulation No. 4/2007), it allows only the land replacement during expropriation or relocation period. Due to this reason residents of Qetel Sefer were not paid compensation for their fixed properties and displacement costs. At the result settlers got financial difficulties. Besides, few residents who run businesses or income generating activities in their home, they couldn't run their business usual. Due to this, Iquib members reduced from 33.3% to 23.1% after the relocation program. Out of the sample plots which were given to the settlers, 20% of them were not started their house construction and 10% of them were under construction. Thus, the success level of compensation payment indicator was 25% i.e. *below success*.

De Soto (2000) and Payne, Durand-Lasserve et al. (2009) argue that property security improves housing conditions and livelihood. Consequently, it addresses urban poverty. The study revealed that after the relocation period all settlers got land certificate and gave them confidence to invest more on housing. The average number of rooms per HH increased from 2.28 to 2.74. Due to this fact over crowdedness was reduced from 2.26 to 1.88 (average persons per room). De Soto (2000) argues, in many developing and socialist countries people didn't have land certificate for their properties, many of them were informal. Due to this reason, many of them were not able to use their properties as capital beyond the physical value of the house. But in this relocation program, all the settlers got land certificate. But none of the

settlers took credit for housing improvement or income generating activities. The main reasons were that many of the settlers had negative attitudes towards credit and lack of information. This study revealed that out of sample plots which were given to the settlers, 20% of them had not started their house construction.

During the relocation period the involvement of various public offices were adequate and the score was 67% i.e. *success*. Public offices were involved at different stages of the relocation program i.e. policy, managerial, technical and operational levels. But relocation program needs other bodies of involvement too at various aspects, to relocate large numbers of people.

Moser (1998), Carney (Carney 1998), Rakodi and Lloyd-Jones (2002) argue that assessments have to be conducted before the relocation program to analyze settlers capabilities and conditions in terms of means of living, what properties they own, readiness to engage in other activities and their social interaction. In order to select or design various livelihood restoration packages that meet with the settlers' and community needs.

Even though settlers participated in the relocation program, assessment works were not carried out to analyze settlers' livelihood situations, such as their means of living, what type of properties they had, social interactions, skill and capacities. Later on to coordinate other stakeholders (such as ACSI AMSEDA , etc) to involve and contribute their services in various aspect of the relocation program such as credit services , TVET, Micro and small enterprises promotional activities. But much works had not been done on the livelihood restoration work during the relocation period.

Adequacy of site and service preparation's indicator score was 85% i.e. *success*. Yntiso (2008) argues that in many cases the settlers were relocated to the outskirts of the city in areas which have no basic services and infrastructure. But this study revealed that the settlers relocated close to the place where they had lived before (around 2.5 km far from the previous settlement area) as figure 3-1. So, there were no significant problems in accessing basic services and infrastructure, except market place.

The implementation of the relocation program strategies indicator score was 67% i.e. *success*. Cernea (1988) argues that during the relocation period target group participation, reliable and up to date data, and grievance redress mechanism are important tools for success of relocation programs. Likewise, the Qetel Sefer relocation program was implemented in the same manner, except there was no any documented data about settlers and the settlement areas before the relocation work began. That made the job difficult and the process of the relocation took more than a year.

The participation of settlers helped them to express their needs and also helped the program implementation works. Especially, they played a great role in the screen out process, identifying genuine shelter seekers from property speculators. This process identified unexpected individuals who occupied land informal ways in Qetel Sefer, such as rich business persons, public servants including high ranking officers, residents who have extra houses and/or governmental rental houses and peoples who were living in other places and even abroad.

Payne (1997) argues that after regularization (land titling), many property owners attracted by higher market land price and sold their land, especially in urban areas. But in this relocation program the situation was different. The survey result revealed that out of the sample plots which were given to the settlers in late 2007, only 1.3% of them sold their property. This shows that many of the settlers who were living in the new settlement area were genuine shelter seekers, due to the screen out process.

The over all success level of the relocation program, which was conducted in Qetel Sefer, was 67% i.e. the implementation was *success*. As indicated in figure 4-11 the over all settlers' livelihood was better compared to after the relocation period. The average HH livelihoods score was 0.69 before and 0.60 after the relocation program.

Even though, only around 50% the HHs, who were living in Qetel Sefer, were relocated to the new settlement area. There were no any major social disruptions. And the Idirs, which had been established in Qetel Sefer, continue their services as before. The entire sample of HHs was members of Idirs after the relocation. This situation contributes the settlers in managing and adapting easily the new environment, since the settlers were relocated in same place.

6. Conclusion and recommendation

6.1. Conclusion

What are the main components for success of a relocation program?

The success of a relocation program depends on the conditions and environment in which it is implemented. A relocation program requires presence of policies and institutional arrangement. The policy aspect deals with the presence of laws that allow relocating people, payment of adequate compensation as well as formalization (legalization) of informal landholdings. The organization part deals with adequate number of authorized offices to perform various tasks at different stage of program such as preparing relocation plan, valuation of properties, payment of compensation, site and service preparation and issuance and provision of land certificates to owners.

The second factor that contributes for the success of relocation program is to perform the following activities, these are: the involvements of relevant offices at various stages of the relocation program. Since the program affects large number of peoples, mainly the urban poor, it requires additional effort of other bodies to involve in the implementation process. Such as, credits service providers and organizations which are engaged in livelihood restoration programs; these can be public offices, private sectors, NGOs, etc.

In addition, provision of sites and services are required to fulfil the basic needs and create good living environment. Such as, access to roads, water and electricity. Besides this, allocate land for other services such as worship places, pre-school (Kindergarten), green spaces and playing fields.

The other factor which contributes for success of the program relocation is the strategies which were applied. It deals with acquisition of up to date and reliable data, grievance redress mechanism, target group participation and selection of target groups.

What was the success level of the relocation program?

The success level of the relocation program which took place in the case study area two years ago was 67% i.e. *success*. It is based on score grade of the relocation program which is indicated in table 3-2. Completeness of relocation program strategies' indicator score was 84% and adequacy of site and service preparation's indicator score was 85% i.e. *complete success*. On the contrary presence of compensation payment's indicator score was 25% i.e. *below success*.

And the remaining two indicators their success levels were as follows: presence of policy and plan was 75% and level of stakeholder involvement 67% i.e. *success*. However, if the formalization of informal landholding regulation had allowed payment of compensation for fixed property and replacement cost;

and involved other bodies in credit facilitation and livelihood restoration program, the program could be reached at *complete success level* i.e. 81-100%.

What are the main components of livelihood?

These are the livelihood components that are basic for living and well-being of a HH: *shelter* which was able to protect from extreme climate i.e. heat, rain and cold; *financial asset*, it includes income for living, access to credit and saving; *basic service and infrastructure*, it includes access to road, water, electricity, school, health centre and worship places, market place, transport services and green space; *human asset* skills and knowledge; *social asset (ties)*, it offers mutual socio-economic support among neighbours and membership groups; and *conducive environment* for living, it includes open green space and playing field and safe from hazards.

What were the livelihoods changes due to the relocation?

This study revealed that the settlers' livelihood level before the relocation program score was 0.69 i.e. *good* and after the relocation score was 0.60 i.e. *fair*. It is based on the score grade of settlers' livelihood as indicated in table 3-5. This means the settlers' livelihood level was better before compared to after the relocation program.

Comparison made on result of the settlers' livelihood level before and after the relocation period. There were no significant differences on score grade of the following livelihood indicators: *social ties*, *access to worship places* and *school*, *shelter*, *employment and resistance to vulnerability*; livelihoods' indicators which score higher before than after the relocation program, these were *access to market*, *access to health services and transport*; and these are the livelihoods' indicators score higher after relocation program compare to before *access to green space* and *tenure security*;

In general after the relocation program people felt confident and invested more on housing, because of the land tenure security. The average numbers of rooms per HHs were increased from 2.28 to 2.74, and it reduced over crowdedness, the average persons per room reduced from 2.26 to 1.88. On the contrary, out of the sample plots which were given to the settlers, 20% of them were not started their house construction.

This study revealed that the settlers' participation had contributed for the success the relocation program. Settlers played significant role in provision of data by identified plots occupants, dependants and renters from claimants of land replacement. Besides this, the settlers themselves screen out the genuine house seekers from house speculators. The speculators had occupied plots in informal settlement area not for shelter purposes but to generate income or use it for other purposes. During the screen out process unexpected personalities were identified such as person who had extra plots or sold their plot before, rich business persons, public servants, etc.

The study revealed that during the relocation period the involvement of others relevant offices and institutions are important such as credit service providers, TVET, micro and small enterprises in order to provide various support to the settlers to restore their livelihood.

Thus, this study concluded that a relocation program can address both the development needs and even improve the settler' livelihoods. If emphasis is given on payment of adequate compensation, facilitation of credits and livelihood restoration programs, in order to maintain settlers' livelihood.

6.2. Recommendation

Having data and information about informal settlers and settlement area are important. One of the challenges the Bahir Dar City Administration faced during the relocation program there were no information at all about the informal settlers as well as the settlement area. Any relocation program requires reliable and up to date data to relocate settlers in proper and just manner. Otherwise, it might affect wrongly individual's property rights and create bias.

During the relocation period at least sometime (four or six months) has to be given to settlers to construct their houses before they leave a former settlement area. Besides, when there is a need to relocate a large number people, the relocation process has to be done by phases instead of doing at once, in order to reduce transportation and rental houses shortage.

It is still possible to do now the livelihood restoration works to support the HHs who was relocated to Qotatina Sefer. This can be done in collaboration with ACSI and AMSEDI. Since, these two offices were established by the government in aiming at to improve the livelihood of the urban poor. It is possible to transform the settlers' life into better conditions and in particular 25 % of the HH heads i.e. housewives into productive sectors.

Further research is necessary to:

- To examine methods and approaches to identify target groups when there is no data about the settlers and settlement area in cases of informal settlements, during the relocation period.
- To examine settlers had negative perception towards of bank credit, after they got land certification.
- To examine the challenges of expansion of informal landholding in urban areas.

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Appendices

Appendix I: Definition of indicators and their limitations (livelihood)

No	Type	Definition	Limitation
1	Shelter	It was adequate enough to protect from extreme climate i.e. rain and cold.	Only the major part of the house components were taken as variables i.e. wall, roof and floor.
2	Tenure security	Refers to the relationship between people, individuals or groups, with respect to land. It was based on law.	Types of rights were identified not restrictions and responsibilities.
3	Employment	A household employment determined by taking the following considerations: Whether HH heads were employed or run their own business; whether it was full or part time or employment; number of household heads were engaged in work.	Many of the household heads were engaged in petty and retailing trades that made difficulty to assess household monthly income change. Thus, income changes hadn't been assessed.
4	Resistance to vulnerability	HHs ability to resist risk and when they face financial problems by using their saving or sell other valuable assets (it can be cattle, trees, others)	Considerations were given mainly to cash money which was saved in banks or Iquib and other source of wealth than can easily be sold. Other goods and items such as household items were not included.
5	Social ties	Neighbour interactions and having social membership to offer mutual socio-economic support among each others.	Attention was given only to social interaction that was practiced in the neighbour and as well as the organized one. But it doesn't include day to day, among family members and working area social interactions.
6	Access to transportation services	It is available with short distance i.e. taxi or bus.	Transport fair and waiting munities have not been considered.
7	Access to worship places	It is a place where people perform an act of worship.	It is only focused on the worship places which have bigger followers in the City as well as the study area.
8	Access to health Centre	A building where health services were provided to patients.	In this study the health centres and post. There might be some functional changes after the survey time. And some data may not be captured.
9	Access to schools	A building where students go to be educated.	In this study only taken pre, primary and secondary schools. There might be some functional changes after the survey time. And some data may not be captured.
10	Market	A place where people buy and sell goods. This activities taken place on buildings and/or open places	Small shops were not included in the study. Market are considers to buy grains and vegetables.
11	Green and recreation	Protected green spaces and sport fields.	In this study the following aspects of green areas and recreation fields were only

	field		considered i.e. play ground, sport fields and parks.
12	Access to road	Any type of hard surface built for vehicles to travel on. Such as gravel, asphalt, etc.	In this study only two type of roads had taken in to account i.e. gravel and asphalt roads.

Appendix II: Definition of indicators and their limitations (relocation program)

N o	Type	Definition	Limitation
1	Presence of policy and plan	Policy is a deliberate plan of action to guide decisions, guiding principle and achieve rational outcome(s) Regulations are the rules, procedure, administrative codes etc. set by authorities or governmental agencies to achieve its objective and applicable within the jurisdiction. Action plan is series of actions, tasks or steps designed to achieve an objective or goal	In this evaluation process only examines whether there were adequate regulations or not. Detail analyses on contents of the regulations were not looked at. and others. The office had plan and purpose to conduct the relocation program.
2	Level of stakeholders' involvement	Stakeholders can be an organization, a group or a person having a legitimate stake, or interest, in the success of the relocation program.	In all the necessary stages of the relocation program there were involvements.
3	Adequacy of compensation	Payment to property for the value of the property taken and any damage caused for the purpose public use.	Payments of compensations were made for various type of property taken and/or any damage caused.
4	Site and services provision	It is an integral part any sustainable human settlement. That includes physical infrastructure and services such as access roads, schools, water, etc.	Only accessibility was taken in to account not usage, affordability and availability of sites and services.
5	Completeness of relocation program strategies	Methods on how to accomplish the relocation program goals and objectives.	It was looked more from the settlers perspective activities of the relocation program such as grievance redress mechanism, target group participation, guideline and procedures. Rather than focusing on operational activities such as organizational aspects, resources utilizations, etc plans etc.

Appendix III: Interview format

Interview

This interview will take around 45 minutes.

Checklist for: Municipality about the relocation program

The following interviews deal with general aspect of the relocation program

1. How many people were relocated by the relocation program that was carried out two years ago?
2. What was the main reason for the relocation program?
3. Did you prepare a project appraisal study for the relocation program? If they are not understand this question. Does the office have an argument to convince the local government or any relevant bodies the importance of relocation program in terms of economic, social, environmental etc. advantages?
4. Does the office has any policy or rule and regulation on land acquisition or related with relocation of people?

Now, the following interviews focus on socio-economic condition, property of the residents before the relocation program

5. Did the municipal office make any assessment on socio-economic situation of the household before the relocation program?
6. Do you have also data on housing condition (material breakdown), floor area, rooms' number and plot size, of the settlers' properties before the relocation program?
7. How many of the Household didn't have legal tenure security before the relocation program?
8. Do you have any data about settlers' properties such as site plot layout or map or digital data before the relocation program?
9. How many of them were eligible for relocation program and how many were not?
10. If any one was not eligible for the relocation program why?
11. Did you make site selection for the relocation program? If yescontinue, if no.....go to Q13
12. What were the criteria for site selection?

The following interviews are related with the implementation of relocation program

13. How long did the implementation of relocation program take?
14. What were the main activities or work performed in the relocation program?
15. Who were the stakeholders in the implementation of relocation program and their role?
16. What were the main challenges the office face in the realization of the relocation program?
17. Did the target group (informal settler) participate in the relocation program? If yes
18. In which area did the target group (informal settlers) participate?
19. Did you pay compensation for those who have immovable properties due to relocation program? If yes..... continue, if no..... go to Q 23
20. How much money was paid in the form of compensation for properties lost?
21. How was the method for calculating compensation for each property of a household (such as house, permanent physical structure (fence, etc.)), income lost (doing business in the neighbourhood or in their house)?
22. What was the basis for compensation payments, on replacement cost or what?

The following interviews deal with compensation and livelihood restoration of the settlers

23. What type of complaints the office received from the settlers at different stage of implementation phases of the relocation program?
24. How many households did they get land certificate for their properties after the relocation program?
25. What type of property rights and restrictions did the settlers hold?

SALE	<input type="checkbox"/>	TRANSFER	<input type="checkbox"/>	INHERITANCE	<input type="checkbox"/>	USE	<input type="checkbox"/>
------	--------------------------	----------	--------------------------	-------------	--------------------------	-----	--------------------------

26. Were there any support given to the target group whose livelihood highly depends on the former neighbourhood setting?
27. Did the office make some arrangement for target group to get skill development training to lead a sustainable life after the relocation program?
28. Did the office make some arrangement with other finance institutions to get access for credit to build the new houses, to improve and to engage income generating activities?

The following interviews are looking at the effects of relocation program

29. How many of them are not yet start their house construction after the relocation program and why?
30. Do you have any data, how many people sold their house after the relocation program?
31. Does the office know the main reasons why the settlers sold their houses?
32. What were success stories of the relocation program?
33. What were the challenges the office face during the implementation of relocation program?

Checklist for: Works and Urban Development Bureau**The following interviews examine the general aspect of the relocation program**

1. What was the bureau's role in the relocation program?
2. What were the legal issues about informal settlement to bring to formal way?
3. Does the office has policy or regulation on relocation program and compensation for lost or reduced assets?
4. Had the bureau made any assessment to evaluate the achievement of relocation program?
5. Were there any development packages prepared by the bureau to restore the settlers' livelihood, such as support settlers to engage in various income generating activities, facilitate access to credit, to maintain their social activities and network or any other support?
6. Did the bureau make any assessment to identify negative impacts on settlers especially in disruption of income and social situation due to relocation program?
7. What was the performance of the relocation program in achieving the goals and objects?
 - 7.1 Number of settlers (Comparing plan of number of target groups and number of settlers)
 - 7.2 Time (Duration to complete the project including site preparation, delivering of plots and title to settlers)
8. Who were the stakeholder (public offices, private companies, NGOs, and others participated directly or indirectly in the relocation program?

The following interviews deals with grievance and complaint by settlers related to the relocation program

9. Had the office received any complaints from the settler during and after the relocation program? If yes..... no go to Q 12
10. What were the main complaints raised by the settlers?
11. Was there any grievance redress mechanisms?

The following interviews focus on what have done so far in addressing informal settlement and related problems in Bahir Dar City by the Bureau

12. Have bureau put in place any mechanism, legal aspects, intuitional framework to mitigate the expansion of informal settlement in the town?
13. Did the office have done regularization or formalization activities to bring informal settlers into formal way?
14. What were the procedures and conditions to get land in formal ways to build shelter?
15. What were the criteria, steps and how much time it will take?
16. Was there any specially emphasis give to address shelter problems for urban poor, women and variable groups of the society?
17. Does the office deals with low cost housing standards? If yes..... No go to Q19
18. What is the low cost per area size or a unit cost of house (low-cost condominium house)?

The following interviews are looking into the results of relocation program

19. What were the challenges the bureau face during and after the relocation program?
20. What were the achievements and lesson learned from the last relocation program?

Thank you for your time and cooperation

Checklist for: Construction and Business Bank or Micro and Small Business Enterprise or Bahir Dar Town Credit Association

1. Would the office borrow money for dwelling house construction? If the No..... yes go to Q 3
2. What were the reasons you don't provide credit for dwelling house?
3. What were the criteria to provide loans especially for low cost housing?
In terms of collateral (required), age, income level, grace period, interest rate and principal.
If they are willing I ask them an example.
4. Did anyone borrowed from the case study area?
5. What were loan payment behaviours of borrowers from the case study area?

Thank you for your time and cooperation

Appendix IV: Questionnaire format

Household sample survey questionnaire to examine the settlers' livelihood changes before and after the relocation program.

In this interview your name is not required. The interview will take around 45 minutes.

Questionnaire No.....

Interviewer's name:		
Date of interview:	Kefle Kitema:	
Time:	Kebele no:	
HouseHold_ID	Building ID:	Parcel ID:

1. Demographic characteristics of household

1.1 How many family members (household) are living in this house?

1.2 Who is the head of this property?

1.2.1 Male or

1.2.2 Female

1.3 What is the marital status the head of this property?

1.3.1 Single

1.3.2 Married

1.3.3 Widow

1.3.4 Divorce

1.3.5 Other.....

1.4 Demographic characteristics the house's owner/s (Human Capital)

Owner_ Id	Age	Education Level (Kinder garden/1-12 grade/ vocational/ technical/ Diploma/De gree/Master/ Doctor)	Skills (Wood , metal work, Close weaver, Plumber, Masonry, electrician, traditional close weaver, food preparation, others	Before relocation		After relocation	
				status of work (Full time/ Part time/ /not employed/ other)	Employment (Public/ private sector employee/ Self worker)	status of work (Full time/ Part time/ /not employed/ other)	Employment (Public/ private sector employee/ Self worker)
1							
2							

2. Building material type (Physical capital)

Building Information

Structure	Construction Materials	Before relocation	After relocation
Wall	Stone/ Brick		
	Wood and Mud		
	Corrugated iron		
Floor	Wood		
	Cement/tiles		
	Mud/Dung		
Roof	Tiles		
	Corrugated Iron sheet		
	Grass straw		
No. rooms			

2.1 Access to services and facilities by a household (physical capital)

Services	Type	Before relocation	After relocation
Water	Private meter in the		

	compound		
	Shared meter in the compound		
	Public (Bono)		
	Buying from vender		
Electricity	Private meter		
	Shared		
	Buying from vender		
	Absent		
Kitchen	Private		
	Shared		
	Absent		
Toilet	Septic Tank/flash		
	Private (pit)		
	Shared (pit)		
	Absent		

2.2 Private compound or shared..... Number.....

2.3 Compound or parcel area size per m²

2.4 How do you get this land?

2.4.1 Given by the relocation program

2.4.2 Buying from other person

2.4.3 Inheritance

2.4.4 Gift

2.4.5 Others

2.5 Do you have land certificate? Yes..... Or No.....

2.6 How about before the relocation program Yes.....or No.....

2.7 Who is the owner of this house based on title certificate?

NB. If the owner of the property is married, I ask her/him the couples name are on the certificate or not.

3. Household income, valuable item and saving (Income Capital)

3.1 How many member of the household are engaged in working activities to feed the family?

.....

3.2 In what type of works the household members are engaged or earn money for livening?

Family status in the household	Occupation	Before relocation	After relocation
	Employment (income)		
	Business		
	pension		
	Remittances		
	Grant		
	Other____		

3.3 How much money do you save, spent per month and valuable assets kept a household?

Saved money and valuable times	Before relocation		After relocation	
	Amount/number		Amount/number	
Saving				
Ekub				
Goat/sheep				
Cattle				
Others.....				
Monthly spending				

3.4 Did you borrow money? No..... If yes select with the following below.

3.4.1 Bank.....

3.4.2 Micro-credit schemes.....

3.4.3 Others.....

3.4.4 How much money have you borrowed

4. Social situations and participation of household members (Social and political capitals)

Family status in the household	Before relocation					After relocation				
	Edir	Ekub (Insurance for funeral activity)	Neighborhood get together association	Community development	Others	Edir	Ekub (Insurance for funeral activity)	Neighborhood get together association	Community development	Others

The following questions are related to access to transport services

5. Which type of transportation service do you use often to go to your job?

5.1 Public bus

5.2 Taxi

5.3 Foot

5.4 Bajaje (three tires' vehicle)

5.5 Foot

5.6 Cycle

6. How many minutes does it take you from home to job?.....

7. How many minutes it will take you to reach transport station from home?.....

The following questions are related to the implementation of relocation program

8. Do you participate in the relocation program? Yes.....or No.....go to Q 9

8.1 In site selection yes Or No.....

8.2 On the program (time, to leave the place, transport arrangement to take some of the household items) Yes.....or No.....

8.3 Compensation amount Yes.....or No.....

8.4 When did they inform you about the relocation program? Or How long time they gave for preparation?

8.5 Other.....

9. Did you get any skill development training due to relocation program? No Or If yesfill the following sub-questions

9.1 What type of training is provided?

9.2 Is it supporting your livelihood No..... or Yes.....

9.3 Do you have any comment on the skill development program?.....

.....

10. Did you have title certificate for your former property (land)? No Or Yes

11. Did you get compensation for your property? No..... If yesfill the following questions

11.1 How much do you get?

11.2 Are you satisfied with compensation payment? Yes Or if no..... mark the following lists

11.2.1 Not based on market values

11.2.2 Method of payment

11.2.3 Compensation payment takes long time

11.2.4 Other.....

12. Do you have any addition ideas/suggestion which is not mentioned above regarding the relocation program

13. Do you any suggest from your point of view which parts or activities that have to be improved in future in this type of relocation program?

.....

14. What were the main reasons what you come as informal settler in the former settlement area?

14.1 Acquiring land was expensive

14.2 The procedure was too long

14.3 Lack of adequate information

14.4 Other

15. Would you give us some ideas or comments by comparing the former place with this one the good and bad part of it in terms of livelihood?

Thank you for your time and cooperation

Check list to locate list of services and infrastructure on the map, in both settlement areas (Natural, social and physical capital).

Streets

- Main road
- Feeder streets
- Footbath
- No access

Transport

- Bus station
- Taxi station

Open spaces and sport fields

- Open spaces
- Playgrounds

Schools

- Kindergartens
- Primary schools
- High schools
- Various types of small scale training establishments
- College

Health services

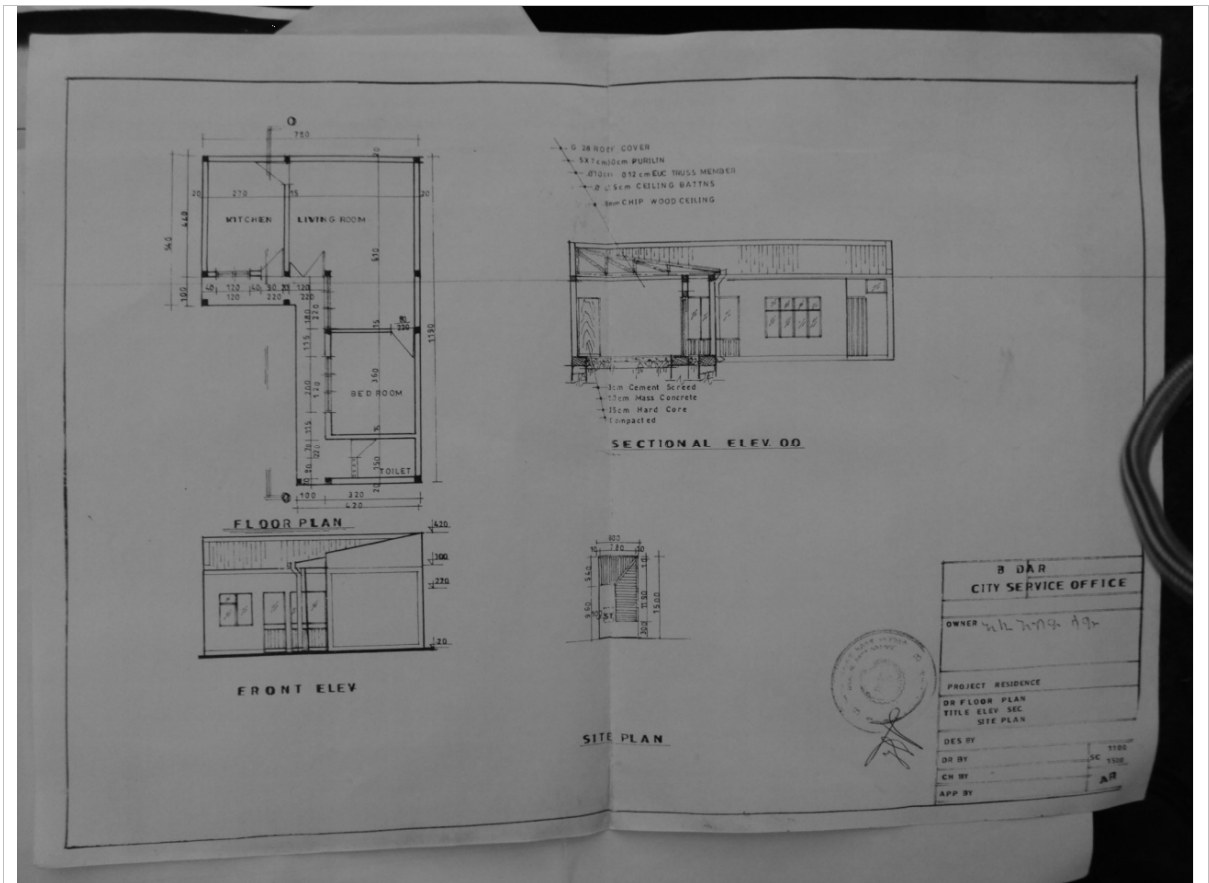
- Pharmacy
- Clinic
- Higher Clinic
- District hospital

Worship places

- Churches
- Mosques
- Other religious and or social congregation and multi-purpose halls and or open spaces

Markets

Appendix V: Building plan



Building plan for houses in the settlement area and it was designed by the City Administration

Appendix VI: AMSEDA

ህዝባዊ ስራዎች ምርጫ ሚኒስቴር
AMHARA NATIONAL REGIONAL STATE
MICRO & SMALL ENTERPRISES & INDUSTRY PROMOTION AGENCY
BAHIR DAR

ቁጥር 383/ሠ-15/287
 ቀን 12-5-2000

ለ _____ መስተዳድር ዞን ጥ/አ/ን/አ/ሥ/ማ/ተ/ጽ/ቤት

ጉዳይ:- ለልማት ሥራ ካሳ ተከፋሎ መሬት የተሰጣቸውን ሰዎች መልሶ ማቋቋምንና ማጠናከርን ይመለከታል፤

በከተማ አስተዳደሮችና ሌሎች ቦታዎች በተለይ ከትላልቅ የኢንቨስትመንት ሥራዎች ጋር በተያያዘ ለመንግሥት ሥራ የተፈለገ መሬት ላይ የቋሚ ንብረት ባለቤት ለሆኑት ሰዎች ተገቢውን ካሳ መክፈል የግድ እንደሆነ በመጥቀስ ካሳ የተከፈላቸው ሰዎች ያገኙትን ገንዘብ በማባከን ለችግር እንዳይጋለጡ ማገዝና ማቋቋም ስለሚያስፈልግ በካሳ መልኩ ገንዘብ የተከፈላቸውን ሰዎች በማስተማር፣ በማሰልጠን፣ በማደራጀት፣ የሚሠሩበት ቦታ እንዲያገኙ ማድረግና ገንዘባቸውን በመቆጠብ በዘላቂነት የሚጠቀሙበትን አግባብ የማመቻቸት ግንባር ቀደም ኃላፊነት በየደረጃው ያሉ የንግድና ኢንዱስትሪ፣ የጥቃቅንና አነስተኛ ንግድና ኢንዱስትሪ ሥራዎች ማስፋፊያ ኤጀንሲ የአመራር አካላት መሆናቸው ታውቆ በየደረጃው ካሉ የአስተዳደር አካላት ጋር በመቀናጀት ትኩረት ተሰጥቶ በዕቅድ በመያዝ ተግባራዊ እንዲደረግ የአማራ ብሔራዊ ክልላዊ መንግሥት የርዕሰ መስተዳድርና የክልል መስተዳድር ም/ቤት ጽ/ቤት በቁጥር አብዝ11/6888/9-5 ጥር 7 ቀን 2000 ዓ.ም በተጻፈ ደብዳቤ አሳውቆናል፡፡

በመሆኑም ከዚህ በላይ በተጠቀሰው አግባብ ካሳ የተከፈላቸውን ሰዎች የተሟላ መረጃ አደራጃቶ በመያዝና ተገቢውን ቅድመ ዝግጅት በማድረግ የማስተማር፣ የማሰልጠን፣ የማደራጀት፣ የሚሠሩበትን ቦታ እንዲያገኙ የማድረግና ሌሎችንም ድጋፎች የመስጠት ተግባራት ትኩረት ተሰጥቷቸው ተግባራዊ እንዲደረጉና የተሟላ ወቅታዊ የአፈፃፀም ሪፖርቶች በየጊዜው እንዲደርሱን እንዲደረግ በጥብቅ አሳስባለሁ፡፡

ከሰላምታ ጋር
 ተስፋዬ ጌታቸው ተማች
 ሥራ አስኪያጅ

ግልባጭ//
 ❖ ለም/ሥራ አስኪያጅ ጽ/ቤት
 ❖ ለ ወንጌል ማህመድ
 ለጥላንና ፕሮግራም አገልግሎት
 ጥ/አ/ን/አ/ሥ/ማ/ተ/ጽ/ቤት
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(08) 20 62 76 Fax (08) 20 62 79 Email:- consult @ telecom.net.et 1274
 20 62 78
 መርሆችን ግዛት ብቻ ካይሆን በተግባርም እናውላቸው !!

The office wrote a letter to inform its readiness to contribute at level best in restoration program during expropriation and relocation period

Appendix VII: Pictures



Settlement area (above)



Church in the new settlement area (above)



Mosque in the new settlement area and public water point (above)



Condominium houses in Bahir Dar City

Appendix VIII: Type of data collected from field work

N o	Organization/ groups/ individuals	Type of data	Detail data/information	purpose
1	Mayer office	About implementation process of the relocation program	Data on how the settlers acquiring the informal place, land occupation time and implementation of relocation process (TF); audio interview of the mayor's advisor on urban development activities	To assess the implementation of relocation program
2	Municipality (LPAO)	Data and information on both settlement areas	Existing land use (HC), new settlement areas (SC), infrastructure and services (HC and SC); audio interview of the unit head	To take it into consideration in the evaluation settlers' livelihood condition before and after the relocation program
3	ABWUD	Rules and regulations on compensation, expropriations; methods of land provision and formalization	Expropriations, compensation, land provision, formalization (lease), regularization rules and regulations (TF) and land use planning (SC)	To assess land provision and cause of informal settlement) and examine compensation in relation with regularized properties
4	Household sample survey	To collect information about settlers' livelihoods	Based on systematic sampling method, 83 plots, 39 of the HHs were selected. 39 of them started living in the new in their houses who were interviewed. And data was collected using questionnaire.	To assess their livelihoods changes
5	Visiting two selected banks (CBB and ACSI)	Credit services	Credit criteria for constructing dwelling houses, collator and interest and other aspects (TF)	To assess how it is accommodative to various income earners and support low cost housing development.
6	AHDA	Condominium houses	Type condos' design, size, cost and their photos	To assess the affordability and requirements to be an owner of condos'

				house.
7	MSEDA	The agency supporting Micro and Small enterprises and unemployed people to entering to these types of businesses.	Report and studies (TF)	To assess the office role and its contribution to targeted groups to enter into micro and small enterprise business, skill development training and others.
8	Bahir Dar University	General discussions were made on legal aspects of land administration and relocation program		

NB: Hardcopy (HC), Softcopy (SC); Audio (AU) and text form (TF)