



COLLEGE OF SOCIAL SCIENCE AND HUMANITIES

Department of Governance and Development Studies

Exploring urban land use and illegal Settlement in case of Ethiopian municipal administration. This senior essay is submitted to the department of governance and development studies in partial fulfillment of the requirement for the degree of bachelor art (Ba) in department of governance and development studies.

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ABSTRACT

In an urban area, land is a critical resource where all social, economic and environmental activities are involved. The studies indicate that currently, many urban centers are facing different challenges such as lack of institutional capacities, poor urban land market, weak urban governance, and poor land information system, which retarded the desired outcomes of land as a basic resource. The objectives of this study are identifying the institutional capacity the municipality in Ethiopian towns, accessing the problem of good governance and evaluating the land information system of the municipality. Finding of the study show that the demand of land for residential purposes is increasing from time to time. but Because the demand and supply of land is not balanced leading to illegal settlements. The important factors contributing such problems include weak institutional capacity of municipality in the field of skilled manpower, and financial terms, poor land information system, lack of good governance with regard to transparency and accountability. it also indicate that the establishment of untendered housing are prevalent problems attributed to poor governance of urban land. Therefore, the town administration and the municipality along with other relevant stakeholders should work together so as avoid the challenges of as per the rules and regulations set to manage urban land use and to prevent the expansion of illegal settlements.

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LIST OF ACRONYMS

Un-united nation

WB-World bank

ILS-Illegal settlement

CHAPTER ONE

Introduction

1.1 Backgrounds of the study

Land is the basic natural resources, which today; it has reached at stages of scarcity in urban areas as a result of rapid urbanization process. Urban land use is literally refers to that what take up the physical spaces of the town or the city which serve as platform for the provision of all social and economic purposes in urban centers. Such as for residential, industrial, commercial, infrastructure (including transport), administrative, and other open spaces including planned open spaces like parks,(Matt Burdett, 2018).

According to (Berke et al.,2006) urban land use a systematic way to coordinate community land use and development activities as well as to shape urban development pattern.it also shows the community's future land use development used for different purpose including residential, commercial, industrial and cultural purposes. Also indicates that the way to be how cities use its land by putting everything in good places in order to resolve conflicts between different uses.it is the making of the room for people, building, road, and all other things that make up a city on the relationship between the demand for future land use and the supply urban land use availabilities for development.it is the a systematic uses of land in the response to the population and economic growth, public, and private decision, market and governmental actions.

According to world bank(1999)assertion that urban land has become the base for socio economic development used as the revenue sources the municipalities. However, the security and the fixed nature of land to supply is the main challenge to full fill the existing need of different land uses.in most of Ethiopian towns that land is the main heart of social, political and economic life. Land also has many historical and cultural importances. Moreover, the demand of land uses rises and the supply is limited, so that low income people will be obligated to occupy land illegally but without used the sub division of land at the periphery of towns led to be vulnerable to both natural and man-made problems.

Illegal settlements are defined as residential areas where a groups of housing unit has constructed up on unplanned areas without legal approval from the concerning body, or which they are occupy illegally (UN-habitat, 2006). And mostly have the low quality of housing and the lack of, or inadequate infrastructures and social services. Illegal settlements also referred to as squatter housing or shanty towns are dense settlements built and occupied illegally on lands. The are temporary but good alternatives of shelters for the urban poor who could not access to housing .in most cities of the world, show that more than 50 percent of people live in illegal settlement especially in the cities of developing countries with the expanding of population due to rural-urban migration and natural birth rate (UN-Habitat, 2005, world bank, 2002).

According to The UN- habitat (2003) organization illegal settlements are set in to two types Illegal (Squatter settlements):-settlements where land and building have been occupied without the permission of the owner. Illegal land development: -settlements where initial occupation is legal but where unauthorized land development have occurred (e.g. change of land use that breach zoning plans, building extensions without permit ,subdivision without regard to services and infrastructure ,etc.) illegal settlements are any form of illegal construction which are erected or built on public lands without having legal bases, such as houses, fences, notice board, sewerage lines, containers, temporary or movable kiosks, etc. and also includes any unauthorized expansion on public rental houses.

Their critical factors for the formation of illegal settlements are related to the results of, corruption, poor urban governance, rapid urbanization, migration of people from rural to urban areas, conflict or war, natural disasters and earthquakes leading to massive movement of people to places of opportunity and safety, ineffective housing policies, inefficient public administration, inappropriate regulation and inadequate land administration tools. Manifestations of illegality are attributed to the lack of effective planning, effective land management system and zoning regulations for urban development (UN habitat,2003).

According to (World Bank, 2010) Since now the debate of many researchers mostly concern in order to addressing the issues related to the adequate provision of public infrastructural or social services for urban land use and illegal settlement residents as researchers have linked to the problem of urban land use and illegal settlements with inadequate provision of public infrastructures and social services, including water supply, electricity and sewage system. This is aiming to improve the capacity of the city council and municipalities to plan, coordinate and manage urban development.

Although have their own characteristics, such as, illegal land tenure, inadequate access to public services, both social, economic, and other physical infrastructures like housing finances and other characteristics of illegal settlements includes: housing that contradict cities by law, housing built land not owned by the housing owner, lack of adequate access to basic public services, sub standardized housing and inadequate building structures, illegally subdivision of buildings, poverty, criminality and social exclusion, unhealthy living condition and hazardous locations. (Amao, 2015)

1.2 Statement of the problem

According to World Bank report (2007), addressing the problem of illegal settlement requires a better understanding of the driving forces contribution to their growth as well as recognition of the interrelated systemic problems caused by inefficient urban planning and land management systems.

Illegal settlements are established due to many reasons and common throughout the cities of world countries. First, the large migration of people from rural to urban areas. Second, lack of finance for national and municipal government to provide planned urban houses to the majority of urban people. Also are often described by their low standard of housing, acute shortage of basic physical and social services, high environmental and health threats non-compliance to planning regulation, insecurity tenure, unclear alignment streets, social composition and unfavorable socio economic and living condition (Remy, 2005).

In Ethiopia urban land use and illegal settlement are the center of nonagricultural activities which are commonly challenged by high rate of population migration from rural to urban areas. Why because, in order to search better economic opportunities or to improve living conditions. Who are the migrants from rural to urban areas? Some of them are, job applicants, unemployment, mainly women and girls are often choose to settle in urban center and in illegal settlement because of that the high cost to live in the city (Tsenkova, 2010).

According to (Tegegn, 1997, cited, Tilahun, 2001) Ethiopia is one of the former socialist countries with the least urbanizing and has not sufficient written documents that indicate when illegal settlement has emerged. However, squatting in Ethiopia cities and towns has come recently, predominantly after the downfall of the imperial era. So no one has a right to construct on his privately own land.

However, illegal settlements are the main problem for social, political, cultural and economic growth due to the construction of residential house on the public land without the consent of any concerned body. Mainly increase after the downfall of dreg regime particularly in Ethiopia. Often described by their low standard of housing, acute shortage of basic physical and social services, high environmental and health threats, non-compliance to planning regulation, insecurity of tenures faulty alignment of streets, social composition (in relation rural to urban migration) and unfavorable socio-economic and living condition.

Therefore, this research presented the major factors for the expansion of urban land use and illegal settlements in Ethiopian town and present their complex in terms of growth and development in municipal administration and also to simplify the understanding of processes by facilitating visual interpretation. an important part of such visualization and representation are to ensure better land administration in Ethiopia.

Most of the city administration (municipality) in Ethiopia are finding it increasingly difficult to construct with the demand for registering the process of land transaction as well as the rapidly changing patterns of land associated with the accelerated urban growth. Though Ethiopia is an emerging country and attractive for investors and encourage the municipality administration to manage their land resources effectively, Ethiopia is still facing by many challenges such as weak institutional capacity, poor information system, limited land supply and weak governance practices that hinder the countries from managing the land resources effectively and efficiently. However, densely population residents and intensive uses of resources are increased the concern of economic activities lead to transformation of socio economic systems. The attentions are for controlling the expansion of illegal settlements and ensure better urban land uses required for monitoring and planning to provide a mechanism of poverty reduction program, illegal settlement elimination programs.

1.3 Objectives of the study

1.3.1 General objective

The main objective of this study is to explore the challenges &prospects of land use in Ethiopian municipal administration.

1.3.2 Specific objective

1. To explore the land use pattern of the municipality
2. Explore Major challenges and prospects of land use in Ethiopian municipal administration
3. Identify the cause and patterns of illegal settlement in the municipality
4. Examine the link between the urban land use and illegal settlement

1.3.3 Research Question

1. What strategies would be taken to improve the urban land use and illegal settlement in Ethiopia?
2. What are the socio economic effects of illegal settlement in Ethiopia?

3. What are the roles of communities in managing the environment in illegal settlement in Ethiopia?

4. Who are the main actors of illegal settlement?

1.4 Significance of the study

The result of this research is expected to have the following contribution: such as creating the awareness among the municipal officials, provisional officials, and societies about factors of illegal settlement in Ethiopia to assist the administration of the Ethiopian towns, policy makers and societies in the designing intervention strategies and to provide information for the researchers about deepest problem of illegal land settlers.

The study provided baseline information on the effects of urban land use and illegal settlements in Ethiopian municipal administration .It provided a lesson to the targeted population of the study area and other places facing by the same problem. Also aide the researcher to investigate his theoretical knowledge in to practical application in an academic status of improving his future career goal with respect to the study areas. It assisted readers in generating information related to urban land use and illegal settlements as one of the literature review to those who are interested in continuing with similar study or other field of studies.

It mainly focuses on the strategies illegal settlement in Ethiopian municipal administration to have reached a solution where by taking sufficient and effective measures in order to addressing the challenges illegal settlement growth and to maximize the overall socio-economic conditions and eliminate environmental impacts by using various effort. And also seeks to identify the main challenges hindering the efficient and effectiveness of municipality and its, prospect for the development. Ethiopian municipal officials can think to be effective local policies to address the problems by promoting effective use of land resources and improve municipality's services for residents.

In order to bring sustainable solution; there should be a change of attitudes regarding to illegal settlement among the concerned authority, examining regulation and strategy developed regarding illegal settlement.to attain these, there is a need for a comprehensive study on how illegal settlements are developed, the set of institutional legal framework and how illegal settlements are treated in reality, evaluating the appropriateness and responsiveness of the regulation to set by municipality become indispensable. This helps to formulate and develop responsive and appropriate strategies to improve the condition of municipality in Ethiopia.

In Ethiopia there is no research done on title yet. Hence, the academic significance of the study can be described as an input for individuals or groups who shall under take further studies to examine issues related to urban land use and illegal settlement in Ethiopian.

1.4.1 Scope of the study

The researcher has found very important to the limit of the study in a manageable size order to investigate thoroughly.

Therefore, this research is confined to Ethiopia urban land administrative office for the sake of in depth analysis with genuine investigation in the urban land use and illegal settlement problem. In addition to this it is impossible and difficult to conduct a research on urban land use and illegal settlement problems across a country wide within the short period of time together with the lack of financial resources owned by students researcher.

Hence the focuses of this study is urban land use and illegal settlement problems in Ethiopia municipal administration office and challenges of urban land use and illegal settlement affecting the municipal administration of Ethiopia.

1.4.2. Research methodology

1.4.3. Background description of the study

Ethiopia is a landlocked country on the horn of Africa, in the east of the continent. It is bordered by Djibouti, Eritrea, Kenya, Somalia, south Sudan, and Sudan and Somaliland (Somalia). The country covers an area of 1,126,829 kilometer square: this is about twice the size of France or U.S. state. The highest elevation is Mount Ras Dashen, with 4620m. The population of more than 114 million inhabitants makes the country the second most populous nation in Africa behind Nigeria. The country comprises more than 80 ethnic groups and as many languages. Primarily their shared independent existence units Ethiopia's many nation. Unique among African countries, Ethiopia has never been colonized, one exception being the occupation by Italy in 1936-1941.

1.5 Research design

The researcher uses the thematic types of research design. Because, the thematic research design is used to collect the factual data and describe them clearly. The attributes of thematic survey is crucial for the purpose of this study by using qualitative approaches. In which all data are relevant to gathered and analyzed the study of finding to be appropriately obtaining full and adequate information. This attributes the study to fit the purposes of the data in order to

exploring about urban land use and illegal settlement in Ethiopian towns municipal administration. The researcher uses only secondary sources of data which are related to written materials .such as research papers and other documents.

1.5.1 Data sources and data collection

1.5.2 Data sources

In order to achieve the expected objectives necessary information, the researcher is used only secondary sources of data. The secondary sources of data are collecting from related written materials such as related research. The study is used the qualitative of data which are collected through using words and letters.

1.5.3 Method of data collection

The method of data collection is an inductive approach in which data are gathering from the target materials. Among the different method of data collection the researcher uses the following data collection tools. Data process is carried out in clear way to achieve the objectives of the study after the necessary secondary data's were collected and has been started by editing and classifying the collected data to more meaningful and necessary form.

1.6. Organization of the study

This research paper is organized as follows. The first part deals with the general introduction, background of the study and follows by the statement of the problem, the objective of the study, the research questions, significant of the study, The research method, and review of literature.

CHAPTER TWO

Introduction

This chapter discusses the issues of urban land use and illegal settlements in Ethiopian cities. It starts by revisiting the urban land use and illegal settlement concepts, causes and characteristics, historical development, socio-economic issues the of urban land use and illegal settlements development. An overview of the status of urban land use and illegal settlement in Ethiopia is presented with a focus on the countries which are most affected by illegal settlements.

2.1. LITERATURE. REVIEW

2.1.1 Theoretical literature of urban land use and illegal settlement

Land is the main scarce natural resources that need to manage properly. When welcome to in urban areas land plays an important roles for the manufacturing goods and services. Urban is a buildup areas for human settlement with a high population density and infrastructures of built environment.

Urban land use:- Urban land use literally refers to that what take up the physical spaces of the town or the city. Which is main used for residential, industrial, commercial, infrastructure (including transport), administrative, and other open spaces including planned open spaces like parks. Although urban land uses are described as the use of land at ground level and comprises services and built-up structures that support the functions and operations of cities, including transportation infrastructure, water supply systems, sanitation and waste water management, solid waste management, drainage and flood protection, telecommunications, and power generation , distribution and the reflect on of the growth and level of accumulation of activities such as retailing, management ,manufacturing in the residence and characterized by social, cultural and economic activities separating from forming system. Generally urban land uses are described as the use of land at ground level (Matt Burdett, 2018).

2.1.2 Definition of illegal settlements

Illegal settlements have clear definitions. Many synonymous words have been used in literature which refers to illegal settlements. These include spontaneous, irregular, unplanned, marginal, and squatter settlements (Lamba, 2005). Some literature has used the term slums and illegal

settlements interchangeably. However, a clear definition for illegal settlement is still elusive; some organizations have given a description of illegal settlements and slums.

The UN Habitat (2003) classified illegal settlements into two. One is settlements where land or building has been occupied without the permission of owner. Second illegal land development settlements where initial occupation is legal but where unauthorized land developments have occurred. Example change of land use that breaks zoning plans, building extension without building permission, subdivision without regard to services and infrastructure.

Illegal settlements are often referred to as squatter settlements, slum areas, or shanty towns. They are dense settlements comprising communities housed in self-constructed shelters under conditions of illegal or traditional land tenure. They are common features in developing countries and are typically the product of a fast need for shelter by the urban poor.

Slums; are highly dirty urban areas characterized by substandard housing, lack of clarity in buildings, poverty and social disorganization. Defined as “residential areas that are physically and socially disordered and in which the normal family life is impossible”. Bad housing is a major indicator of slum conditions or by bad housing is meant housing that has inadequate light, air, toilet and bathing facilities. In simplified expression, slums refer to the environmental aspects of the urban area where a community resides (World Bank, 2002).

Squatters; a squatter is a person who settles on new public land or unoccupied land, without right or without legal approvals. Squatters include those who settled on public land under regulation by the government, in order to get legal approval to it (ibid).

Squatting; is the act of squat (settling on a piece of land without permission) or the act of occupying a given piece of public land in order to acquire title to it or squatting in a sense that an individual other than the land owner has built houses with or without the permission of the land owner. But they were not illegal squatter housing as we define and categorize them today.

Squatter settlement; the definition of squatter settlement varies. However, a common theme is that they are areas where people build homes in violation of legal rules about property rights, zoning types and quality of construction. The defining characteristic is the illegality of tenure. The squatter occupies land that is legally owned by another without his interest. The other attribute is that the appropriate local authority does not legally approve their existence. It breaks existing land regulation and building standards. More generally, squatter settlement refers to the illegality of the land ownership and other infrastructure provision (ibid).

In the Ethiopia context, these types of settlements are known as “chereka bet”. The term chereka bet in its literal translation means “house of moon” implying the illegal construction of houses overnight using moon light, thus, they are defined as settlements built on land occupied or used without the permission of the city council and without having any construction permission granted by the city council. Illegality is generally considered to be the characteristics of low-

income settlement both caused by poor and beneficiaries:, Illegal appropriation of land, Illegal subdivision, Built with inappropriate materials or land is not give services.

According to UN-HABITAT (2003) there is lack of agreed definition of illegal settlement. The terms such as 'unplanned', 'informal', 'squatter', and 'shanties' testify false connotations. The illegal settlements are defined as unplanned settlements which are putted illegally either on the public or private land unplanned manner without following norms or planning regulations or defines slums as urban areas where inhabitants lack one or more of the following: durable housing, sufficient living space, easy access to safe water and adequate sanitation and security of tenure.

Slums differ in size, shape, and pattern and population size. Separately, illegal settlements are often reviewed in the context of illegality and high density housing, recognizing the fact that they incorporate predominantly illegal housing developments . In this study, the term 'slum' is used interchangeably with terms 'illegal settlement' or 'unplanned almost all illegal settlements share similar futures.

- High density, overcrowded and dilapidated building structures with lack of order.
- Absent or insufficient public facilities like water, electric and security.
- Lack of accessibility (poor quality of infrastructure such as roads, education, health and social security).
- Often low-cost building materials are used to construct houses.

Although some of these settlements are being growth over time, accommodating the haphazard and rapid movement to urban areas from the past has created a number of challenges. These challenges are often manifested in inadequate infrastructure, shortages in water and electricity supply, and limited access to basic social services such as security, education and health services. These illegal settlement aspects often differ from one city to another. For instance, some illegal settlements are supplied with electricity but they lack water, security and health services. Others may lack electricity and adequate infrastructure but have clean water and security.

These residents are often faced with extreme poverty hence choose to reside in areas where they can access opportunities quickly and easily regardless of how risky where they live are and often try to minimize their expenses. However, this situation varies from one city to another depending on the layout of the city and the distribution of the illegal settlements within the city. The political, economic and social factors also play a major role in influencing the location of the illegal settlements in a city.

Therefore, Illegal settlements: are defined as residential areas of the urban poor more often in the cities of the developing world. They are found on public, private or customary land accessed by invasion or developed against planning, building and ownership regulations (Abbott, 2001).

They lack basic social services and infrastructure facilities. Are classified as Illegal Settlements as those settlements, Occur due to unauthorized invasion and development of public and private land, Are through subdivision that are not recognized officially or subdivisions that do not keep the planning regulations, Are within areas gated by corruption which have been made part of the city through Cities expansion, Are built without gating permission from the local authorities. Illegal Settlements are therefore unauthorized residential areas.

2.1.3 The rise of illegal settlements

The rise of the urban poor is caused by high migration rate from rural to urban areas in order to search for job opportunities and better living conditions and natural population growth. The migration process is termed as urbanization. Thus, poverty in the cities has attributed to rapid urbanization. People are still coming into the cities; children are born in the cities. Because people believe that better life lies in the cities, but many of these causes are being cheated and many continue to be cheated (Hall, 2000).

2.2 The Issue of illegal settlements:

The issue of urban illegal settlements, as observed in most urban centers of Ethiopia, is broad, complex and dynamic. Much of the complexity around illegal settlement has been arising from ideal differences. These include the difference observed in defining, identifying the causes and effects and in taking solution so as to alleviate the problem. Furthermore, its overlap meaning with the “informality” makes the situation even more complex. Regarding this pointed out that: It is easy to get confused by the imaginations of informality and illegality. Often they are used similarly. Sometimes the imagination of illegality refers to explicitly to the law, in other cases it is used to describe non-suitability (no appropriate or informal) norms and plan regulations.

To know more about the essence of illegal settlements, one has to understand first the different illegal land and land related processes. This is because such illegal processes are the bases for the emergence of illegal settlement. In this regard, identified three major illegal land and land related processes: illegal; land occupation, illegal land tenure rights and illegal land transfer (ibid).

2.2.1. How illegal settlements have occurred

Illegal settlements are occurring due to a number of social, economic and political factors. Some of the major important factors, from national prospective are listed below;-

- **socio-economic factors**-shortage of house, increasing urban poverty, high rate of rural to urban migration, high rate of unemployment, rise of the cost of living, and economic recession.
- **Institutional factors**- absence of accountability and transparency, corruption, poor institutional set up, absence of co- ordination, poor enforcement, unclear regulation, long procedure and misuse of public land.
- **Political factors**- lack of political commitment, less emphasis to urban issues, civil war, inappropriate policies, impacts of colonization(segregation).(World Bank,2000;Habitat,2001).

2.2.2. General characteristics of Illegal settlements

There are essentially three major defining characteristics that help us to understand illegal settlements: such as, the physical, the social and legal with the reasons behind them being interrelated with these settlements.

- **Physical characteristics:** -illegal settlement, due to its inherent “non-legal” status has services and infrastructure below the “adequate” or minimum levels. These services are both network and social infrastructure, like water supply, sanitation, electricity, road and drainage, schools, health center, market place etc (World Bank, 2002).
- **Social characteristics:** -Most households that reside in illegal settlements belong to the lower income group. They are either working as wage laborers or in various illegal sector enterprises. On an average, most earn wages at or near the minimum wage level residents are predominately migrants, either rural-urban or urban-urban (ibid).
- **Legal characteristics:** -The key characteristic that modifies illegal settlement from other settlements is its lack of ownership of the land piece on which they have built their houses. These could be on a vacant government or public land, or marginal land pieces like railways setbacks or undesirable dirty land. Thus when the land is not under productive use by the owner, but sometimes the owner can sell even the building or the house (World Bank, 2002).

2.2.3 The Stages of illegal settlement development

The illegal settlement development undergoes various stages during its growth, these are, infancy, consolidation and saturation.

- ✓ Infancy: is the initial stage where vacant lands often along the river banks, road reserves, and hazardous areas are occupied by slum dwellers.
- ✓ Consolidation: is the stage between infancy and saturation. It is normally characterized by increased outward expansion, subdivision, construction, and tenancy (Sliuzas, 2008).
- ✓ Saturation: a stage of expansion stops and empty spaces get filled up with new structures. This stage is normally characterized by high overcrowding which exacerbate living conditions of slum dwellers (Sori, 2012).

2.3 Historical development of illegal settlement:

There is no sufficient written document that indicates that when illegal settlements emerged. However, illegality in Ethiopian cities and towns has come recently, predominant after the downfall of the imperial era. So no one has a right to construct his house on privately owned land. The construction of residential house on the public land without the interest of any concerned body, increased greatly after the fall of the Derg Regime (Tegegn: 1997, cited: Tilahun, 2001:15) particularly in Addis Ababa.

Various studies have shown that the magnitude of Illegal settlements in Ethiopia is considerable and huge today. They have become the fastest growing type of human settlements in developing countries. Their growth is closely linked to the rapid urbanization that has been taking place in most developing countries over the past decades. In most cases it seems therefore that, the absolute quality of land are rarely problem. The break down is in the system of delivering land to urban poor, which makes it legally accessible often aggravates the problem on one hand. On the other hand, in former socialist countries where there is no land market the origin of illegal statement is not due to market rather than government failure and public inefficiency in land management (ibid).

For instance in Ethiopia, following the nationalization of the land by the socialist regime in 1975, urban land become under the stewardship of different city authorities. Regarding rural land, peasant associations were established all over the country and they were given the responsibility of administering land in their jurisdiction. Thus, monopoly power by the government and the multiple management of land by different authorities created a hole for many illegal activities including the emergency of illegal settlement.

2.3.1 Socio economic conditions

With an average per capital income of \$120 a year, Ethiopia is a low income developing country. More than 80% of its population lives in rural areas and its economy is heavily dependent on the earning of the agriculture sector. The share of this sector on the gross social product is around 56% and its annual growth only 0.1%. The average life expectance at birth is around 47 years; the infant mortality rate about 135 per 1000 live births. Unemployment rate in Ethiopia is very high. This fact shows the low level of social economic development and indicate the fact that housing deficit and low standard of living, the direct outcome of poverty and vice versa. Some public investigation shows, the city population could be roughly categorized in to three income groups based on average monthly incomes: such as, low income, middle income and higher income group (csa, 1995).

2.2.3.2 Actors of illegal settlement

It becomes known that behind the different illegal practices there are actors who behave in illegal ways. The major illegal actors, as observed in many African cities including Ethiopia are :-

- ✓ Illegal land developers
- ✓ Corrupt civil servants
- ✓ Brokers or speculators and the urban poor's are main actors in illegal settlement

2.3.3 Cause and consequences of illegal settlements

There are different causes for the creation of illegal settlements and also the consequences are occurred. Mainly illegal settlements occur when the current land administration and planning system fails to address the need of the whole community. When the system fail to address the social housing needs, then the people use their own paths in settling on somebody's land. Such settlements are characterized by rapid, unstructured and unplanned development (Asamamaw, 2010).

2.4 causes of illegal settlements

1. **Rapid urbanization:** is an inevitable result of social and economic development, the development and promotion of the socio-economic development and prosperity. Urbanization, transformation of human activities has become one of the main natural environments. With urbanization, the increase in urban population, urbanization level, leading to the city internal restructuring and expansion in urban land use. Because of the limited land area, location and quality of fixed differences and other natural features and land use on the continuity of time and

space relationships, leading to the use of land resources, the process was extensive and open land, labor and capital together in different ways to form different land use pattern.

2 Population growths: the rapid growth of urban populations in developing countries over the past several decades can be attributed both to natural increase and to migration. Population growth and increased migration from rural to urban areas in developing countries have difficult to the availability of urban housing facilities for middle and low income citizens.

3 Insecurity of land tenure: lamba (2005) says that insecurity land tenure often discourages urban poor households from improving their housing conditions as they unsure of their future occupations. They are often worried to make any improvement that could be distract whenever the government decided to leave them from these areas. This is coupled to the fact that the urban poor have low levels of income and lack of credit facilities to improve their housing. Secure tenure is therefore necessary, but not sufficient, condition for creating sustainable urban livelihoods. So urban land tenure in developing countries is very complex and the land is central to all human activities, developing government that fail to manage the land effectively.

4 Lack good governance: good governance can be described as the set of policies, functions, responsibilities, and procedures that an entity established to direct how it is going to achieve its goals.it is characterized by eight important principles participatory, consensus oriented , accountable, transparent, responsive, effective and efficient, equitable and inclusive as well as the application of rule of law. While the main principle of good governance is to minimize corruption practices, good governance must be responsive and not contradict other principles.(Stien,2001).

5 household conditions: in the broad understanding of urban poor households earn their living condition how the urban environments impact the food security and the ability of poor household to make solution for their households in the settled areas. Livelihoods are defined as assets, capabilities (including material and social services) and activities needed for a means of living (Daniel, 2011). Such as assets are labor and human capital (health status, skills, education); productive assets (housing and land); social assets (common within the communities); natural assets like food, firewood and water; and financial assets saving and access to credit .

6 Corruption: corruption in land is often the culprit or the offspring of the breaking down of countries overall governance. There is a very strong correlation between levels of corruption in the land in the land sector and overall public sector corruption in countries. This results suggests that countries comforting pervasive public sector corruption are also suffering from a corrupt land sector a finding which has broad and important implication for ensuring the integrity and effectiveness of initiative related to natural resources management, including climate

mitigation projects and agricultural initiatives (ibid). Corruption can involve in various actors, regarding from public officials and local leaders to outside investors. Actors may include government officials at local levels and national levels as well as individuals that carried political and economic power. The local and national authorities may also be involved to engaging in corrupt practices. Land developer, investor's owners and users including renters, slum dwellers as well as related service providers may get in corruption.

2.4.1 Consequences of illegal settlement

Illegal settlements have consequences in the Ethiopian cities such as health problems, environmental deterioration, social distress, economic distraction and urban violence. Generally the consequences of illegal settlements in many countries are similar. The first result of illegal settlement is interrelated with health problem (Suliman, 2006). Living in this settlement poses in the health risk. Sanitation, food facilities shortage, poor quality of water drinking, accessing to health and other services may be limited. Overcrowding can contribute to stress violence and increase the problem of drugs and other social problem.

2.4.2 Conceptual framework of illegal settlement

The whole conceptual framework within which the present research is conducted. Illegal is usually referred to residential areas a group of housing is constructing on the land to which the settlers have no the legal claim or they occupied illegally.

Illegal settlements are affected by factors such as economic, social, demographic and technological growing problems. Socio economic factor such as poverty, unequal distribution resources including land, lack of microfinances options for the poor, increasing land prices, homelessness, low level of awareness and lack formal institution. Political factor like insufficient implementation of formal regulation, administration corruption, lack of communication, co-operation and coordination between different government agencies as well as between public and private sector stakeholders, lack of responsibility, accountability and lack of good land administration system or extractive urban land policy.

Demographic factors like high rate of urban population growth and migration. While technological factors such as lack of skill man power on the implementation of new technologies and lack of the adoption of new technologies on the expansion of illegal settlement. Therefore the recognition of economic, political, social, demographic and technological changes of illegal settlement is an important step toward the practical and well thought urban housing policy strategies.

2.4.3 Empirical literature review or implication of review

According to world bank(1999) assertion that urban land has become the base for socio economic development used as the revenue sources of the Ethiopian municipalities. However, the security and the fixed nature of land to supply is the main challenge to full fill the existing need of different land users.in most of Ethiopian towns that land is the main heart of social,

political and economic life. Land also has many historical and cultural importance. Moreover, the demand of land users rise and the supply is limited, so that low income people will be obligated to occupy land illegally but without used the sub division of land at the periphery of towns led to be vulnerable to both natural and man-made problems.

Since now the debate of many researchers mostly concern in order to addressing the issues related to the adequate provision of public infrastructural or social services for urban land use and illegal settlement residents as researchers have linked to the problem of urban land use and illegal settlements with inadequate provision of public infrastructures and social services, including water supply, electricity and sewage system. This is aiming to improve the capacity of the city council and municipalities to plan, coordinate and manage urban development. Since now the debate of many researchers mostly concern in order to addressing the issues related to the adequate provision of public infrastructural or social services for urban land use and illegal settlement residents as researchers have linked to the problem of urban land use and illegal settlements with inadequate provision of public infrastructures and social services, including water supply, electricity and sewage system. This is aiming to improve the capacity of the city council and municipalities to plan, coordinate and manage urban development (World Bank, 2010).

Various studies have shown that the magnitude of Illegal settlements in Ethiopia is considerable and huge today. They have become the fastest growing type of human settlements in Ethiopia. Their growth is closely linked to the rapid urbanization that has been taking place in most in Ethiopian cities over the past decades. In most cases it seems therefore that, the absolute quality of land are rarely problem. The break down is in the system of delivering land to urban poor, which makes it legally accessible often aggravates the problem on one hand. On the other hand, in former socialist Ethiopia where there is no land market the origin of illegal statement is not due to market rather than government failure and public inefficiency in land management particularly in Addis Ababa (Tilahun, 2001).

The implication of the review is that we and other people can understand the idea easily. Almost without exception the people can easily recognize the area and building where they are living and using the land on the paper plot. For data collectors it is easy to observe an agreement on the location the boundaries of the land in the use. This implies the data must be reliable and costs could be cheap in plotting and scanning. The paper plots are attractive for people to see, recognize and also understand easily about the messages or the ideas of this research paper in a simple manner. we also gets some information about the factors and quensquences of illegal settlement which affected the residents, different scientists give different descriptions for urban land use and illegal settlements.

Chapter three

Conclusion and summary

3.1. Conclusion

As geographic information shown, mostly urban land use and illegal settlement are commonly challenged by large population density, migration of people from rural to urban center. However, urban land use is the heart of socio-economic conditions as social, political, economic, historical and cultural importance.

At the present regulation, building standards, land delivery system: procedures to obtain housing finance from institutional link with lack of capacity reduced the accessibility of the legal housing. Thus illegal housing is the only the solution of the sustenance of the residents. However, As illegal settlements in the in the expansion area of Ethiopia concerned, it is difficult to conclude whether they are causes of poverty or not. this is the fact that some of these settlements do not have the sign of poverty rather they are good housing. Have the large and full services, while others are suffering from lack of services, are highly overcrowded and located environmentally sensitive areas.

Besides, lack of proper land management, corruption, absence of clear housing policy, limited plot of land delivery are some of the causes of housing problems. These have brought about explosive horizontal expansion of the city faster than it is over socio-economic development, particularly infrastructural expansion .illegal housing construction has led to extravagant use of urban land and created serious challenge in service and infrastructural provision.

In response to illegal settler's action, the city has practiced the reaction of this settlements considering as a best solution and strategies to control them. However, the trends of expanding illegal settlements are not yet stopped unless the problem is addressed adequately. since the reaction did not bring any change as expected , local governments is to be correct the failure of the past, admit the mistakes and recognize the already existing illegal settlements.

Therefore the destruction of inner-city settlement, emergence of illegal settlement in tips and lack of long term sustenance in illegal settlements in Ethiopian cities could be improved only through a comprehensive approach. This requires appropriate policies and extensive strategies that enable integrated development. Relationship between different sectors and capacity buildings.

3.2 Summery

In order to address the major challenges of land use municipal administration in Ethiopia there by creating conducive environment for alleviating social, economic and environmental problems to the municipality, the following suggestion are summarized based on the major finding of the study

- ✓ The study of illegal settlement shows that land is not efficiently and equitably utilized in land should be regularized in counter balance.
- ✓ According to the literature review the major problems which aggravated the expansion of illegal settlement are difficult to get land for residential housing and inflexible building standard
- ✓ . one of the obstacles, which constraint access to legal housing finance is inappropriate building standard which is fixed without the consideration of the low income groups.
- ✓ The size of illegal settlement is increasing nowadays is so large to measure of demolishing as a means of cultivation the settlement are not feasible.
- ✓ As far as illegal settlements in the expansion areas of Ethiopian cities are concerned it is difficult to say that illegal settlements are the causes of poverty or not to be.
- ✓ The present regulation, standards and procedures those who seek to involves in housing construction particularly the low income groups not to joint housing co-operative and that is why significant number of cooperative has dissolved rather than crossing the needle hole.
- ✓ The issue of illegal settlement should be controlled appropriately it is recommended to develop a system for the control of illegal settlements parallel with the encouragement off the legal land development.
- ✓ Cooperative have also been found successful in construction of multi-story development, protection of communal facility and achieving economic benefits.

Key words: corruption, good governance, land speculation, illegal settlement, sub-standardized housing urban land management

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