WOLKITE UNIVERSITY

COLLEGE OF SOCIAL SCIENCE AND HUMANITY

DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES

CHALLENGES OF URBAN LAND DELIVERY ON DEVELOPMENT IN BANSA DAYE TOWN, EAST SIDAMA ZONE, SIDAMA REGION ETHIOPIA

A SENIOR ESSAY SUBMITTED TO THE DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES IN PARTIAL FULFILMENT OF REQUIREMENT FOR BACHELOR OF ART IN GEOGRAPHY AND ENVIRONMENTAL STUDIES.

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challenges of Urban land delivery on development in Bansa Daye Town,East Sidama Zone,Sidama Region,Ethiopia .

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Declaration

Tomas Tone and Wondye Asalf do here by declare to Wolkite University Department of Geography and Environmental Studies that this thesis is a product of our original research work, and it has not been submitted to any other university for any academic degree. Any materials and information in a report other than our own are duly acknowledged.

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ABBREVIATIONS/ACRONYMS

BDMO.....Bansa Daye Municipal Office.
BDTAO.....Bansa Daye Town Administration Office.
CSA.....Central Statistical Agency.
EPRDF…….....Ethiopian People's Revolutionary Democratic Front.
FGD.....Focus group discussions.
FIG.....Federal Institution Government.
LA …….….....Land Administration.
UH…….....Urban Hierarch.
UN.....United Nation.
WKU.....Wolkite University.

Abstract

Land is the solid surface of the earth that is not permanently covered by water. Land is everything for human beings, having direct and indirect impacts. The study was conducted in Bansa Daye town, Sidama, Ethiopia, to assess the challenges of urban land delivery on development. In this study, a mixed research design was employed because both qualitative and quantitative methods were used. To achieve the objective of the study, the researchers followed a mixed-methods research approach. Both quantitative and qualitative research can support each other towards a better understanding of the issue under study. The primary data source was obtained through a questionnaire, an interview, and observation. Secondary data sources were obtained from reading materials, different books, and municipal offices. This study used descriptive research method using both primary and secondary data where probability and non-probability sampling were used. For the study, 72 respondents were selected proportionally from 3965 households. Within the chosen kebeles, researchers identified four specific groups to collect data from: mayors (17 respondents), municipality officials (18 respondents), elders (12 respondents), and urban dwellers (25 respondents). This purposive sampling technique ensured data collection from a diverse range of individuals within the sampled kebeles. So the study was collected by employing interview guidelines, a questionnaire, and observation as data gathering tools. The data was analyzed through a mixed-data analysis method. Therefore, the qualitative data was analyzed and the narrative analysis method, and the quantitative data was analyzed through descriptive statistics like percentage and frequency. The findings of the study by the researcher were: poor land delivery on development policy, poor land compensation, poor master plan, misuse of land, loss of prime land to urban sprawl, lack of commitment by local government to deliver urban land properly, especially the municipality. Even though urban land delivery on development had positive impacts, it also had negative impacts, such as economic, social, and environmental impacts. The researcher finally recommended a possible solution for concerned bodies to further improve the condition of urban land delivery on development of the study area.

***Key words**: urban land, urban land development, urban land delivery.*

CHAPTER-ONE

1. INTRODUCTION

1.1. Background of study

Land is the solid surface of the earth that is not permanently covered by water. The vast majority of human activity throughout history has occurred in land area that support agriculture, habitat and various natural resources (Ademiluyi, 2008). Urban land is a physical commodity. It has an ecological perspective land area that is denominated to urban area and has a variety of uses for population (Michal. Pacione, 2016). Urban land delivery is the system that given plot of land for the people in the form of sale or cooperative residential housing use (Farucacque *et al*, 2007). Urban land development are the property market carefully and then based on the property cycle risk and profit calculation, they acquire land and develop it, with specific product in mind. The development is in line with government policies and development plans for the area (Nicholas. Henery, 2009).

In Africa urban land delivery system report that during the past three decades major structural changes in land delivery channels have occurred in sub-Saharan. Africa with the implementation of legal and economic reform including:- The adaptation of new land codes recognizing customary forms of tenures, Liberalization of land market, Institutional and political change, Democratization process that land delivery implementation system is hindered of urban projects (World Bank, 2016). The above argument shows that in the case of land delivery system, developing countries were not adequate for the effective demand of private investors need at large. The towns of Ethiopia, like most cities in developing countries suffer from many challenges caused by poor land development and management policies including poor planning, slow provision of infrastructure and services, poor land information systems and slow land transaction procedures (Belachew, 2010). The three periods can be distinguished in relation to land policy and changes: the period of the Imperial Era, Socialist System which openly discouraged private sector investment activities and the Market Orientation Phase (Post 1991/92), during which various liberalization and policy reforms were promulgated to encourage private sector investment and its participation in economic activities (World Bank , 2011).

Urban land delivery system in Ethiopia and urban centers in the country range between the federal capital where million live and those in settlements which can be confused rural villages as such have different needs and capability. Therefore, the urban center needs clustered and generalized according to some attributes. It mean full infra -urban differentiation start also takes into account the possibility of giving capacity building support in the form of broad land administration farm work and other technical expertise are to be made(Solomon and Rein fried, 2013). Currently, in Bansa Daye Town, low compensation for land expropriation issues, low community participation issues, insufficient land preparation, a lack of capital, a lack of local government attention, limited infrastructure, and a lack of technological support are the main challenges for land delivery and development (BDMO, 2023). Ensuring equitable access to land has always been a dual task for many governments, even though the majority of the obstacles hamper access to land (Gondo, 2013).

1.2. Statement of the Problem

Land is everything for human beings, having direct and indirect impacts. Currently, urban centers or cities in Ethiopia are struggling with the increasing demand aimed at land for different urban development purposes, which makes the urban land delivery process a critical land policy matter (Lindner, 2014). Urban land delivery is still guided by a dual tenure system, which may regularize occupations, customer land located in their territory (possibility the following payment of compensation), and sale plots, these supplying land for the private formal land delivery channel (Bouji et al, 2009). Urban land delivery is the most serious and persistent problem in urban areas of the country. If the land is delivered and given to the people, agricultural production decreases because land tenure is transferred (Nicholas. Henery, 2009).

Urban land development is the program to develop the land property in the town. Absence of effective land administration enables the powerful to dominate scarce land resources by illegally transferring state and common lands to themselves and/or their allies, adjust land re-distribution policies and laws in their favor, and give unjust compensation to those whose land is taken off (Palmer, Fricska, and Wehrmann, 2009). The purpose of this program is to bring together the private decision making and public policy aspects of real estate development and to help students develop skills related to land development in metropolitan areas (Samson. Kassahun, 2012).

The better planning of land resources is essential for sustainability and improvement in the land use management of any particular country. The growth of urban population manifests a reduction in residential, and informal settlements in various expansions, an increase in land value, and a reduction in agricultural productivity. The major problem in Bansa Daye town is rapid urban growth, which changes the land use pattern as the leading center of the East Sidama zone, and the surrounding Woreda of the town acts as a full factor for migrants cousins increase in residential housing land demand for the town (BDTAO, 2023). The problem is that the land delivery system in the town and the development of land are mismatched for various reasons. Some of the problems could be mentioned in terms of a lack of capacity, a shortage of finance to compensate farmers for land loss, and customers who have paid money and for compensation purposes are waiting for a number of months or even years before receiving the land. Lack of motivated manpower is another problem (Worid Bank, 2018).

There is a substantial imbalance between the demand and supply of urban land in Bansa Daye Town. Raised demand for land for residential on the one hand and the low supply of land for residential on the other hand pushed prices beyond the reach of the majority of the residents in Ethiopia (Abrham Tesfaye, 2007). FAO stated that the land administration system is a dynamic system that varies from country to country and is always under reform, but the problems are the same and common to all developing countries (FAO, 2007). Though there are many studies conducted on urban land issues in other parts of Ethiopia on land policy, tenure security, land rights, urban land administration, and land certification, there is a lack of challenges in urban land delivery for development, including the study area. The researchers focused only on land, urban land, urban land delivery systems, land availability, infrastructure, stakeholder engagement and participation, monitoring and evaluation, effectiveness, efficiency, and responsive principles of good town land administration. Hence, an attempt has been made in this study to fill the aforementioned gap by assessing the challenges of urban delivery on development in the study area.

1.3. Objective of the study

1.3.1. General objectives of the study

The general objective of the study is the challenges of urban land delivery on development in Bansa Daye town, Sidama, Ethiopia.

1.3.2. Specific objectives

- ☞ To identify the current land delivery system in the Bansa daye town.
- ☞ To identify the main economic, social and environmental impacts of the urban land delivery system on development in town.
- ☞ To identify the challenges of urban land delivery on development in Bansa Daye town.

1.4. Research Question

- ➢ What are the current land delivery systems in Bansa Daye town?
- ➢ What are the main impact of urban land delivery system on development of Bansa Daye town?
- ➢ What are major challenges of urban land delivery on development in Bansa Daye town?

1.5. Significance of the study

The study is helped the policy makers and urban planners who work on this issue. It also served as point reference point for the municipality as well as for city administration in the town. It aims to provide valuable insight for researchers to address the challenges of urban land delivery, inform strategic interventions. In addition; it was served as source of information for those who are interested to conduct research on the same topic in the future.

1.6. Scope of the study

The study was focuses on assessing the challenges of urban land delivery on development specifically in residental housing sprawl in Bansa daye town, East Sidama Zone, Sidama region, limiting the research scope to specific urban land issues in the study area. Even though the study focuses on urban land administration, the researchers couldn't able to cover the topic in a very wide-range way in all kebeles found in Bansa daye town. Because of difficultness to cover the whole aspect for assessing with available time money resource and other material for the study.

1.7. Limitation of the study

It is obvious that every research face same sort of challenge while conducting certain investigation. In the course of study, the researchers faced different problems includes unwillingness of some respondents to give enough information the reason is that those respondents would been to same extent busy. The lack of well structure secondary data sources at local level however the researchers used much effort to get better information. Shortage of time for the reason that the researcher was regular (fulltime) student. Lack of skill to conduct researcher was the major problem of this study however the researcher got relevant idea from this advisor due to this reason the research was conducted properly.

CHAPTER-TWO

2. REVIEW OF RELATED LITERATURE

This chapter describes the definition of land, urban lands, urban land delivery, urban land development, urban land delivery system in Africa, urban land delivery system for residential use in Africa, developing effective of urban land administration system, urban land delivery practices, participation and stakeholder engagement, effectiveness and efficiency, responsiveness, main impact of urban land delivery system on development and challenges of urban land delivery on development.

2.1. Definition of Land

Land is the space that encompasses the surface of the earth and all things that are attached to it. It includes areas covered by water such as seas and lakes, as well as the air space above it, including natural resources found on it, such as rocks and minerals that are just below it and all natural vegetation. Also, includes buildings and other permanent attachments. Land is a fundamental resource in any society with far reaching socio-cultural and economic implication and its acquisition and delivery process is vital in achieving efficient and sustainable urban development (Williamson et al., 2010).

The process of land acquisition and delivery comprises availability of unusable land, affordability of such land, ease of transaction with that land, and security of the owner‟s right as well as payment of fair compensation for the losers of land. That is why it is now increasingly being realized that economic development of any country depends on how efficiently land is acquired and distributed among citizenry and competing urban uses (Owoeye and Adedeji, 2015). Land is the place of all shelters in the city, the town, the village and the home. It is the service of good or material’s for life being indestructible and immovable it is the foundation of all human activity (Ademiluyi, 2008).

2.2. Urban Lands

Urban land is a large and growing area of vacant and underutilized land and building with little development demand area part of all distressed older cities. Any strategy for rebuilding the societies must incorporate a vacant land reconfiguration approaches that both reflects market realities and the need to improve the community’s quality of life integrating. Land banking and site remediation with strategy for using urban vacant land in creative new way’s (Bertrand, 2009).

Urban land as an essential resource for the development of human settlement and for the generation of infrastructure services is a short coming for being scarce in many urban centers of the world, and it calls for a more systematic use. The rapid population growth in urban center of the developing countries creates a huge demand and pressure on urban land use. The urban land demand has not been satisfied mainly due to the problems and constraints in the land allocation system. Almost all municipalities do not have capacity to answer many applications for urban land at the same time (Alemu, 2009).

2.2.1. Urban Land Delivery

Urban land delivery is still guided by dual tenure system which may regularize occupations customer land located in their territory (possibility the following payment of compensation) and sale plots these supplying land for private formal land delivery channel. The main characteristics of land delivery system including; The delivery of land tenure situation of land transfer which may or may not privilege, the links between land delivery channel and the market. The diversity of stockholders involved in the land delivery system land conflict and dispute have increased since 2010 as they may give rise to evictions and distraction of housing and involve large number of people, (Bouji *et al*, 2009).

2.2.2. Urban Land Development

Urban land development is the program that to develop the land property in the town. The purpose of this program is to bring together the private decision making and public policy aspect of real estate development and to help students skills related to land development in metropolis areas. The program is interdisciplinary and covers all major aspects of the development process including decision, feasibility analysis and land use regulation, market land location analysis and negotiation. Thus, graduates from the program would bridge the gap between professional training such as city planning and public policy business administration graduates from the new program should be able to understand the constants and incentives faced by both the private and public sectors when making land use recommendations and decision (Samson. Kassahun, 2012).

2.3. Urban Land Delivery System in Africa

Urban and pre-urban land market in rapidly expanding West Africa cities operate within and across different co-existing tenure regime and involve complex procedure to obtain or make land available for housing. Because a structured framework lacks for the analysis of such system, this book proposes systematic a approaches and applies it to Bamako and its surrounding areas. The frame work revolves around the description of land delivery channels. Starting from the status of

the tenure when the land is first placed in circulation for residential use it identifies the process whereby tenure can be improved the types of transaction that takes places along the way and interaction between land delivery channel (Durand. lasserve, Alain; harris, 2005).

2.3.1. Urban Land Delivery System for Residential Use in Africa

In Kenya and Namibia case studies that customary land delivery system is responding increasingly to the demand from middle-income groups. They are less and less effective increasing poor people in urban areas, the urban poor are to really on squatting in the strict sense of term and on the substandard rental sector (in squatter settlement, informal land subdivision in city center) alternatively the poor will settle the customary claimed land in areas unstable for urbanization near cities or customary development located in the outer periphery of cities. Thus accelerating urban sprawling (Alabaman, 2012).

2.4. Developing Effective of Urban Land Administration System

2.4.1. The State of Urban Land Administration in Africa

For land to play its primary role in national and regional development in Africa, attention will need to be focused as a matter of agency on the state of land administration system.

There are two aspects to this issue namely the state of land right delivery and the efficiency and effective of laws structure and institution for land governance (Thomas. Kalbro, 2013).

2.4.2. Reform of Urban Land Right Delivery System in Africa

Land right delivery system comprise those process that are conserved with ascertainment, demarcation, survey, registration, and documentation of land right and systematic taking of land right transaction (Michael *et al*, 2010).

2.4.3. Implications for Urban Land Development Policy in Africa

There is no doubt that lands in Africa are a fundamental social and cultural asset as well as a critically important development resource especially for the poor. The realization of those values would require effective land policy development which balances the right and interest of all users (Bolich. Robin, 2012).

2.5. Urban Land Delivery System in Ethiopia

In Ethiopia, municipal decentralization has led to the use of modal phrasing, which is necessary to identify towns with land administration concerns. By establishing an urban hierarchy (UH), different urban centers can be categorized and targeted for development interventions. This approach helps to differentiate between federal and state capitals, emerging urban areas, and rural towns based on their land delivery mechanisms. The underlying rationale behind land

administration is still land policy, and advanced systems can be easily identified for areas that require them. In the end urban areas where advanced system are required and place which could be served with intermediate or less sophisticated system will be easily and markedly identified (Solomon and Rainfird, 2008).

2.5.1. Urban land policy and the practices of land delivery system in Ethiopia

The land delivery system in Ethiopia has gone through different land tenure system. Such as tenure shift are the reflection of prevailing land policy and land holding tenure system of the country under different governance regime. Notable example includes the free holding land tenure system (pre1975) public controlled permit system (1975-1992) and public lease hold system (1993 up to date). In addition to these there are customary and informal land holding systems which are commonly known in Ethiopia and other developing countries. The monarchical feudal regime of Ethiopia had monopoly of ownership political and economic power for countries including the monopoly of ownership of urban land and other property. It was after the emergency of the capitalistic economy at beginning of 20^{th} c that saw the middle class of starting town land parcels by way of concession from the government official.

However, some intellectuals and few emerging owners of capital merged to by samples of urban land on unused land was presumed to the property of the state. The monarchical and feudal mobility had the right allocate or recited where ever they linked any city. On the other hand, the urban poor or low-income groups where compiled to acquire land for their properties at the gift, tenure inheritance of family and informal settlement by group. The bulk of the most productive assets remained in the hands of a few. The emergency and the proliferation of early slums and the UN precede rise in urban poverty can be traced back to the feudal owner ships of land (Abay, 2005). It is the new mostly acknowledged that the urban in developing countries (Ethiopia inclusive) have restored to informal means of assessing urban land (Maru land and Stain berg, 1995).

2.5.2. Formal Land Delivery System in Ethiopia Today.

The major formal land delivery system for residential housing and investment in Addis Ababa and other big cities in Ethiopia is through the lease mechanism, while in smaller towns it is based

on rental basis. Land in Ethiopia is considered as a state property, and individuals can only enjoy the use right of the land under their possession. Therefore, the efficiency of the lease policy becomes crucial in determining the means to legally acquire a plot of land for housing development and investment purposes. Lease proclamation No. 272/2002 is the current active law regarding land provision in Ethiopia, and it outlines the processes through which an individual can acquire a piece of land. According to the Ethiopian constitution, which was promulgated in 1994, land remains under state ownership.

Furthermore, it states that land is a common property of the nation's nationalities and peoples, and is not subject to sale or any other means of exchange. Although Ethiopian citizens have the right to own private property as guaranteed in Article 40, sub article 1, the constitution does not provide for private ownership of land. The land tenure system for urban areas in Ethiopia is comprehensively addressed by the urban land lease holding proclamation no 172/2002. Under this proclamation, land is allocated through the lease system. While the lease holder of urban land is free to dispose of part or all of the interest in the land through sale or other means of exchange, the lease of public land is prohibited by law. The government has the power to retain land required for public interest and individual holding for better development activities, but it must pay compensation to the owners for the properties located on such land (Mulugeta, 2015).

It is important to note that the lease policy outlined in the lease proclamation No. 272/2002 provides various methods for acquiring land. These include the auction system, negotiation, letter system, and award system. These processes form the basis for legally obtaining land for housing development and investment in Ethiopia. However, the efficiency and effectiveness of these methods in practice play a significant role in ensuring a fair and transparent land delivery system.

2.5.3. Informal Land Delivery System in Ethiopia

In Ethiopia an acute shortage of well located, serviced land for housing has caused price to rise sharply. There for formal sector housing developers (both public and private have to look for low price on the urban periphery. Growing demand is lead to informal land delivery system becoming more and more communed. Thus, informal access to land probably increasing through rentals thus likely to remain the most important means of affordable access to urban land for housing for the force able future (Mulugeta, 2015).

2.5.4. Major Determinants of Land Delivery System in Ethiopia

Land delivery in most Ethiopia cities is cause be a number of factors. Urban land in formalities and institutional response in five selected settlement in Ethiopia. He come up with a matrix depicting the major determinate of the land delivery base on three-degree stages; leading cause, second- and third- degree cause, (urban informality; Gondo. T, 2008)).

2.5.5. Enforcement of Land Development Conditions in Ethiopia

The enforcement and control of development involve the submission of building drawings for approval by the authorities. However, this process often encounters unnecessary delays, as officials deliberately extend the time needed to review and approve the drawings. This results in wasted time and financial losses for developers. Corruption can hinder the enforcement and control of development. Officials may demand bribes or engage in fraudulent practices, such as inflating costs or introducing additional charges not mentioned initially. These hidden costs pose a significant challenge for developers, as they are not made aware of these expenses in advance.

Developers often face broken promises and unexplained delays in obtaining official permits. Authorities may fail to provide clear explanations for the delays, resulting in frustration and prolonged waiting periods. Lack of transparency in decision-making processes further exacerbates the challenges faced by developers. During the enforcement and control stage, conflicts between plot boundaries and the placement of utility services can arise. This can disrupt the development process and require additional time and resources to resolve. Such conflicts highlight the importance of comprehensive planning and coordination between various stakeholders involved in development projects. It is also the time when conflict between plot boundaries and line of utility service come to the surface (Gottom, 2006).

2.5.6. Urban Land Leasehold Tenure System in Ethiopia

The Ethiopian People's Revolutionary Democratic Front (EPRDF) came to power in 1991 after the fall of the Derg regime, and since then, it has implemented significant changes in policy measures, particularly in adopting a free market economic policy. However, despite advocating for a free market philosophy, the government decided to maintain public ownership of all rural and urban land in Ethiopia. The decision to retain public ownership of land was in line with the provisions of the Federal Constitution of 1995, which states that ownership of rural and urban

land, as well as natural resources, belongs exclusively to the state and the people of Ethiopia. It further emphasizes that land is a common property of the various nations, nationalities, and peoples of Ethiopia and cannot be sold or exchanged(EPRDF Federal Constitution 1995 Art 40 (3) pp 13). In the early 1990s, influenced by the principles of the free market, a clear distinction was made between public ownership of land and individual land-use rights.

This marked the introduction of an urban leasehold system in Ethiopia. The first urban leasehold proclamation, known as the Urban Lands Lease Holding Proclamation No. 80/1993, was enacted by the government in 1993. Subsequently, two other urban land leasehold proclamations, 271/2002 and 721/2011, were introduced. These leasehold arrangements provided relatively more freedom and flexibility in land use rights compared to the previous communist regimes, which completely prohibited the sale, mortgage, lease, and donation of urban land. The adoption of the leasehold tenure system in Ethiopia aimed to create a market-driven exchange value for land. It was also expected to encourage investment, facilitate housing development and infrastructure projects, control urban expansion, and tackle issues of speculation and non-transparent plot allocation. Urban speculators profit by selling bare land without adding value to it, and the government has been unable to generate expected revenue (Nega, 2005; Aneleye, 2006; Belachew, 2010). However, studies evaluating the performance of the urban land lease policy in Ethiopia have raised significant concerns about the effectiveness of the system. Empirical evidence shows that many cities have faced challenges in land delivery, with corruption, lack of transparency, and unfair practices prevailing in the system. This has allowed a few urban speculators and brokers to exploit the system for their own gains.

Urban speculators profit from selling land without adding any value to it, while the government has struggled to generate the expected revenue from the leasehold system. Various studies have highlighted these issues, pointing to the need for reforms and improved governance in urban land management in Ethiopia. In generally, while the EPRDF government in Ethiopia has adopted a free market economic policy, it has maintained public ownership of all land. The introduction of the urban leasehold system aimed to provide market-driven land values and address urban development challenges. However, the system has been marred by corruption, lack of transparency, and inefficient land delivery. Reforms and improved governance are necessary to address these issues and ensure that the leasehold system achieves its intended goals.

2.6. Urban Land Delivery Practices.

Urban land delivery is an important part of urban development, as it involves providing land for a variety of purposes, including housing, infrastructure and public amenities. There are a variety of international practices in land delivery that aim to ensure efficient, fair and sustainable use of land in cities worldwide. For example, land for housing the poor has been used to address issues such as housing and related estate construction, high population pressures, development and investment issues, poor public utilities and other public interests(Payne, G., Durand, Lasserve, 2016).

In order to meet these needs of society, cities have been using full and full management of expropriation(Rsaw and Belachew, 2015). However, there is a lack of consensus on the nature of the land delivery institutions, with a focus on either institutional structure or the characteristics of the land delivered by the official or informal land delivery institution(Olapade, 2021). The capacity assessment compares desired capacity to existing capacity to identify capacity gaps and provide information to support the development of capacity-building interventions (UNDP, 2009).

2.7. Participation and Stakeholder Engagement

The aim is to involve stakeholders at different levels in decision-making processes and to reach a consensus. This enhances the quality of decision-making, reduces uncertainty, and builds stakeholder trust. The participation principle is essential for the inclusion of various marginalized groups and social classes in decision-making and effective management of land and natural resource tenure. Participation encourages citizens' involvement in various governance processes and allows them to assert their rights without interference of media control, freedom of speech and association(FAO, 2007). When citizens are involved in decision-making, they feel ownership of all activities and are accountable for them it (Arko et al., 2010). For good governance, people's participation must be limited by principles and norms of honesty, transparency and accountability.(Enemark, 2012). The local administrative body is the main actor in identifying and taking into account the concerns of women, disabled and poor people in decision-making(Oviasuy, Idada, and Isiraojie, 2010).

2.8. Effectiveness and Efficiency

According to FAO (2007) effective and efficient administration formulates policy and implements it efficiently by delivering services of a high quality. urban Land administration system should be efficient, effective and competent. By the existence of effective and efficient land administration, the work done become accurate and timely with enquiries being answered within a reasonable period it can be undertaken by competent persons. The programs and projects designed by the government must be committed to the benefit of the community within the guidelines of good governance principles- effective and efficient use of resources. Processes and institutions must produce results which meet the needs of the people by using resources efficiently and effectively (Oviasuyi, Idada and Isiraojie, 2010).

2.9. Responsiveness

Responsiveness is a mechanism in which a power holder or decision maker recognizes the demands of individuals or particular groups and responds it in a proper manner (Gloppen, Rakner and Tostensen, 2010). And also UNDP defines responsiveness as the process in which development agents- both private and public observes the will and need of the people and responds to the requests of the people (UNDP, 2006). Public policy formulation, decisions and implementation must be in accordance to the will of the people and expectations by exemplifying satisfactory responses.

2.10. Main impact of urban land delivery system on development.

Urban land delivery systems on development is multifaceted and complex. Urban land delivery systems play a crucial role in shaping the development of cities and urban areas. The efficiency and effectiveness of these systems can have a significant impact on various aspects of urban development. Urban land delivery systems impact housing affordability and urban sprawl. Well-functioning systems ensure reasonable land prices, while inefficient systems lead to land speculation and unaffordable housing(UN-Habitat, 2015). Faragmented or poorly coordinated systems can result in negative consequences for environmental sustainability, transportation infrastructure, and social cohesion(Angel et al., 2011).

Urban land delivery systems can have a positive impact on inclusive development, infrastructure provision, and land use planning. They can help to make land accessible to a wider range of

people, including those with lower incomes and those living in disadvantaged areas, and can help to reduce spatial inequality within cities(Payne & Majale, 2016). Additionally, they can help to provide infrastructure and services to urban areas in a timely manner, which can contribute to the overall development of a city(World Bank, 2019). Furthermore, a well-designed urban land delivery system can help to support land use planning, as it can help to allocate land in a way that supports sustainable development objectives such as a compact urban form, diverse land uses, and effective transportation networks (United Nations Habitat, 2016).

2.11. Challenges of urban land delivery on development.

Land tenure insecurity refers to the lack of clear and secure rights to land, which can hinder investment, Land Availability, Stakeholder Engagement, economic development, and social stability in urban areas (De Soto, 2010). Limited land supply makes it difficult for developers to acquire suitable parcels. Urban land development involves multiple stakeholders, and lack of meaningful community participation can result in top-down planning(UNDP, 2016). Without secure land rights, investors may be reluctant to commit resources to projects that could be at risk of expropriation or legal disputes (Payne et al., 2017). Women, minority groups, and households with low incomes are particularly vulnerable to land rights loss or exclusion from official land markets, which can lead to cycle of poverty and marginalization(Payne & Durand-Lasserve, 2019). To combat land tenure insecurity, effective policies and governance mechanisms are needed. However, institutional capacity and corruption, as well as political will, can impede the process of formalizing land rights, resulting in continued insecurity and lack of development in urban areas(Payne & Majale, 2018).

CHAPTER-THREE

3. RESEARCH METHODOLOGY

This chapter deals with the research. Geographical location, climate of the study area, Topography of the study area, Basic Demographic characteristics of the study area, Natural resources, Soil type and characteristic, Socio-economic activities, Land Use Activity in the Study Area, Methodology of the study , Sampling Technique and Sample Size, Data source and data collection instrument, Method of Data Collection, Methods of Data Analysis and Ethical Consideration.

3.1. Description of the Study Area

3.1.1. Location of the study area

Absolute Location: The geographical location of the study area is 6°31'21" North latitude and 38°49'41" East longitude. The study was conducted at the research sites of Bensa Daye town, which is found in the Sidama region of Ethiopia, which extends into the Oromia region like a peninsula. By relative location, Daye is bordered on the south and north by the Oromia region, with Bona Zuriya on the west, Arbegona on the north-west, Chire on the east, and Aroresa on the south-east. The town is structured into five kebeles, namely: Gudumale, Shaafeeta, Shafina, Afini Bude, and Woliiyima. The major town in Bensa is called Daye. The town is found in Sidama regional state, and it is in the eastern Sidama Zone (Bansa Daye town municipal offices, 2024).

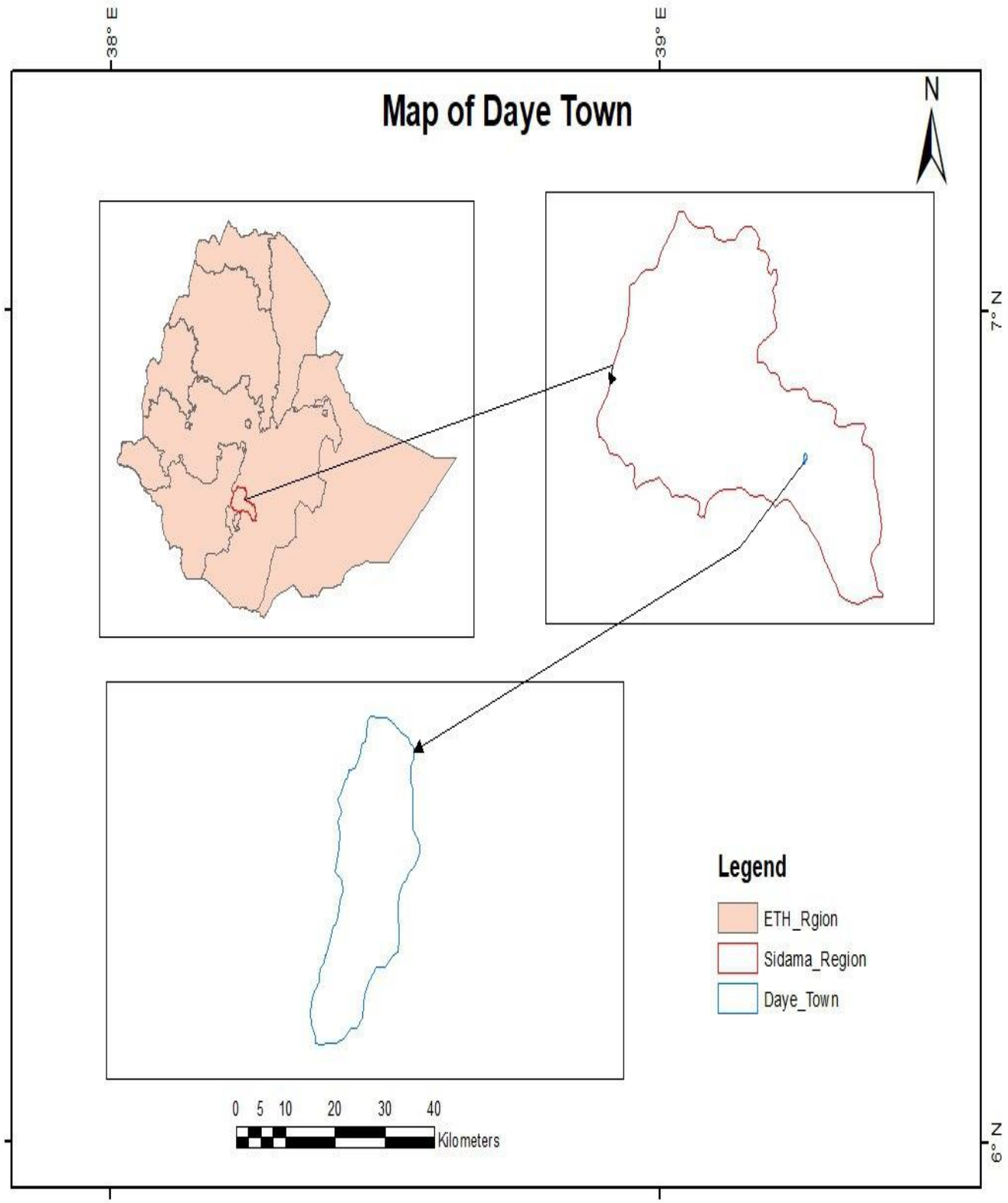

Figure 3. 1*.Map of study area.*

Source; Reference system: UTM zone 37^0_N; Ellipsoid: WGS_1984; Projection: Transverse Mercator.

3.1.2. Topography of the study area:

The highest elevation of Daye town is 1891m above mean sea level, and the lowest elevation is 1859m above mean sea level. It has mountain topography in all directions. The town has an attractive landscape. Due to its diverse topographic features, like valleys, hills, mountains, plateaus, etc. Generally, 45% of the total area is lowland, and the remaining part is highland (Bensa Daye Town Agricultural Office, 2024).

3.1.3. Climate and vegetation of the study area:

According to the agro-ecological zone of Ethiopia, the town is found within the "Woina dega" agro-ecological zone (1500–2300 m). The daily maximum temperature is 34°C and the daily minimum temperature is 18°C. In the study area, the maximum temperature occurred in January and February, whereas the lowest temperature occurred in June, July, and August. The average amount of annual rainfall is more than 100–850 mm. The types of vegetation in their own areas are dominated by large and small trees, but Shola and Warka are the dominant ones (Bensa Daye town Agricultural Office, 2024).

3.1.4. Natural resources

There is a favorable climatic condition due to the availability of large trees in the center of town. There are also different beautiful mountains, and the pure drinking water received from these mountains is an important natural resource for the town.

3.1.5. Soil type and characteristic

Soil type of the study area is brown in color and rich humus and organic matter content. Due to its high the dark brown soil type is most performed for agriculture and coffee, maize, inset and another cash crops production in the study area (Bensa Daye town Agricultural Office , 2024).

3.1.6. Economic Activity

The dominant economic activity of Daye town is mainly categorized into two categories: the first is trade, like wholesale, retail, hotel, etc. By trade, Bensa Daye is the most famous town in Sidama, Ethiopia, and also across international boundaries. Its dominant export item is coffee. Second, due to its favorable climatic conditions, every farming activity is plasticized. The people of Bensa town are engaged in different economic activities, mostly dominated by commercial activities such as handcraft, civil service, and manufacturing enterprises. The local urban-rural interaction in town and its surroundings has contributed to business and industrial activities (Daye Town Administrative Office, 2024)

3.1.7. Basic demographic characteristic

According to statistical records obtained from Bansa Daye town administration and municipality offices, the total population of Bansa Daye Town was 24,116, with males 12,846 and females 11,270; this indicates that the number of males is greater than the number of females. According to the above CSA data, the growth rate of the Bansa Daye town population is highly increasing year over year. It shows what is happening now and what will happen in the future. Due to the strategic location of the town, trade and hotel businesses are the dominant economic activities. With the exception of government office workers, the majority of the inhabitants are engaged in trade and hotel activities (Bansa Daye town population status report, 2024).

Such increasing burdens include economic imbalance, overexploitation of resources, human trafficking, and so on. Religion: A town has a number of believers in each religion as the majority of inhabitants. About 77.76% are Protestants, 7.59% are traditional religions, 5.58% are Muslims, 3.21% are orthodox, and 2.51% are Catholics (Bansa Daye Town Cultural and Tourism Office, 2023). Ethnic groups: In terms of ethnic composition, Daye is inhabited by the Sidama ethnic group most dominantly, the Hadiya ethnic group, the Guraghe ethnic group, and the Alabba ethnic group, Silte, Amhara, and Tigray (Bensa Daye town culture and tourism office, 2024).

3.1.8. Land Use Activity in the Study Area

Various activities are subjected to in the study area where assessed. The area is divided for residential, agricultural, industrial, public service (health, education, stadiums, etc.), road, and trade use. The same urban planning legal document categorized land use into three broad groups of land allocation standards, namely road and infrastructure, build-up, green, and public service, in the proportions of 30%, 45%, and 25%, respectively. Roads and infrastructure are defined as streets, footpaths, bike ways, buses, street sides, pedestrians, crossing buses, and taxi stops on the street market. Buildup is about existing and new residences, working places, religious spaces, and manufacturing centers.

The green public service category is comprised of parks, green areas, natural reserves, forests, wetlands, grassland and shrub-covered areas, rocky areas, revered maiming and quarrying, and sports fields. The following tables illustrate the proportion of different land uses proposed for residence, business, open green space, public amenity, and roads that predominantly occupy the

study area out of the total area. Residential use occupies approximately 75.5% of open green space, agricultural development, commercial facilitie, parking,buffer and play grounds. 10.7% of the total area of Service. while public amenity and circulation roads take approximately 10.1% of the land. In addition, there are other land uses included in the town, including administration (0.5%) and reserve (3.2%).

Table 3. 1.Land use in the study area

NO.	Land use category	Area in percentage
1	Residential (Open and green space including (parking, agricultural development, commercial facilitie, buffer and play grounds).	75.5
2	Administration	0.5
3	Service (health,education,stadium ,library and youth center)	10.7
4	Road	10.1
5	Reserved area	3.2
	Total	100

Source; (BDMO,2024)

3.2. Research Methodology

3.2.1. Research Design

In this study, a mixed research design was employed because both qualitative and quantitative methods were used. The qualitative methods used to analyze the descriptive data that was collected were in the form of individual opinions and suggestions. On the other hand, the quantitative method was used to analyze data that had numerical values. The study used a descriptive approach and assisted urban land delivery in development in Bansa Daye town, East Sidama Zone, Sidama Region, Ethiopia.

3.2.2. Research approach

To achieve the objective of the study, the researchers followed a mixed-methods research approach. Both quantitative and qualitative research can support each other towards a better understanding of the issue under study. In a quantitative approach, the researchers collected data that would be analyzed and interpreted through statistical procedures by using tables and percentages. While using the qualitative research approach, the researchers were concerned with describing the phenomena through qualitative analysis, like words and statements.

3.3. Sampling Technique and Sample Size

The researchers used both probable and non-probable sampling techniques. Due to budget constraints, the researchers opted for a targeted sampling approach to gather information. While Bansa Daye town has a total of five kebeles, only three (Shafinaa, Affini Bude, and Wolliimma) were chosen. These kebeles were selected depending on the challenges in urban land delivery and development due to the high demand for urban land caused by population pressure, the lack of clear standardization of land for different purposes, urbanization expansion, the increase in land value, and the reduction of agricultural productivity, indicating a high density of residents, an overall quality of life for their residents, and highlighting the need for effective urban planning and management strategies for the wider town sufficiently to meet the research goals(BDMO report, 2024).

The selected kebele is exposed to the serious challenge of urban land delivery on development, and urban land demand is high due to the high population pressure manifested in urbanization expansion-related issues. This includes issues such as land scarcity, inadequate infrastructure, and a lack of proper planning for urban expansion. The sampled kebeles have a total population of 16,018 residents; out of the total population, 8,430 were male and 7,588 were female dwellers. From these selected three kebeles, each of the population numbers is 4340, 5701, and 5977, respectively, and the household numbers are 1251, 1322, and 1392, respectively. Therefore, the total number of household heads is above 3965. From this selected kebeles total population, there are 3,965 household heads in these kebeles (BDTMO report, 2024). Within the chosen kebeles, researchers identified four specific groups to collect data from: mayors (17 respondents), municipality officials (18 respondents), elders (12 respondents), and urban dwellers (25 respondents). This purposive sampling technique ensured data collection from a diverse range of individuals within the sampled kebeles. In general, the researchers took samples from four diverse groups. As shown in the table below, the Kebeles officials were consulted to identify the location of each household. This was carried out after the households of the selected kebele were listed alphabetically within the municipality office and by the researchers.

The total sample size of 72 respondents was determined using by using (Kothari, 2004, pp175) sample size determination formula. With e = +_5% precision value, N refers, number of total household head=3965.

Where, n=sample size

N= Number of total household heads (3965)

e= marge of error (0.05)

p= proportional standard (0.05)

q= 1-0.05 since, p+q = 1

z = standard confidence (1.96)

$n = z^2pqN/ e^2(N-1) +z^2pq$

$= (1.96)^2 (0.05)(1-0.05)(3965)/(0.05)^2(3965-1)+(1.96)^2(0.05)(1-0.05)$

$= (3.8416)(0.05)(0.95)(3965)/(0.0025)(3964)+(3.8416)(0.05)(0.95)$

$= 723.99334/10.682476 = 71.688 \sim 72$

From these total samples, to select the desired proportional household sample from respective kebeles, the researcher used another Kothari formula i.e.

$$n_j = \frac{N_1 x n}{N}$$

Where, n_j = Number of sample to be selected from J stratum

N_1= total population in strata one

N = total population of the studied area

n = selected total population

Table 3. 2.Table of the three Sampled Kebeles

Name of the Kebele	No of resident			Sample Household heads*
	Male	Female	Total	
Shafinaa	684	567	1251	23
Affini bude	665	657	1322	24
Wolliima	761	631	1392	25
Total	2110	1855	3965	72

Source; Based on the data gained researchers from eastern Sidama Zone (BDTMO, 2024)

3.4. Data source and data collection instrument

3.4.1. Types of Data Source

In order to get more accurate data, the researcher used both primary and secondary data. Primary data sources were collected from local community and municipal office leaders through open and close ended question type. In addition, we collected those using interviews, questionnaires' and observational techniques. Meanwhile, secondary data were obtained from urban land administration documents, municipal office books, published and unpublished materials and related literature on urban land delivery on development and also different source as internets and magazine.

3.5. Method of Data Collection

To collect necessary information the researcher used the following data collection methods and tools.

3.5.1. Questionnaire

To gather primary data during the study, the structured questionnaire was prepared in English language for the local people who did not understand the language and translated into Sidamic language. We were prepared and distributed to select respondents who would be expected to read, write, and respond to both types of closed-ended and open-ended questions.

3.5.2. Interviews

The supplementary data was collected using structural questionnaires. The interviews were designed and conducted with concerned groups. The respondents were selected with regard to their close link to formal urban land delivery for housing and infrastructure purposes. The interview guides were prepared in two separate forms (for town administration officials and municipal officials). The schedules were designed structurally and semi-structurally, and the select officials we interviewed were translated into Sidamic language. The flexible oral discussion was undertaken face-to-face with different officials.

3.5.3. Observations

The firsthand information was collected directly from the selected area. We observed and collected the necessary information in a written handbook (Observation Checklist) on the challenges of urban land delivery in development in Bansa Daye Town. The secondary data sources were data collected from different published and unpublished documents and obtained

from the Kebele report and document review found in urban land administration offices and municipal offices.

3.5.4. Focused Group Discussion

The data that was collected by the FGDs enabled a dialogue in which information flowed freely and openly among its members, providing much-agreed-upon information on the primary issues available for discussion. Participants in the focus group discussions included three elderly urban residents, two female heads of households, and one municipality expert and key informant. The issues related to factual urban land delivery and the development status of the current situation were discussed in relation to the main problems in the study area.

3.6. Methods of Data Analysis.

The data was analyzed through a mixed-data analysis method. Therefore, the qualitative data was analyzed and the narrative analysis method, and the quantitative data was analyzed through descriptive statistics like percentage and frequency. We used MS Excel to efficiently run the process and to summarize the data for easy interpretation for the purpose of analyzing the collected data. Finally, the result was presented through the use of percentages, tabulations, distribution, and simple descriptive methods for analysis, and qualitatively, data would be interpreted by different words in order to achieve the objectives of the study and answer the formulated questions.

3.7. Ethical Consideration

The researchers are informed about and assured that this research work does not have any purposes other than academic ones. In order to ensure the confidentiality of data collection and to protect the rights of the respondents, following ethical protocols in research is a must, especially when the research subjects are humans. Therefore, to assure these things, the researchers asked the willingness of the respondents before beginning to give a questionnaire or conduct an interview. Based on their permission, the researchers have oriented them or informed the respondents about the objectives and aim of the research, and a letter of confirmation for conducting the research (from Wolkite University) was shown to them. He also promised the subjects not to disclose their names in any part of the report. In addition to the above ethical conduct for human subjects, ethical considerations applied in this study include acknowledging the works of others during citation and referencing. Accordingly, the researchers acknowledged the owners of information whenever it was taken from books, journals, websites, articles, and other sources, including the information gained from key informant interviews.

CHAPTER-FOUR

4. Data analysis and Interpretation

This chapter describes the result and interpretation of the study. The data obtained from the respondent was analyzed in the form of a table and percentage. This chapter also contains information on the condition of the current land delivery system, the main impact of urban land delivery on development in the study area, the challenges of urban land delivery on development in the study area, and the background of the information. Socio-economic and demographic characteristics such as sex, age, education status, and marital status were briefly discussed.

4.1. Back ground of the respondent

4.1.1. Sex characteristics of the respondent.

Sex is one of the demographic structures of the respondents and presented in the following table.

Table 4.1 Sex composition.

Sex	Number of informants	Percentage (%)
Male	40	55.6
Female	32	44.4
Total	72	100

Source; field survey (2024).

Table 4.1 shows that, 40 (55.6%) of the respondents replied that they were male, and the remaining 32 (44.4%) were female. From this data, we can see that, generally, most of the respondents were males. Those describe urban land delivery in the town because of the high number of males in the area. As we understand here, urban land delivery is not only ensured by men; women also play a role in this. Therefore, urban land delivery should be equally inclusive.

4.1.2. Age composition of the respondent

Age composition refers to the distribution of individuals with in a population according to their age groups.

Table 3.2.Age distribution

Age category	Number of informants	Percentage(%)
20-26	20	27.7
27-35	30	41.6
36-45	12	16.7
Above 45	10	14
Total	72	100

Source; field survey (2024).

As shown in table 4.2, 20(27.7%), of the respondents were the age groups of 20-26, whereas, 12(16.7%), of age group of 36-45, accounts 20(20.2%) of the respondents, and above 45 age group 10(14%) of the respondents. Whereas 30(41.6%) of the respondents were the age groups of 27-35 is the dominant age group and working age groups. So, as from interview concluded, that town residents, they need a good urban land delivery for coming development because of they have high number of urban land demands in the town.

4.1.3. Marital status of the respondents.

Marital status refers to the legal status of a person in relation to their marriage or civil union.
Table 4.3.Marital Status

No	Marital status	Number of informants	Percentage (%)
1	single	24	33.3
2	Married	34	47.2
3	Divorced	8	11.1
4	Widowed	4	5.6
5	Widower	2	2.8
6	Total	72	100

Source; field survey (2024).

Table 4.3 shows that of the total respondents, 33.3% responded that they were single, 47.2% were married, 11.1% were divorced, 5.6% were widowed, and the rest, 2.8%, were widowers. So as the researchers concluded, the marital status of the study area, about 47% of respondents were married, and those with low compensation for land expropriation, low community participation, insufficient land preparation, lack of capital, lack of local government attention, and lack of technological support are the main challenges for urban land delivery problems. Therefore, as we can see from here, the problem of urban development is not just one part but the whole. This can only be solved if there is sufficient public and government participation.

4.1.4. Educational characteristics of the respondent

Education is a pre- condition for social-economic development and change. Educational status is usually a predictor of the status of a population. The educated people have the ability to do more things with a better understanding of the manner of gratified thinking, and the more educated people have more experience with family plans, better means of income, and a calculated manner of income expenditure pattern.

Table.4.4.Education status of the Respondent

No	Items	Frequency	Percentage
1	Read and write	5	6.9
2	Primary school(1-8)	10	13.9
3	High school(9-10)	17	23.6
4	Preparatory school (11-12)	28	38.9
5	Others(university or college)	12	16.7
6	Total	40	100

Source ; field survey (2024)

Table 4.4 depicts most of the respondents were replied that i.e. 38.9% were attended preparatory school, 23.6% High school(9-10), 16.7% university or college, 13.9% were attended Primary school(1-8) and the remaining 6.9% were read and write. From this the researcher concludes that the majorities of the respondents were attended Preparatory school (11-12) and followed by High school(9-10). This shows that educational qualification of responsible governmental agents officials have significant contribution for efficient land delivery for development purposes according to provided procedures.

4.2. Issues of urban land delivery, main impact of urban land delivery and challenges on development in the study area.

4.2.1. Role of the current land delivery system in the Bansa Daye town.

To know the current land delivery system, the researcher was forwarded different questions for the respondents. The following table depicts the situation.

Table 4.5. Current land delivery system of the study area.

Items	Responds	Number of informants	Percentage (%)
Is there are land delivery system currently in the Bansa Daye town?	Very good	3	4.2
	Good	5	6.9
	Poor	22	30.6
	Very poor	42	58.3
	Total	72	100

Source; field servery (2024).

Adisalem (2015). States that the demands and needs of society are dynamic, and there should be a need for a systematic and continuous approach to understand and take actions as per the demands of the people.

From this table 4.6 show that the total respondents 42(58.3%) of the respondents were replied that urban land delivery on development was very poor, 22(30.6%) urban land delivery and development was poor, 5(6.9%) good, and the remaining 3(4.2)% were very good. Most of the key informants also indicate that there is a gap in identifying the demand for urban land caused by population pressure and the and the needs and preferences of society on city-wide urban land distribution due to financial constraints. Furthermore, the FGD participants argued on this issue and identified the absence of an assessment of the needs and preferences of stakeholders. For instance, corrupted resettlement programs and unfair distribution of urban land delivery with and within Kebeles by the study area. Therefore, from this, the researcher concluded that in the town, the delivery of the development system was poor. Due to a lack of supply of land, a lack of compensation, a shortage of finance, and a lack of capacity.

4.2.2. The Feature of urban land development in the town

Urban land delivery plays a crucial role in the development of cities and urban areas. There are some key features of urban land delivery that can impact development; such as the availability of suitable land for development is a critical factor in urban land delivery. Access to land for housing, infrastructure, commercial activities, and public amenities is essential for urban growth and development. And also effective land use planning is essential for guiding urban development and ensuring the efficient use of land resources. Zoning regulations, land use designations, and development controls help to manage urban growth and shape the physical form of cities. Considering these features of urban land delivery, policymakers, planners, developers, and other stakeholders can work together to promote sustainable urban development, address housing needs, improve infrastructure provision, and create vibrant and resilient cities for present and future generations. According to this features of urban land development in the study area not targeted by the poor, the poor master plan, the development encroaching on the rural agricultural land in the urban sprawl, the unfair distribution of land for all the people living in the town, and finally, poor infrastructure at all sites of the study area.

Table 4.6.The features of urban land development in the study area.

Items	Response	Number of informants	Percentage(%)
Is there urban land development is the urban land delivery, Zoning regulations, land availability, land for housing and developers right way ?	Yes	27	37.5
	No	45	62.5
	Total	72	100

Source; field survey (2024).

Table 4.6, it is shows that the urban land development in the town was not delivered in the right way. 45 (62.5%) of the respondents replied that the urban land development in the town was highly occupied by high-income people and was not targeted by the poor, the poor master plan, the development encroaching on the rural agricultural land in the urban sprawl, the unfair distribution of land for all the people living in the town, and finally, poor infrastructure at all sites of the study area. The rest (27, or 37.5%) of the respondents responded that urban land development was practiced in the right way.

4.2.2. Main impact of urban land delivery on development in the study area

Table 4.7. The information main impact of urban land delivery on development in study area.

	Item	Response	No of information	Percentage
1.	Are there that urban land delivery are the economical, Social, environmental impacts	Strongly disagree	1	1.4
		Disagree	2	2.9
		Neutral	7	9.7
2	Due to low compensation the owner of the land had conflict with those who delivered the land such as municipality?	Agree	22	30.5
		Strongly agree	40	55.6
		Total	72	100

Source; Field survey,(2024).

As indicated table 4.7: Strongly disagree 1 (1.4%),, Disagree 2 (2.9%),, Neutral (7 (9.7%), Agree 22 (30.5%), and Strongly agree 40 (55.6%) were response aspects to spatial development.

According to the FGD participants, this problem is associated with a shortage of land and the failure of the municipality to deliver land through the formal channel of the land delivery system. As we note in the tables From the total respondents, a majority strongly agree, and 55.6% point out that it involves multiple stakeholders. The lack of efficiency and effectiveness in urban land delivery for development has a significant impact on the economic, social, and sustainable aspects of the study area. In connection with this idea, Achamyeleh (2014b:15) also indicates that the existence of informal channels of land transaction and development in urban areas of Ethiopia is largely because of the inability of the formal land tenure system to fit the requirements of the current rapid rate of urbanization. Therefore, these impacts that can affect urban development need to be addressed.

4.2.2.1. Lose of farm land due to land delivery system

Urban land in the town developed horizontally for different purposes. As the result of these, most of the agricultural land to the urban sprawl areas of the town was incorporated to the parts of the town was decrease to transfer the rural agricultural land to the urban land area.

Table 4.8. Farm land loose by the case of urban land development in the study area.

No	Item	Response	Number of informants	Percentage (%)
1	Do you about think lose farm land by the incase of urban land delivery on development in the town? And Did you get appropriate compensation from the land?	Yes	50	69.4
		No	22	30.6
		Total	72	100

Source; field survey (2024).

Table 4.8 show that the farm land loose for urban land development 22(30.6%) of the respondent was not lose some hectares of land, 50(69.4%) of the respondent were lose the farm land. From this the majority of the respondents were loss of the land on the delivery of land system. Therefore, these reason of this to transfer of the land agriculture production was decrease and due not give appropriate compensation.

4.2.2.2. The land lost due to urban land delivery on development in hectare

Table 4.9. Land loss of due to urban development in the study area.

Item	Response	Frequency	Percentage (%)
Land loose for urban land development in the town?	<0.5	20	27.8
	0.5-1	28	38.9
	1	19	26.4
	>1	5	6.9
	Total	72	100

Source; field survey (2024).

Table 4.9 is indicates that 20(27.8%) of the respondent were lost,< 0.5 hectare of land, 28(38.9%) 0.5- 1 hectare, 19(26.4%) 1 hectare, and the remaining 5(6.9%) were lost above >1 hectare. Therefore, From this the researcher can deduce that there farmers at the urban sprawl areas were lost their land because of urban land development.

4.2.2.3. Positive and Negative impact of urban land delivery on development

Urbanization has its own positive and negative impacts. This is true for Bansa Daye town. When urban land is delivered and developed, it has its own positive and negative impacts. The following tables depict the impacts of urban delivery on development.

Table 4.10. Positive and negative impact of urban land delivery on development in the study area.

Items	Response	frequency	Percentage (%)
Is there are urban land delivery on development has positive impacts ?	Yes	49	68.0
	No		
Is there are urban land delivery on development has negative impacts ?	Yes	23	32
	No		
	Total	72	100

Source; field survey (2024).

Table 4.10 shows that the urban land delivery on development had positive impact for the society. 49(68%) the respondents were when the urban land development on delivery was a lot of benefits for the society and the government. A good urban development the people get

residential housing construction land, to minimize the paid for housing rent, and to create job opportunity for the society, for example labour work and to create good administration process and to generate sustainable development.

The rest 23(32%) of the respondents were the land delivered on development was negative impact, by the reason the urban land delivery and development was a number of negative impacts, the delivery was highly delivered in agricultural land at this aspect the agricultural production is decreased in the time and commercial value of the product was decreased .The living standard of the society was changed and finally to generate social instability by the cease of the land lost society was not get enough compensation the respondent also related field observation.

4.2.2.4. Role of the urban land use delivered for different investment sectors.

Urban land use refers to the different ways in which land within urban areas is utilized for various purposes. The following are common types of urban land use: Residential, Commercial, Industrial and Recreational/Open Space. Urban land use planning plays a crucial role in determining the spatial organization of urban areas, promoting efficient land use patterns, supporting sustainable development goals, and creating liveable and vibrant communities. Effective urban land use planning involves considering factors such as population growth, economic development, environmental sustainability, social equity, infrastructure needs, and community preferences to guide the allocation and management of land resources in cities.

Urban land was delivered for different investment purposes within different period of time in the town. Conceptually land tenure refers to the nature and range of rights that individuals have to land, water and other natural resources in relation to rights exercised by other individuals, social groups and the state. This delivered land was holding through both permit and lease holding system as identified in the table.

Table 4.11. Tenure system of delivered land responses towards urban land use in the study area.

Items	Investment sectors	Tenure system %	Permit Lease%	Total%
1	Residential	43.1	56.9	100
2	Commercial	22.2	77.8	100
3	Social Services	63.6	36.4	100
4	Others	15.8	84.2	100
5	Frequency	72	28	100

Source ; field survey (2024).

As identified in the Tables 4.11 from this delivered land for investment uses are occupied through permit and lease holding system. The summary of the Table shows 28% of investment land is occupied by permit system while 72% of land for investment purposes is transferred through tenure system system. From this, the researcher conclude that the majority of urban land in the town was used for tenure system purpose. This indicated that different procedures of urban land delivery systems were applied when land was transferred to private investors in the town. From these tenure systems is the most transferring system of land for investors.

4.2.2.5. Group of people benefited because of urban land delivery on development

Table 4.12 Respondents response towards who benefited by urban land delivery on development in the study area.

Item	Response	Frequency	Percentage (%)
For which group of people are in the town highly benefited in the urban land delivery on development in the study area?	Farmer	3	4.2
	Resident	62	86.1
	Industry	5	6.9
	Recreation	2	2.8
	Total	72	100

Source; field survey (2024).

Table 4.12 shows that 62(86.1%) the respondent were responded that people living in the town were the first beneficiary and the rest, 2(2.8%), 5(6.9%) and 3(4.2%) were both governments and farmers who lost their farmland. From this, the researcher concludes that within the municipality, the service given by the professionals or experts in the urban land delivery practice were unsatisfactory. FGD participants and key informants have also identified the same problem

raised above. The findings all indicates that the capacity and performance of the municipality to administer land and land related properties of the city was not satisfactory.

In another words, it is the reflection of ineffective and inefficient urban land administration practice in the study area. Because of land delivery on development the residents were the first beneficiary. The reason the people near to the area to get the land and the land transfer specially for residential purpose.

4.2.2.6. Group of people have highly benefited in the land delivery on development related to income level

Table 4.13. Respondents response towards who benefited by urban land delivery on development in the income study area.

Item	Responds	frequency	Percentage(%)
Which group of people have highly benefited in the land delivery on development related to income	High income level	48	66.7
	Medium income level	18	25
	Low income level	6	8.3
	other	0	0
	total	72	100

Source; field survey (2024).

Table,4.13. shows that 48(66.7%) of the respondent responded high income level and 18(25%)were medium income level, and the remain 6(8.3%)were low income level. from this the researcher conclude that high income level were highly benefited because of urban land delivery on development. Because of high income people were winning on the time of land lease and to pay appropriate compensation.

4.2.2.7. Urban land delivery on development policy

Urban land policy is one of the tools to deliver and develop urban lands properly for different purpose. The following table shows the implementation of urban land delivery on development policy in the town. The urban land lease clearly stated that an urban land for housing development shall be held by lease hold through tender or auction.

Table 4.14. Respondents responses towards urban land delivery on development policy in the study area.

Items	Response	Frequency	Percentage(%)
Is there policymakers, planners, developers, and other stakeholders to deliver on develop urban land delivery in on development policy in the Bansa Daye town?	Yes	25	34.7
	No	47	65.3
	Total	72	100

Source; field survey (2024).

Table 4.14 shows 65.3 % of the respondents were replied that there were no urban land policy and the remaining 34.7% were responded that there were urban land policies. In conformity with the above result, the key informants and FGD participants" gave concrete evidence that the town administration has no defined urban boundary for its urban land development and management and no clear information on vacant and occupied lands within its jurisdiction. From this the researcher concludes that urban land delivery on development in the town was poor policy.

4.2.3. The challenges of urban land delivery on development in the study area.

Land tenure insecurity refers to the lack of clear and secure rights to land, which can hinder investment, Land Availability, Stakeholder Engagement, economic development, and social stability in urban areas. To combat land tenure insecurity, effective policies and governance mechanisms are needed. However, institutional capacity and corruption, as well as political will, can impede the process of formalizing land rights, resulting in continued insecurity and lack of development in urban areas. According the study area faced to this challenges of urban land delivery on developments. Respondents were asked to state the potential challenges that were affecting the administration of urban land in the study area. By the proclamation, there is a mismatch between the master plan and the local development plan and major methods of solution for urban land delivery on development in the local area. i.e., since the master plan was prepared for a period and the areas identified as residential.

Table 4.15.Respondents responses towards the challenges of urban land delivery on development in study area.

Challenges	Response	No of information	Percentage
1. Unclear Responsibility 2. Institutional Weakness 3. inadequate infrastructure and service 4. High Lease Cost 5. poor infrastructure facilities 6. shortage of affordability 7. Land Speculation 8. Informal settlements	Strongly disagree	2	2.8
	Disagree	2	2.8
	Neutral	1	1.4
	Agree	12	16.7
	Strongly agree	55	76.4
	Total	72	100

Source; field survey (2024).

This section of the analysis deals with the challenges that affect the overall administration of urban land. Table 4.15 shows a summary of private investors' opinions regarding the barriers to urban land delivery for development purposes. From the total respondents, the majority Strongly agree; 76.4% are the, Institutional Weakness, shortage of availability of land, Land Speculation, Informal settlements, inadequate infrastructure and service, community engagement and opposition, shortage of affordability, and housing land supply in the town. High lease prices, poor infrastructure facilities, bureaucratic complexities, and long waiting times are some of the main obstacles that private investors are facing in the town(Bansa Daye municipality officer, 2024). Administrative challenges that impede responsible government agents are also identified based on the level of governance of urban land. Respondents were asked to state the potential challenges that were affecting the administration of urban land in the study area. This indicates that different challenges are faced by private investors according to the nature of their development activities.

Generally, the responses from the questionnaire, interview, and focus group discussion participants pointed out different problems from different angles. Thus, the major problems that challenge the administration of urban land delivery systems were identified and categorized as follows: Lack of clear standardization of land for different purposes, like residential, investment, Industrial, so on.

CHAPTER-FIVE

5. Conclusion and Recommendations

5.1. Conclusion

The study is aimed at an in-depth assessment of the multifaceted and complex challenges of urban land delivery in the development of Bansa Daye town in the Sidama region. The findings highlight significant challenges such as poor land delivery policies, inadequate compensation, and the loss of prime land to urban sprawl. Addressing these obstacles through comprehensive policy reforms, legal frameworks, and community participation is crucial for fostering inclusive, equitable, and resilient urban development. Moreover, the study's demographic findings illustrate the predominant age groups, educational status, and religious affiliations of the respondents, offering valuable insights for future planning. Overall, this research provides a compelling basis for informed decision-making and strategic interventions to enhance urban land delivery and promote sustainable development in the region.

5.2. Recommendations

Based on the above findings, the researcher was forwarded the following possible suggestions:

- There were a poor land delivery under the development implementation policy. Therefore, the local government, in collaboration with the regional government, must implement the policy properly.
- There were a poor land compensation. Hence, the government should pay appropriate compensation for those who took their farmland.
- There were a poor master plan in the town, Hence, the local government, in relation to the regional or federal government, should develop a modern master plan that portrays the land use patterns of the town.
- There are a horizontal delivery on the development of urban land, the prime land for urban sprawl was exposed to more residential and other related activities. As a result, agricultural production has declined. Therefore, local governments should considers development as well as providing hillside areas for residential purposes rather than plain areas.

- Improve institutional capacity: strengthen the functions, coordination, and monitoring systems of urban land administration institutions to enhance the effectiveness and efficiency of land delivery.
- Improve interaction and planning; additionally, to create a more responsive, efficient, and equitable system for urban land delivery, which is essential for housing development and overall urban progress.
- Legal and policy reforms should be the benefit all societal groups, especially the homeless and low-income populations.
- In enhance Governance and Capacity building .Therefore, local governments should considers development to strengthen governance structures, improve coordination among government agencies, enhance transparency and accountability in decision-making processes, and build capacity for effective urban planning and management.
- Financial subsidy and land for free (less cost) for housing development: Affordability of housing remains the fastest-growing and most pervasive housing challenge in the selected countries according to this comparative analysis.
- Housing costs have increased with significant implications for access to adequate and affordable housing, particularly for vulnerable groups. Therefore, there should be serious understandings on financial support on land acquiring and housing response is a must to support the lower-middle income groups and low income groups of the citizens.
- Go for Comprehensive policies on land delivery and housing shortage issues: Most developing states have seen unprecedented increase in homelessness in large urban areas as well as rising demand for overnight shelters.
- Preventative approaches are particularly important, policy action needs to focus on legislative and funding opportunities to build a continuum of housing for a variety of needs, from temporary shelters to permanent, non-profit housing co-operatives.

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APPENDIX

Wolkite University

College of social science and humanities

Department of geography and environmental studies

This question is prepared for an academic purpose for the fulfilment of BA degree in Geography and Environmental Studies. Dear respondent: this questionnaire is designed to collect necessary information to assess the challenges of urban land delivery on development in Bansa Daye Town, Sidama region. So your response to the question has great contributions. Therefore, you are politely requested to give the necessary information about Bansa Daye Town, Sidama region.

INSTRUCTIONS

❖ No need of writing your name

❖ For the multiple questions and use space provided for open ended questions. The questions were translated to sidamic language.

APPENDIX I

Part one : Background information

1. Sex: A, male B, female

2. Age: A 20 – 26 years B, 27-35 years C, 36 – 45 years D, above 45 years

3. Martial statues: A, married B, single C, divorced D, windowed E, widower

4. Education level: A, Illiterate B, Primary school(1-8) C, High school(9-10) D, Preparatory school (11-12) E, Others(university or college)

APPENDIX II

Part two : Questioners related to the research topic.

1. Is there land delivery system currently in the Bansa Daye town ?

A, very good B, good C, poor D, very poor

2. Is there urban land development is the urban land delivery, Zoning regulations, land aviliability, land for housing and developers right way ?

A, yes B, no

3. If the answer for question number 2 is no; what is the problem ?

……..

4. Do you about think lose farm land by the incase of urban land delivery on development in the town? And Did you get appropriate compensation from the land?

A, yes B, no

5. If the answer for question number 4 is yes; how many hectares of land you lost ?

……

……

6. Is there are urban land delivery on development has positive impacts ?

A, yes B, no

7. If the answer for question number 7 is yes; what are those impacts?

……

……

8. Is there are urban land delivery on development has negative impacts ?

A, yes B, No

9. If the answer for question 9 is yes; what are that?

…….

……

10. For which tenure system of delivered land responses towards urban land use in the study area?

For: A, residential B, commercial C, Industrial D, recreational E, others

11. For which group of people in the town; urban land is delivered and developed?

For: A, farmer B, residents C, government D, others

12. Which group of people have highly benefited in the land delivery on development in the town?

A, high income level B, medium income level C, low income level D, others

13, Is there any new policy to deliver on develop urban land in the town?

A, yes B, no

14. Are there that urban land delivery are the economical , Social, environmental impacts and low compensation the owner of the land had conflict with those who delivered the land?

A. Strongly disagree B. Disagree C. Agree D. Neutral E. Strongly agree.

15. Are there challenges in unclear responsibility, institutional weakness, inadequate infrastructure and service, high lease cost, poor infrastructure facilities, shortage of affordability, land speculation, infromal settlements in decision-making and implementation in study area?

A. Strongly disagree B. Disagree C. Agree D. Neutral E. Strongly agree.

16. If the answer for question number 14 is yes what kind of policy is it?

……

……

17. What are the impact of the land delivered before and after?

……

…….

18. List the main negative impact for you see the land delivered system on economy, social and environmental?

……

……

19. What are the major challenges of urban land delivery on development?

.....

.....

20. What are the possible recommend you will suggest that the current land delivery system on future development of the town?

……

…….....

21, How many square meter of land is delivered currently in the town due to residential housing purpose?

……

…….....

APPENDIX III

Part three: Interview guidelines.

1.What are the factor of urban land delivery and development in the town?

2. How do you see the development of urban land before and after?

3. What are the mechanisms uses to transfer land to the people?

4. What are the any gaps or weaknesses in the legal and regulatory framework governing urban land delivery on development?

5. what is the any challenges to accessing urban land delivery affordable housing, such as limited financing options or inadequate housing policies?

Observation/ Group focus Discussion

1. Is there a scarcity of available land for urban development in study area ?
2. Are there challenges in involving local communities, civil society organizations, and private sector actors in decision-making and implementation in study area?
3. What are the challenges for urban land delivery on development?
4. What are the major challenges of urban land delivery on development in Bansa Daye town?

Checklist one for interview/ Two for FGD

1. What are the contributions of different stakeholders in urban land delivery in your local area?
2. What are the factors that affect communities participation on urban land delivery on development in your area?
3. What are main challenges of urban land delivery on development in the your area?
4. What is the solution for solving the problem that comes with related to challenges for urban land delivery on development in your area?
5. What are the major methods of solution for urban land delivery on development in your local area?