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CHALLENGES OF SQUATTER SETTLEMENTS: IN ETHIOPIA

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CHALLENGES OF SQUATTER SETTLEMENTS: IN ETHIOPIA

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ABSTRACT

The research paper assesses about the driving factors, the consequences of squatter settlement and the mechanisms that can help to reduce the impacts. Squatter settlements have been the headache of Ethiopian cities. In Ethiopia, cities have been experienced a rapid rate of physical expansion. This trend is partly influenced by spontaneous growth, which has resulted in the emergence and development of squatter settlements. As new houses are being built in the existing squatter settlements and unoccupied areas, the number and size of illegal settlements in cities have been increasing over time. The purpose of this paper is to assess the driver factors of squatter settlements, consequence and the mechanism that can minimize the challenges. Due to international pandemic of covid-19 the research used secondary data only to reduce the spread of pandemic. The findings of different research indicate that though the cities have been attempted to prevent the construction of illegal settlements by issuing various regulations, the proliferation of illegal settlements has continued unabated. Thus, demolitions had taken place in parts of the city where preventive measures failed. Both in the implementations of the regulations and demolitions, the cities faced many problems such as high temptation for illegal construction, population pressure, weak law enforcement and inefficient institutions. The success of squatting tempts more squatting. When squatting exists widely, orderly development and expansion are hindered.

ACRONYM

AADIPO – Addis Ababa Development and Improvement Office

BoFED _ Bureau of Finance and Economic Development

CWS _ Cities without Slum

FDRE _ Federal Democratic Republic of Ethiopia

SSU _ Squatter Service and Upgrading

UN _ United Nation

UN-HABITAT_ United Nation Habitat

UNMDG _ United Nation Millennium Development Goals

CHAPTER ONE

INTRODUCTION

1.1 Background of the study

Currently, squatter settlements in urban have been become source of social, political, economic and environmental problems. This happened in last decades in relation with rapid urbanization. It is widely accepted that urbanization is inevitable phenomenon. In developed countries urbanization is result of economic development and industrialization. By contrast, in developing countries of Africa occurred as a result of high rural-to-urban migration and high natural urban population increase (Brunn and Williams, 1983). Developing countries have faced enormous population from rural to urban centers and this led to informal settlements posing cities socio-economic challenges (Nouri A. Elfarnouk, 2015).

In Africa currently 40% of the population lives in urban areas. This figure expected to increase to 54% in 2030 this shows that the urban population of Africa would likely triple over the next 40 years from the current 340 million to some 900 million peoples. An expected phenomenon of rapid urbanization in the overall part of the continent has been increases squatter settlement (UNCHS), 2009, cited in UN, 2014).

The trends of squatter settlement in sub-Saharan Africa shows that Tanzania to be one of the countries with highest population living in informal settlement followed by Mozambique and Ethiopia (Shubira Kalugila, 2013).

In the Ethiopian context these type of settlement known as “ye chereka bet” its literal transition means “house of the moon” implying the illegal occupation of land and building house without any permission or consent of government or legal body. Different cities in the country manage those type of settlement in differently. Addis Ababa there were demolitions in 1994, which destroyed 13,440 informally constructed houses (Gondo, 2011).

The measures taken by urban land administration authorities were vary from city to city. Earlier as we tried to show above demolition of squatter settlement was a common measure taken but these day for economic and human right it is inappropriate. However, the consequence of

squatter settlement in Ethiopia have negative effects on social, economic, political and environmental aspect.

1.2. Statement of the problem

Ethiopia has one of the fastest growing urban populations in the world; with the number of people living in cities expected to nearly triple in the next two decades. According to the population reference bureaus, world data sheet Ethiopia is one of the least urbanized countries in the world even if in African standards, the level of urbanization is low. While the average level of urbanization for Africa in general was 33% in 2002, Ethiopia had only 16% of its population living in urban areas. Despite the low level of urbanization and the fact that the country is predominantly rural, there is rapid rate of urban growth, which is currently estimated at 5.1% per year.

As stated by UNCHS cited in Wondimu Robi most African cities share the same facets of low economic development and inadequate foreign investment. Unfortunately, the highest share of urban growth rate found Africa. Currently, the urban areas in developing countries are unable to cope with the basic needs of the new migrants and the intensity of the problem governments, urban planners and all those involved in creating better living standards for these residents are facing extremely high. This is evident when one looks at the pace at which the population in the urban has been increasing over the years and the frightening heights it is expected to reach in thirty years” time illegally developed squatter settlements usually emerged at rural urban fringes as a result of land speculators buying agricultural land and laying it out without provision for adequate roads, facilities for health, education and recreation. The expectation is that government in the future would provide these basic infrastructures. In this time plots were bought, developed and occupied without necessary approval from authoritative bodies. And also there is a research gap in the area of squatter settlement. There are some researches according to squatter settlement but when we compare with the impact it is not enough therefore this research gives some additional information on the study area and in the lineup with the above problems, the squatter settlements increasing in the country was critical issue. The process of expansion of urban in the country were mostly illegal squatters

Its favorable commercial setting and center of service on the urban areas of the country has long been attracted many people from the rural areas as well as other sub urban areas. However,

different factors the town unable to satisfy land and housing demand of the dwellers. This led to unlimited horizontal expansion the town informally. This study has focused on the driving factors, consequences and mechanisms that can minimize squatter settlements.

1.3. Objective of the study

1.3.1 General objective

The general objective of the study is to assess the challenges of squatter settlements in Ethiopia

1.3.2 Specific objective

1. To explore the driver factors of squatter settlement.
2. To identify the consequence of squatter settlement.
3. To identify mechanisms that can minimize the challenges of squatter settlement.

1.4 Research question

1. What is the factor that drives for squatter settlement?
2. What are the consequences of squatter settlement?
3. What are the mechanisms that can minimize the challenges of squatter settlement?

1.5 Significance of the study

This study was hoped to provide relevant analyzed data about the issue of squatter settlement. It will serve as introductory data for the researches. The result of this study serves as a standing point for those who are interested to study on similar area. Generally, the significance of the study is to:

1. Minimizing the challenges of squatter settlement.
2. Inform government to have strong institution and legal framework.
3. Encourage other researcher for further study and giving them some hints and suggestion in the area of study.

1.6 Scope of the study

This study has intended to assess the challenges of squatter settlement and identify minimizing mechanisms of challenges of squatter settlement. Geographically, it is delimited to general context of Ethiopia.

1.7 Research methodology

Due to international pandemic of covid-19 this research has been used only secondary data to reduce the spread of pandemic through physical contact in the time of collection of primary data.

1.8 Organization of the paper

The study has consisted of three chapters: the first chapter introduce about the problem led to the study. It contains the following sub topics. Backgrounds of the study, statements of the problem, objectives of the study, research questions, significance of the study, scope, limitation and organization of the study. Second chapter discusses on the review of the related literature on the concept of squatter settlements the following are included concept of squatter settlement, definition, characteristics, emergence and development, findings of previous studies on the research area and implication of the review of previous studies on the area. Finally, Chapter three draw conclusions and reference. It contains conclusion/summary and references.

CHAPTER TWO

2 REVIEW OF RELATED LITERATURE

2.1 Definition of squatter settlement

A clear definition of informal settlement is available. That shows the meaning of squatter settlement Cleary. Various words have been used in literature to refer to squatter settlements. These include spontaneous, irregular, unplanned, marginal and informal settlements. There are many definitions of informal settlements. The terms have been used to refer to unregulated, illegal and unauthorized construction, arising from the conditions and regulations in different countries, including spontaneous, unplanned, unauthorized, illegal or squatter settlements. The United Nations has used the term informal settlements to refer to: residential areas where a group of housing units has been built on land to which the occupants have no legal claim, or which they occupy illegally; unplanned settlements where housing is not in compliance with current planning and building regulations (unauthorized housing) (United Nations,2015). Daniel, (2013) defined, informal settlements as dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters

built from diverse materials, degradation of the local ecosystem and by severe social problems. Furthermore, in Vienna Declaration (2004) cited in Bogdan and Daniel, (2013), informal settlements are defined as: human settlements, which for a variety of reasons do not meet requirements for legal recognition (and have been constructed without respecting formal procedures of legal ownership, transfer of ownership, as well as construction and urban planning regulations), exist in their respective countries and hamper economic development. While there is significant regional diversity in terms of their manifestation, these settlements are mainly characterized by informal or insecure land tenure, inadequate access to basic services, both social and physical infrastructure and housing finance. The term squatter settlement, if not defined precisely, can lead to a misunderstanding of the term slum. In fact, many writers often use the terms interchangeably. Slums however, are often considered a legally allowed settlements of an urban area but are also overcrowded, with poor living conditions and older houses compared to other parts of the city, and inadequate services (UNCHS, Habitat: 1982).

In the Ethiopian context, the Addis Ababa Development and Improvement Project office (AADIPO, 2003) adopts the following working definition for informal settlement. Informality/illegality includes any form of construction (such as houses, fence, notice board, sewerage lines, containers, temporary/movable kiosks, etc...) which have been erected or built on public lands without having legal basis. Furthermore, it also includes any unauthorized expansion/ encroachment made on public rental houses. However, the degree of informality/illegality varies: some can be totally informal where as others can only be partially informal. Based on this working definition, therefore, the whole forms of informality is divided in to two major groups: Group 1: includes those informal settlements which have been occupied and built without having any legal bases or evidence accepted by the law (such as title deed/ book and building permit). These settlements are commonly called as "squatter settlements" and mainly found at the expansion areas of a city. Group 2: includes settlements which are partially illegal/ informal. The illegality comes from so many sources. For example, they can have legal right (title deed/ book) but not building permit or having both the title deed/book and building permit but built, expand, upgrade, change the shape and size etc. without the proper legal procedures/permit. Such settlements are mainly found in the inner part of a city (As AADIPO 2003 cited in Daniel, 2011:6-7).

2.2. Characteristics of squatter settlement

From the definition, the characteristics of informal settlements are evident. Sirgut Gezahengn (2013), argued that squatter settlements are characterized by the following three interrelated and essential traits. The characteristics include: Physical aspects: Squatter settlements have infrastructure and service below minimum level. They may not be connected to water supply, electricity, road, and drainage and sewerage fatalities. Unsecured because of lack of security services like police service, fire protection service. The squatter settlements are also built in marginal lands at peripheries, river sides and dumpsites. The key characteristic that delineates a squatter settlement is its lack of ownership of the land parcel on which they have built their house. These could be vacant government or public land, or marginal land parcels like railway setbacks or "undesirable" marshy lands. Social aspects: Squatter settlements belong to low income groups or informal workers. On average most residents earn a very low income and many of them are part-time workers/daily laborers. Most squatters are predominantly migrants from rural to urban or urban to rural and they may be also second or third generations of squatters. Legal aspects: Squatter settlements are inherently illegal because the squatters occupy public land without any legal permission. They do not have authorized permits, ownership certificate and hence not backed by legal provisions. Moreover, the study conducted in Kenya identified that the common characteristics shared by all informal settlements are (1) insecurity of tenure, (2) lack of planning, (3) lack of infrastructure (e.g. roads, water pipes, drainage systems, toilets, waste collection, electricity), (4) poor environmental condition, (5) lack of public facilities (schools, dispensaries), and (6) unemployment and poverty (Pellikka, P., J. Ylhäisi & B. Clark (eds. 2004).

2.3. Emergency and development of squatter settlement in the developing countries

In developing countries, the emergence of squatter settlements dates back to the 1940s. For instance, squatter settlements first appeared in Istanbul in the late 1940s. The term *Gecerkodus* (landed by night) is the name for squatter settlements in Turkey, referring to the fact that housing units with roofs had to be completed overnight and inhabited before government forces arrived in order to prevent demolition (Yonder, 1998:61).

Government investments and formal housing construction largely serve the middle- and high income groups, leaving lower-income populations to address their housing needs through

informal means. As a result, the urban poor in most cities of developing countries have occupied land illegally and have built their houses with their own resources, without following the building codes and other governmental regulations. This has led to the proliferation of squatter settlements (Cheema, 1993:5). However, Fernandes and Varley (1998:15) have stated that urban researchers should not forget that the phenomenon of illegality is not restricted to the urban poor. Many more privileged groups of the society are also observed in squatter settlements.

Squatter settlements are mostly concentrated in the peripheral areas of large cities, on steep hillsides, river gorges, and flood plains. The main reason for the expansion of squatter settlements on these fragile slopes and hazardous areas is that land there is very cheap or can be occupied without payment, and also there is less possibility of eviction from such sites (Hardoy *et al.*, 2001:74).

2.4. Approaches of managing squatter settlement

This part shows government attitudes, responses and policies towards squatter settlements and slums since 1950s. According to Collins Adjei Mensah (2010), there are five major chronological categories: *laissez -faire* attitudes in the 1950s and 1960s; site and service programs in the 1970s, slum upgrading in the 1980s, enabling strategies and security of tenure in the 1990s, and Cities without slums action plan in the 2000s. There are also two opposing actions taken in the intervention of squatter settlements namely; regularization and demolition at various times and places. For the purpose of this study the *Laissez -Faire* Attitudes in the 1950s, Site and Service Programs in the 1970s and Cities without Slums action plan in the 2000s, Regularization and Demolition are briefly discussed. In all the approaches, squatter settlements are often conceived and portrayed as institutional failures in housing policy, population pressure due to rural-urban migration and the gap between demand and supply. Thus, measures to address their existence and appearance have evolved around such thinking. As a result, various strategies were implemented to mitigate the socio-economic, physical and health wellbeing of slums and their residents.

A. Laissez-faire Attitude: 1950s-1960s

During the tolerance period in the 1950s and 1960s, urban authorities in Developing Countries turned a 'blind eye' to slum houses (Rakodi, 2001). Negligence dominated until the early 1970s

when it was replaced by public housing. Informal settlements were regarded as temporary unavoidable phenomena that would pass with economic development. During this time informal settlements were not depicted on land use maps, instead there was a blank for undeveloped land (UN-HABITAT 2003). Slums were considered 'relics of traditional villages' and in the process of being absorbed by the new urban planning scheme inherited from Western societies— with little consideration of local and cultural realities (Gaskell, 1990; Njoh, 2003). The alternative was public housing schemes, where local governments provide public housing in collaboration with national governments and other stakeholders in developing countries. However, these projects were implemented in a discriminatory fashion, largely because the 'indigenous' political rulers, who replaced the colonial power, perpetuated the existing social and class divisions as the previous 'master' (Fanon, 1963). In fact, the main beneficiaries of formal public and planned housing schemes were civil servants and middle and upper-income earners (Fekade, 2000). Moreover, nepotism, corrupt practices, poor governance and incompetence significantly and rapidly contributed to the expansion of slums, and widened the gap between those who were in positions of power or had some sort of 'connections' and the rest of the urban population.

For example, Hope (1999) reports that public housing schemes across Africa as a whole provided less than 5% of housing needs. Thus, such public housing schemes were unable to supply sufficient dwellings. Instead, the approach marginalized the majority of urban dwellers and ignored low-income urban dwellers and rural urban migrants who settled there generating more slums. Furthermore, it is now clear that urban effort and resources directed towards providing public housing have ended up serving a small portion of urban dwellers and usually those that were largely better resourced than the majority (Ali, M.H. and Sulaiman, M.S. (2006).

B. Site and Service Scheme: 1970s

In the 1970's, the World Bank initiated the Sites and Services and Squatter Upgrading (SSU) Programmer in many countries in Asia, Latin America and Africa. The strategy was adopted to provide planned and serviced housing land to low income people in urban areas and improve basic community infrastructure services, such as water, sanitation, roads and market facilities in informal settlements. The move emerged out of a consensus arrived at during the Habitat I conference in 1976 which included: site and services and self-help housing projects; core housing; slum and squatter settlement upgrading; the stimulation of small-scale enterprises and

informal sector activities in project areas; and an attempt to expand the provision of public services (Burgess, 1997). Site and service schemes are credited with enabling shared responsibilities between slum dwellers and government. On the one hand, the program emphasized the participation and the contribution of the beneficiaries to the resettlement process. Similarly, the programs acknowledged and capitalized on the ability of low-income dwellers to mobilize informal resources. On the other hand, local governments were no longer acting as 'providers' but as 'facilitators', which saved them some resources (Pugh, 2001). Shortfalls of the scheme included the relatively low number of beneficiaries, the lack of understanding and clarity around the role of the private sector, the lack of planning around the location of new serviced plots, low or non-existent standards, and the failure to achieve cost recovery (Pugh, 2001). For instance when assessing the number beneficiaries, Hope (1999) found that less than 6% of intended beneficiaries in Kenya, Zambia and Zimbabwe actually benefited from the scheme for the paradoxical reason of affordability. This was so because the transitional period between the demolition and the new establishment was not always well negotiated (lack of slum dwellers' participation). Moreover, several evicted slum dwellers had difficulties accessing or being qualified for new serviced parcels due to lack of land titles and rights (the majority could not legally claim and prove their tenure right). According to Peattie (1982) and Van der Linden (1992) notwithstanding the popularity of sites-and-services schemes with the World Bank and other donor agencies, the schemes have increasingly come under critical scrutiny.

C. Cities without Slums Action Plan: Post-2000s

The new century has called for new strategies and plan for slum. In 1999, the World Bank and the UN-Habitat initiated the Cities without Slums (CWS) action plan, which constitutes a part of the United Nations Millennium Declaration Goals and Targets. Specifically, the action plan aims at improving the living condition of at least 100 million slum dwellers by the year 2020 (UN-Habitat, 2003). The main innovation in this policy is to move from the physical eradication or upgrading of slums adopted by past policies, to start to address one of the fundamental reasons why slums exist in the first place: poverty. The action plan recognizes that slums are largely a physical manifestation of urban poverty, and to deal with them effectively, future actions and policies should also associate urban and slum stakeholders in the poverty reduction or eradication campaign. This extended approach of Cities without Slums (CWS) action plan is

encouraging, but raises four important concerns. Firstly, poverty is just one of the components of the incidence of slum (Shatkin, 2004). The CWS is not comprehensive enough to determine other variables that also account for slum incidence. Such variables could include (at the macro and cross-country levels) debt burden, health issues, social and political instabilities and natural disasters. Secondly, the number targeted is far too modest to significantly change the number of slum dwellers by the year 2020. In 2000, it was estimated that 850 million people live in slums and it is projected that by 2020 the number will reach 1.8 billion (UN-Habitat, 2003). Thirdly, there is no clearly defined variable to measure the 'improvement of living conditions' of 100 million slum dwellers. One can reasonably query how it will be possible to differentiate between 'improved living conditions' driven by CWS –in different cities, realities and contexts– and other city development strategies. Such uncertainty suggests that the operational and methodological components of the CWS action plan are yet to be defined or fine-tuned. Finally, the CWS action plan does not articulate what measures should be taken or formulated to curb the emergence of new slum. Similarly, there is no provision or indication as to what actions various urban 'stakeholders' at all levels (local, national and international) should undertake to reduce, if not stop, the mushrooming of new slums. Unless these concerns are properly taken on board, the ambitious 'City without Slums' action plan remains a slogan. Apart from those discussed above, there were also other approaches which were implemented by the authorities of urban centers at various times and places as the reactions to the proliferation of informal settlements namely; demolition and regularization.

D. Demolition

Countries may enforce land-use policies and plans by adopting strict police measures, demolitions, and an increase of penalties for illegal occupations (United Nations, 2015). Hence, demolishing indecent settlements took place in different countries. In Africa and elsewhere the implementation of the policy was the result of the then dominant design and planning paradigm of modernism whereby the master plan was the only means used to plan the city. Thus, the problem of slum growth was conceived as the lack of rationality provided by the master plan. These resolutions came in the early years of independence in most African countries and so they were embraced by politicians as one of the nation-building strategies. They were also embraced

as governments' opportunity to give the city back to its people after their long elimination and isolation from urban life during the colonial times (Hamdi (1995)).

According to UN Habitat (2003), demolition did not solve the problems of slums, but instead it shifted them to the periphery of cities, to rural urban fringes, where access to land was easier and planning control non-existent. The continuing spatial growth of cities brought about an endless cycle of new evictions and the creation of new slums on the periphery of cities, outside municipal boundaries, or it accelerated the overcrowding of dilapidated buildings within cities. Similarly, the unpromising results of demolition strategies started to open up new ways for handling the perception of slums.

E. Regularization

Formalization is frequently referred to as —legalization of informal settlements. Formalization measures may aim to address the lack of a legal ownership title for those squatting on state-owned lands (United Nations, 2015). This is usually achieved through legalization of the informal settlement or by correcting existing planning, zoning and construction irregularities in non-permitted construction or those with violated permits. These illegalities are usually addressed through: a revision of zoning and planning procedures, regulations and standards; a regularization and upgrade of informal settlements; applying controls and upgrading individual constructions in order to meet certain environment, health and safety; Formalization projects vary according to policies adopted and priorities given by governments. For example, some countries legalize informal constructions built before a certain date, (excluding those that are built in environmentally sensitive areas) and some accompany the process with a legal reform of existing zoning and planning systems, the adoption of development monitoring procedures, or with provisions for affordable or social housing. A shift to regularization was based on the diversity of local situations, the legal and regulatory framework, and the failure of responses based mainly on repressive options and the direct and highly subsidized provision of land and housing by the public sector for the poorest segment of the urban population. Recognition of squatter settlements also fostered increased awareness at international level of the right to housing and protection from forced eviction, and the definition of new national and local political agendas in the context of an emerging civil society, as well as the. Kombe (2006) argues that the move to regularize, formalize and improve the property rights of the poor in informal

settlements is a welcome idea. However, considering the magnitude of the problem of informal settlements and their high rate of growth and consolidation, huge financial outlays would be required to regularize them. sounds a warning, adding that given the extent of the informal housing sector in many cities of sub-Saharan Africa and the weak public sector, the adoption and implementation of a comprehensive upgrading approach such as regularization has also been criticized as being anti-urban, dualist and an oversimplification of the complex urban systems that exist and continually evolve. It does not seem to address the root causes of the informal urban problem i.e. forces underpinning informal urbanization. The interventions seem not to offer solutions that can give rise to sustainable and functional urban growth, instead informal urbanization is growing day after day especially in the peri-urban areas. *Lessons from the intervention policies* the discussion on approaches for informal settlement intervention from the 1970s to 2000s found out that two main issues emerged based on the nature of their formation and implementation. First, most policies were based on a reactive approach than a proactive one. Policies were formulated to react to the problems already in places.

2.5. Findings of previous studies on the squatter settlement in Ethiopia

Numbers of researchers who conducted researches on the area of squatter settlement in Ethiopia has been developed number of findings. According to Abreham (2007) noted that shortage of housing is one of the chronic problem facing in almost all urban areas which force residents into squatter settlements (cited in Muleta, 2014).

The data collected through questionnaire and key informant interview report that different factors have forced the people to engage in illegal land market for household construction. According to government officials in Bahir Dar city, many people settle illegally without the permission of the city administration. Affordable housing price, expensive house rent in the downtown and the possibility of legalization are some of the rationales behind unplanned settlement. The profit of informal market and land profit via renting and selling are reasons that attract land brokers into squatter settlement. (Menber, 2018).

According to (Menber, 2018). He was conducted research on squatter settlement in Bahir dar city shows that the following are the cause for squatter settlement in Ethiopia

A. Low Price of Land in Suburbs of the City

Interviewees and government officials explained that the price of land and required standard of residential house construction are too low in the edge of the city compared with the middle part of the city. This is because of the availability of land owned by peri-urban farmers and widespread of informal land transactions. In peri-urban areas of Bahir Dar city, unplanned land transaction is the most common activity between land supplier farmers and demanders of low-income residents and brokers. Sometimes, there is also land and house transaction between brokers and low-income house demanders. The data secured from interview indicated that in the current informal market price, land costs from Birr 375 to 600 per-meters square whereas 100 meter squares land used for house construction costs up to 700,000 Birr in the center of the city. Compared with the income of sample household heads, the price of informal land is relatively expensive even from other cities. According to Daniel (2011) in spite of exceptional cases, the price of illegal land was from Birr 250 to 300 per-meters square in the edge part of Bahir Dar city. A similar finding undertaken by Degu, et al in (2014) shows that the prices of land in the black market of Burayu town ranges from birr 275 to 4352 per-meter square in the suburbs and center of the city respectively.

It is possible to say that the price of land is cheap so that residents easily engage in squatter settlement to have temporary solutions for deep-rooted housing problems. Hence, different sections of the society (mainly the poor) engaged in this area attracted by low price of land in order to satisfy their residential house demand. Interviewees argued that not only the low-income residents but also political leaders and brokers engaged in squatter settlements by attracted low price of land and future profitability. Security forces, qey dallas and other illegal building. (Menber, 2018).

B. Low Compensation of land

The regional government approved expropriation and compensation rule to provide a plot of land for land holding farmers for residential housing when their land is expropriated for city expansion (Daniel, 2011). The current revised urban land lease proclamation No.721/2011 under

article 12 sub-article 2 declared that a person shall be entitled to a substitute plot of land when he/she is displaced due to urban renewal program. To determine the size of substitute land within the urban center, the proclamation in article 26 sub-article 2 gives authority to the region or city administrations. Although the document gives high emphasize to substitution, in Bahir Dar city, usually monetary compensation not substitute land is given for displaced farmers. Besides, complex bureaucratic procedure, unsatisfactory compensation and delayed payment forced farmers to look best opportunities before the government claim their land. (Menber,2018)

C. Unsatisfied Responses for Children Housing

In Ethiopian urban centers, the problem of squatter settlement is the result of the current urban land administration and planning failures in the process of addressing the housing needs of the whole community (Daniel, 2011). When the system of land management fails to address residential housing need, people are forced to use their own option through informal processes. Equally, in Bahir Dar city, there is no legal framework practiced by the city administration on how peri-urban farmer children acquire land to build residential during land appropriation. Here, almost all of respondents explained that in the city there is no tangible and immediate response provided by the city administration, for the quest of peri-urban farmers to have land for children aged above 18. Government officials also recognized the gap of the city administration in having legal framework for farmers' claim. The idea of interviewee 02 is worth mentioning here:

Except articulating the causes of informal settlement and its worst impact on individual life and national economic, political and social aspects, Illegal Action Protection and Rule Respecting Directive 14/2009 never stated how peri-urban farmers aged 18 and above children can acquire formal urban land to build residential house albeit they sustaining their life through agriculture on their family lands (March 26, 2018).

D. Complex Bureaucracy and Corruption

The FDRE government initiated the revision and passage of new urban land lease proclamation No.721/2011. The objectives of this proclamation, as envisaged in the preamble is, to satisfy the growing urban land demand resulted from fast economic growth of the country; and to ensure good governance for the development of efficient land market and a transparent and accountable land administration system. Unlike such novel rationales, practically the provision comes across many challenges committed by officials in the process of house and land provision. The process

is too bureaucratic thereby unthinkable to get land title without waiting for years (Esayas, nd). The same problem is common to Bahir Dar city and it contributes to residents' participation in squatter settlements. (Menber,2018)

E. High Price of Urban Land Lease and Formal Housing

Interviewees and government officials stated that, in Bahir Dar city squatter settlement, the main participants are peoples who have less economic capacity to participate in urban land lease tender and other formal housing opportunities such as condominium, real estate and cooperative. In this regard, all survey respondents stated that the high price of urban land lease tender, high price of formal housing provisions and high required standards of formal house buildings are the major factors forcing low-income dwellers in squatter settlements. To implement these programs to solve housing problems of low- and middle-income residents, the required down payment and the initial 10 percent payment with block account is also unthinkable to poor household heads. A study made by Resom (2010) shows that compared with high-income residents, low- and middle-income respondents are less likely to purchase condominium housing in Ethiopian urban centers. The income of most residents and the costs of each condominium units are too divergent in most cities and towns which forced poor section of the society in squatter settlements even though the program subsidize specific targeted groups like women, disabled and relatively low-income people. In addition to expensive price, the accessibility of formal housing is also insufficient in the cities and alternative means of credits are less available to poor sections of society. High interest rate of bank loan is the main obstacle for low-and middle-income residents to apply in formal housing programs. (Menber,2018)

F. High Price of Housing Rent

In Ethiopian urban centers many residents lived in rented houses (Muleta, 2014). For instance, in Addis Ababa city, high housing rent is the main cause for residents' participation in squatter settlements (Muniwuyelet, 2005). Likewise, all participants of this study listed high housing rent as the primary factor to look squatter settlement (see table 4.6). More than other goods and service, the price of housing becomes sky rocketed in the center of the city. In this regard the city The rent of the existing houses is increasing from day to day and renters started to cramp

homeless dwellers when they need to rent and while living. In the city, owners are setting informal criteria to rent houses for the needy. Particularly residents who have children are in a problem to get rent houses because of renters' unwillingness to rent their house for tenant having family. Thus, expensive housing cost and bad behavior of house renters forced poor residents to look squatter settlements at low cost with relative freedom. Interviewee 13 explain how high housing rent and the views of renter to the people who rented in house forced him to engaged in illegal land market as:

I was living in the rented house. The owner of house requested me to add rent three times per year. The amount of additional rent per a single request ranged from 100 to 300. Accordingly, the total rent was far beyond my capacity so that my family had passed a misery life in rented house. The negative attitude of the owner of the house towards us had made our life worst. He was not happy when my family used housing facilities (toilet, kitchen, light and water). He perceived us destructors of housing facilities. The sky rocketing of housing rent and negative attitude of the owner therefore forced me to engage in squatter settlements of peri-urban areas in order to obtain temporary solutions (March 19, 2018). (cited in Menber, 2018).

In Bahir Dar city living in rent house equated with living hell. Many of the owners are aggressive with no humanity. They always asked tenants to increase monthly rent price and disturbed them over the use of house services. Hence, low-and middle-income residents always looks into the temporary solutions of squatter settlement. (Menber,2018)

G. Inadequate Urban Land Provision

One of the FDRE government urban housing strategies is the provision of land to cooperatives which organized for the purpose of residential house construction. The Bahir Dar City Administration has been allocated land to the organized cooperatives since early 2000s like other cities and towns of the country. According to the officers of city's land management department, the city administration had given to the residents of the city in 2003, 2005, 2007 and 2014. A large number of residents have been accessed land which is used for the construction of houses. In order to get the land, the residents should be the member of residential house cooperatives and they must save a certain amount of money by blocked accounts. The amount of that must be saved determined based on time. According to urban land management department officers, each member of housing cooperatives was requested to save at least 10,000 Birr in 2003, 2005 and 2007. However, the money that must be saved by the member of cooperatives was high

increased in 2014.

According to Daniel Weldegebriel (2011), he was conducted research on squatter settlement in Bahir Dar and his findings shows that: the source of illegal settlement that we call squatter settlement is the subdivision and informal/illegal sale of agricultural land. The kind of people who purchase in this areas are genuine urban poor who lack shelters or forced by high standard living cost in the city. According to him the common measure being taken is demolition of houses and total ignorance. In addition to this he describes the consequences of squatter settlement that it has been the potential of creating environmental pollution and land degradation, being source of health problems, crime and urban violence. they will be a social liability unless assisted and rescued from such living conditions.

Based on the findings he recommends important recommendations among them the following are the core:

- To solve the exiting problems associated with squatter settlement the administration must open a dialogue with the settlers.
- government must address in real way the problems of housing of the poor. Among which condominium houses should be sold on long term basis
- rules and regulations should be revised to accommodate the right of the poor.

Another researcher who made research on the same topic but in Addis Ababa was Jemal Abagissa. According to his finding the most frequent causes was the great increase in national populations, the surge of population toward the cities, and the incapacity of effected nations to meet the needs of urban growth by providing the land and housing needed to accommodate their urban newcomers. He pick outs some consequences of squatter settlement in the city of Addis Ababa among them unplanned and irregular horizontal expansion of the built-up area of the city are the majors. Jemal Abagissa (2019).

The trends of squatter settlement in Burayu Oromia region is increasing at alarming rate although urban land policy is in place its implementation is weak. Samuel Gemechu (2018). According to his findings monitoring process to reduce risk of squatting activities and political commitment is found to be low in the area. The solutions those the researcher identified were listed as follow:

-the government should give a serious attention to minimize this problem

-the government should have to revise its urban land policy

-institutionalized highly networked corruption chain should be broken.

Another researcher they conducted research on the impact of urban sprawl on the livelihood of farmers in Mekelle are Zemenfes Gebregziabher, prof. Kwame Sebeh Yiadom and Melese Asfaw, Phd they showed that the number of expropriated farmers is increasing as a direct consequence of the rapid expansion of the city. In return those expropriated farmers acquired land without legal proclaim. Zemenfes G., prof. Kwame S., Melese A. (2014).

2.6 Implication of the review

The major finding of the study implicated that, there was a wide gap between rapid urbanization, spread of squatter settlement and housing policy. According to the research, there was high town physical expansion with illegal landholding for housing and little policy contribution to solve the problem. Hence according to land lease policy proclamation, down payment or 10 percent of the total price of the lease cost was not affordable with the actual income of the squatting people indicated in the research.

As the findings of above researchers The problem of squatter settlement is the result of shortage of formal housing. This directly connected with the task of government in housing sector. Therefore, participatory housing policy should be essential and should be enforced via giving chance for housing problematic residents to understand the real cause and generate appropriate solution for the problem.

The government should give consideration for individuals, researchers and business organizations in order to identify existing policy gap, to develop financial capacity and generate new housing experience. Because the findings demonstrate that in the cities there are government alone decision trends that exclude housing demand of low-income residents.

Clearly showed in the findings there are squatter settlements have greatly expanded and contributed to the unplanned and irregular horizontal expansion of cities in the country is very difficult. If the government unable to halt such illegal development and illegal subdivision of land by squatter settlements orderly development of the cities in the country will be impossible.

The situation of squatting has a significant implication on urban development on one hand and the situation of the squatters themselves on the other.

Numbers of findings showed the driving cause for squatter settlement. Those cause are also the half of the solution in the way that knowing the source of the problem is also knowing half of the solution so that to overcome the problem of squatter settlement finding the solution for those driving factors are essential because those driving factors are the root cause for the problem of squatter settlement and also for the consequences of squatter settlement.

Additional implication of findings on the squatter settlement clearly showed us the increase in squatter settlements in the country can also associated with lack of enlightenment of the public on planning regulations, unwillingness to accept laid down regulations, and high cost of money involved in getting the right land papers.

There are also the gap between the law, policies and regulations and the reality that are sometimes emanated the inability to enforce those laws, policies and regulations on the side of government and government are expected review its applications.

CHAPTER THREE

3. CONCLUSION

3.1 CONCLUSION

Based on the above literature review and the review of previous findings the study has been finally come up with the following conclusion.

The cause of squatter settlement in Ethiopia is the shortage of housing that lead to squatter settlement. The king of people who are engaged in squatter settlement are genuine urban poor who lack shelters or forced by high standard living cost in the city and sometimes there are also urban speculators who aim to sell it back at profit. However, there are also driving factors that lead people to engage in the squatter settlement. Those are low price of land in suburbs of the cities, low compensation of land, and unsatisfied response for children housing, complex bureaucracy and corruption, high price of urban land lease and formal housing, high price of housing rent and inadequate urban land provision were the core.

Government takes different measures without providing alternative housing mainly, bulldozing, eviction, beating, imprisonment and inheritance property. Financial punishment and wealth demolishment takes as measures to adjust the development of squatter settlement. Those measures however affect the interaction between victims and the government. Hence the attitude of residents are negative to the government and contribute its effect to current political insecurity.

The physical structure of squatting area is complex due to unplanned horizontal expansion so that it is not comfortable to government for the build infrastructure such like road, clean water provision, electricity, telecommunication and the provision of administrative service and other social service like education and health services. The combined burdens of informal settlement have been fundamentally harmful to cities, to the overall urban population, and to the residents of informal settlements themselves. The implications of the phenomenon are serious and manifold in numerous ways: legal, social, environmental, political, and economic. Informal settlements in a city are causes for health problems, environmental deterioration, social distress, and urban violence. In this regard, different authors have identified different consequences of squatter settlements in different part of the world. It causes social, physical, hygienic, political, security and economical harms like spread of crime and murder, drug addiction e, the spread of prostitution, the spread of alcoholic drinks. Physical harms include irregular residential structure, unorganized facade of buildings and its undesirable effects on the appearance and the image of the cities. In developing countries squatter settlements are located at potential expansion areas of cities; hinder planned development, results in the misuse of land resource and infrastructure. However, there are some measures taken by the government to manage the issue of squatter settlement but it is not enough compare with the deepness of the problem and more expected from government to overcome the problem.

Finally, the trends of squatter settlement in Ethiopian cities were increasing at alarming rate. Although urban land policy is in place its implementation is weak. There is no regular and continues monitoring and evaluation processes to reduce risk of squatting activities and the political commitment to manage squatter settlement is very low. On other hand budget allocation from the government sides to respond to high residential demand of the cities in the country were insufficient. In the last it will create a social liability unless managed and rescued from such living conditions.

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