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COLLEGE OF SOCIAL SCIENCE AND HUMANITY

DEPARTMENT OF GOVERNANCE AND DEVELOPMENT STUDIES

Essay on

CONDITION OF URBAN LAND MANAGEMENT: IN ETHIOPIA

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CONDITION OF URBAN LAND MANAGEMENT: IN ETHIOPIA

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ABSTRACT

This study is intend to examine the condition of urban land management in Ethiopia. Data was collect from secondary sources. Secondary data involved reviewing relevant published and unpublished reports, operation manuals and other relevant documents. This study found that the existing land management institutions and land management are characterize by a lack of adequate capacity and unstable organizational structure. It also identified several challenges including, among others, lack of complete inventory of land, poor coordination among stakeholders, and lack of staff integrity, unstable land use plan, and high staff turnover. The study recommends improving capacity of the land management institutions; and clearly defining role, mandate, and coordination of offices involved in the land management process.

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CHAPTER ONE

INTRODUCCTION

Background of the study

Urban land utilization reflect the location and level of spatial accumulation of activities such as retailing, management, manufacturing or residence. They generate follows support by transport system. The increasing of conversion rural land utilization in to urban land utilization is common phenomena in most parts of the worlds because of perceived benefits of urban living as opposed to rural living. Urbanization involves the outward expansion of population centers beyond their original limits to accommodate growing population. The united nations have projected that the global population living in urban will rich 66 percent by 2050 (UNDSA, 2014).

Urbanization results in irrevocable changes to the landscape, a shift in demographic patterns and economic, social, environmental impacts on a region. among these transformation the spread of the built environment and increasing in anthropogenic activities common to urban areas can result in significant pollutant inputs to urban receiving water, there by degrading water quality(Jacobson,2011:miller el al.2014).

Ethiopia is one of the least urbanized and fast urbanizing countries in East Africa. Poor planning and land use, inadequate infrastructure and chronic housing shortage characterize the rapid urban growth of Ethiopia. Rapid urban growth is occur in Ethiopia, a country least cope resultant pressure on jobs, services and the like (Admit et al., 2009). Even though the rate of urbanization is the highest for Ethiopia compared to African countries; yet, it is the least urbanized and at the same time, its urban centers are predominantly they have not plan. Urbanization brings both opportunities as well as challenges that based on how they are respond to may contribute to social stability as well as economic development and growth. (Admit et al., 2009)

A well-planned and managed urbanization creates a favorable platform for dealing with different societal problems, such as service delivery and poverty alleviation. The rapid population growth in urban areas followed by the needs for housing and socio-economic expansions on the other

hand, increases the number of people-to-land relations and creates unprecedented pressure on urban land, which is a major asset in urban areas. Failure to respond to the housing needs of the urban poor, either through providing houses or urban land, leads to slum formation and illegal land occupation. (Admit et al., 2009) Palmer et al. (2009), cited in Alemie (2015), noted that when the needs for urban land are not met, urban poverty and unsustainable urban development are the results.

Due to such circumstance in this era to investigate and conduct a research on title of challenges of urban land utilization is very important. Therefore, this study has focus on assessing the condition of urban land utilization in national context.

1.2. Statement of the problem

The rapid growth of many cities in the developing world because of urbanization, population migration, and economic development produces numerous challenges. This rapid growth creates a demand of the scarce land resource for the construction of different commercial, industrial, and residential buildings as well as infrastructure development (Pierre, 2014) by changing agricultural lands to urban uses. This change has brought different impacts includes social, economic & environmental. For instance, according to Gaylan (2017), the changes in land use have a significant role in the escalation of land surface temperature. Accordingly, land use changes mainly driven by population growth and economic development through infilling of areas and clearing of vegetation resulted in a wide range of environmental impacts (Ashraf and Yasushi, 2009). This is obvious in Addis Ababa, where the city is expanding horizontally and agricultural lands are conversing into different urban uses. For example, urban expansion have an impact on the livelihood of the farming communities of Addis Ababa because their way of life is highly dependent on agricultural economic sources (Feyera, 2005). In addition, urban sprawl caused agricultural land conversion that seriously affected agricultural production at Dukem town (Diriba et al., 2016).

In the same way, urban land use changes through the conversion of one activity into another uses affected the values of land and properties. The effects of urban land use changes on property values might be positive (rise in property value) or negative (fall in property value) (Emmanuel and Wan Zahari, 2016). Researchers identifies and examine the determinants of land use changes

that affect residential properties value in their respective study areas. For example, Emmanuel and Wan Zahari (2016), identified an increase in population, safety and security, public utilities, and land use planning regulation found to be the influencing factors affected residential rental value. Similarly, housing prices increase with their proximity to neighborhood commercial land uses and where more services and jobs are available (Yan and Gerrit, 2004). Likewise, the pattern of property use change has a positive implication on the rental value of affected properties (Adegunle et al., 2016). Adebayo (2009), also identified the influences of land use change that affected property values like planning regulations, infrastructure facilities, accessibility to transportation, and complementarity of activities. According to Oruonye (2014), closeness to the new road, level of development in the area, infrastructure development, agglomeration of business activities in the neighborhood are the influential factors for land use change that affected properties value and the effect increases both rental and sale values of properties. However, the above studies dominantly used only a survey method and descriptive approaches for the investigations of the situations in their respective study area.

Now, for Ethiopian major cities like Addis Ababa, the value of lands and residential properties are rising from time to time in recent years. Due to urbanization and population migration from different cities and rural areas of Ethiopia in search of good life and job opportunities; residential properties are highly demanded. As result, now the city of Addis Ababa is stretching horizontally to accommodate the needs of its growing population. As an effect, the urban land use pattern changes dramatically and a new pattern of residential property developments such as condominium housing, villa, informal and other residential developments are emerging. Hitherto, little researches have been caring out in Ethiopia in regards to land use change but not for the property value. A research however has been done in the area of property valuation practice for compensation during expropriation (Belachew, 2013) and land use change and land value by (Abera and Mehari, 2017) which basically focused on determinants of land use and land value change. Most of the researches have been focused on the causes of land use change and its impact on the socio-economic wellbeing of the society and on the environment as highlighted in (Feyera, 2005); Diriba et al., 2016; Haile and Assefa, 2013; Nigussie, 2012; Tesfaye, 2015; Tahir et al., 2013; Bamlaku, 2009; Gebrekidan et al., 2014; Belay, 2002).

Besides, land use system is dynamic; uses expand and contract, persist and change in response to population and economic growth, public and private decision, market and governmental actions; because of different interests on land computing for land use change (Berke et al., 2006). Urban land use change is a complex phenomenon differing greatly from place to place (Abera and Mehari, 2017). Similarly, Tesfaye (2015), indicated that informality in the land market, especially in the urban fringe, is the major cause of land use change that affected property values.

Therefore, this study has reviewed and analyzed the condition of urban land management within the national context. It was also aim at achieving the following main objective.

1.3. Objective of the study

1.3.1 General objective

The general objective of this study is to examine the condition of urban land utilization.

1.3.2. Specific objective

- To identify the main actors and their role in the course of urban land utilization in Ethiopia;
- To explore the challenges related to urban land utilization in Ethiopia;
- To examine mechanisms that can improve problems related to urban land utilization in Ethiopia.

1.4 Research question

- What are the main actors and their roles in the course of urban land utilization in Ethiopia?
- What are challenges that facing in the course of urban land utilization in Ethiopia?
- What are mechanisms that can improve urban land utilization in Ethiopia?

1.5 Significance of the study

This study gives the significance for the town administration as well as for future researches. For other researchers who will do researches that are corresponding to this study.it used as input and the starting point for the future researchers. This study add to existing knowledge and contribute to the building of literature on this topic. This study especially be useful to the resident of the

town and others. It give an insight into how management is offering quality for their utilization of urban land and how they are maintaining the healthiness of the town.

1.6 Scope of the study

The scope of the study is to emphasize challenges of urban land utilization and conceptually limited to examining factors that are reveals as significant challenges affecting urban land utilization in the literatures. Moreover, the literature collected from books, magazines and any secondary data source.

1.7, Research methodology

Methodology is the basic part of any scientific research because it gives detail about the data. Method of data collection instrument and sample size would use full to carry out the research activities. Research methodology is necessary body part of the research. In addition, researcher uses different composed methods to collect data or to find relevant information about research's issues. In this points includes; description of area, approaches, research design and data sources and especial part of this research's papers.

1.7.1. Description of the study area

Ethiopia, country on the horn of Africa. The country lies completely within the tropical latitudes and is relatively compact, with similar north-south and east-west dimensions. The capital city of is Addis Ababa located almost at the center of the country. Ethiopia is the largest and most populated country in the horn of Africa. With the 1993 secession of Eritrea, its former province along the red sea, Ethiopia becomes landlocked countries.

1.7.2. Type of Source of Data

To get enough information concerning the study problem we use only secondary source of data collection systems.

In this paper, method of collecting data we use only secondary source. The secondary source of data is written or published materials like from Books, magazines, articles, internet and web site sources.

CHAPTER TWO

Theoretical Literature

The several concepts related to land can sometimes be difficult to understand how they are used. Land can be linked with governance, policy, management, development, and planning. The highest level in a land hierarchy is land policy, which falls under the national development plans of a country (Dale & McLaughlin, 1998 cited in Mukupa 2011). Land policy is a governmental instrument that states the strategy and objectives for the social, economic and environmental use of the land and natural resources of a country.

UN-Habitat (2012) noted that for good land management should be a policy and legal framework in place. An urban land policy and corresponding legislation regarding land administration should exist and be operational. The policy and laws should cover aspects such as land ownership, property and land rights, and development of land, land taxes, transfers, formal and informal land tenure and inheritance. According to UN-Habitat a decentralized government structure, in which local governments have a certain level of autonomy in decision-making over land management, is favored over a centralized government structure. Local governments are more directly in touch with communities and tend to be understand land related problems around it.

2.1 Land Administration and Land Management:

Most of the time land administration refers analogous meaning with land management, but land administration refers to the processes of recording and broadcasting information about the ownership, value, and use of land and its related resources. Such processes include the strength of mind of rights and other attributes of the land; the survey, description, registration and recording of these rights; and the provision of relevant information in support of land markets. On the other hand, land management deal with all issues interrelated to the sound and sustainable utilization of land. The assets of land are the input to good use by the procedure. It covers all

activities concerned with the management of land as a resource from both the environmental and the economic point of view (UN-Habitat, 2012).

2.2 Urban land management in Ethiopia

Land (urban and rural) is extremely important resource in nation. It is not only a social asset but also an essential but scarce economic resource. Notably, Land is very much intertwined with people's culture and identity matters (Miller and Eyob, 2008). The history of Ethiopia is highly connected to land, and land takes a central position in the political discourse of the country. Land management provisions are during imperial and Derge usually accountable by national culture. During the pre-1991 periods, the key policy powers over land were centralized. With the advent of federalism and decentralization processes in the post 1991 Ethiopia, the competency over land appears a shared responsibility between the federal and regional state governments. Decentralized land administration is, therefore, a recent phenomenon in the Ethiopia. The aim of the decentralized land administration, among others include local people participation in the decision making processes, promotes participatory and encouraging sustainability offers more efficient and effective administration, and replaces inappropriate centralization management (Sal farina, 2014:2-4).

2.3 Main actors and their role in urban land management

Different actors are involved in the process of access and delivery of land in urban area of Ethiopia. Actors include the government and its agencies, private sector, development partners, civil society organization (COSs), academics and the media, as well as local communities and private land occupiers.

2.3.1 Government Actors and Agencies

These are formal institutions, which include the ministry of land and local authorities (city council, municipalities and town councils), the national land commission, registration boards, utility agencies and oversight institutions e.g. Police Force and the Prevention and Combating of Corruption Bureau [PCCB] (PCB 2005; Katundu et al. 2013).

There are also oversight actors such as the Prevention and Combating of Corruption Bureau (PCCB) and Police who are part of a watchdog mechanism in addressing good governance in all processes of public services access and activities (Nuhu and Mpambije 2017). Police in collaboration with courts of law ensures that land disputes are resolved and culprits are held accountable for their actions (Chalom et al. 2003; Kironde 2009 ; Nuhu and Mpambije 2017). These disputes could be between the state and individuals or communities or among individuals. Local leaders include ten-cell, sub-ward and ward leaders who are government representatives at grass roots level (Magigi and Majani 2006).

2.3.2 Private Sector

Private sector actors are engaged in both formal and informal land market processes as landholders, developers or even financiers. The formal private sector entails registered private firms which include investors and land service providers (Fazal et al. 2015; Kasala and Burra 2016). This sector is interested in the economic gain of utilizing land or providing land delivery services for profit (OECD2013a , b). Investors demand peri-urban land for commercial or industrial purpose, and they offer sources of financial support to the government (Makwarimba and Ngowi 2012). The level of income they hold determines accessibility and distribution of resources such as land. Land service providers include property developers (real estate agencies), planners, surveyors and lawyers (Kasala and Burra 2016). Property developers ensure sustainable urban development by developing the land into organized estates and enabling accessibility of property to buyers (UN-Habitat 2010). Planners ensure quality and efficient land use planning by delivering serviced land and facilitating land registration (Magigi and Majani 2005; Kasala and Burra 2016). Surveyors conduct cadastral surveys following the approved town planning drawing (Kasala and Burra 2016). Lawyers, witness and endorse land transactions as well as advocate presentation in land use conflicts. Land service providers are more interested in the demand and supply of land and land servicing (UN-Habitat 2010; Kasala and Burra2016).

2.3.3 Development Partners

Development partners are instrumental in building the capacity of government and other non-state actors to improve land governance through legal, institutional reforms and development of various framework that can be applied in the land sector (Magigi 2010; Kedogo et al. 2010 ;

Deininger et al. 2012). The World Bank and partner institutions for instance, developed the Land Governance Assessment Framework [LGAF] (Deininger et al. 2012). With this framework, the World Bank has been a key actor among the development organizations in supporting the legal and policy land reforms in many Sub-Saharan Africa countries.

2.3.4 Local Communities

Local communities include individual land users and non-land occupiers living in urban areas (e.g. land/house renters). Urban dwellers and land occupiers are concerned with the protection of their individual rights to use and occupy land as well as to participate in governance Matters related to land administration.

2.4 challenges of urban land management in Ethiopia

Many scholars dedicate themselves to the macro-level analysis of land management. GuYanhui^[25] considers that the main problems poor management of land resources, unclear land ownership, inefficient land utilization and hidden markets of the collective land.

There are different cases of urban expansion, which hinder development, and Expansion as the government planned. The major factor constraining the urban development are:

2.4.1. Informal settlements

Informal settlement expansion is a common phenomenon in most of the urban centers, which is link, among other things, to high population growth rate of cities are experiencing and the mismatch between the increasing demand for land and its formal supply (Daniel, 2011). Inefficiency of units dealing with land management complicates formal access to land, which results in high cost of acquiring urban land from formal channels thus leading to inefficient formal land markets that push toward informality (MUDHCo and ECSU, 2015).

The growth of informal settlements, slums and poor residential neighborhoods is a global phenomenon accompanying the growth of urban populations. An estimated 25% of the world's urban population live in informal settlements, with 213 million informal settlement residents

added to the global population since 1990 (UN-Habitat, 2013b: 126–8). Informal settlements are residential areas where (UN-Habitat, 2015b; Brown, 2015):

- inhabitants often have no security of tenure for the land or dwellings they inhabit – for example, they may squat or rent informally;
- neighborhoods usually lack basic services and city infrastructure;
- Housing may not comply with planning and building regulations, and is often situated in geographically and environmentally sensitive areas (see Topic Guide on Provision and Improvement of Housing for the Poor, Patel, 2013).

A number of interrelated factors have driven the emergence of informal settlements: population growth; rural-urban migration; lack of affordable housing; weak governance (particularly in policy, planning and urban management); economic vulnerability and low-paid work; marginalization; and displacement caused by conflict, natural disasters and climate change (UN-Habitat, 2015b).

Many governments refuse to acknowledge the existence of informal settlements, which undermines citywide sustainable development and prosperity. These settlements continue to be geographically, economically, socially and politically disengaged from wider urban systems and excluded from urban opportunities and decision-making (UN-Habitat, 2015f). City government attitudes to informal settlements range from opposition and eviction to reluctant tolerance and support for legalization and upgrading. Upgrading informal settlements, through tenure regularization and provision of infrastructure, is widely accepted as preferable to relocation (Devas et al., 2004), helping to sustain social and economic networks considered vital for livelihoods.

2.5 Urban land use

Cities are distinctive ensembles of people businesses and the numbers and density of economic, social, cultural activities that take place within them easily distinguish institution. Innovation in building practices including the use of reinforced concrete, allowed large structure to be created which helped shape the built environment and define the function and pattern of urban land use

many of which persist to this day (Harrison, and Campbell,2001). Urban land is comprises of two elements the nature of land use which relates to which activities are taking place where and the level of spatial accumulation which indicate their intensity and concentration. Central areas have a high level of spatial accumulation and corresponding land uses such as retail while peripheral areas have low level of accommodation. (Jean, 1998).

2.6 Urban planning in Ethiopia

The change in government in 1991 has brought about a major breakthrough in its policy directions through the applications of vigorous decentralization move. Accordingly, the traditional planning powers the central government are decentralize to regional and local authorities and the general policy direction is that, when urban centers will have adequate capacity, they should be able to plan themselves. In line with the current decentralization process in the country, the prime objective of the national urban planning institute, which was created by the government, would therefore, be oriented towards assisting urban centers to plan themselves and ascertaining of technical compliance in the area of urban planning (Solomon Kassaye,1999).

2.6.1 Land Use Regulations

Managing the use of land is an essential part of land administration systems. However, the means of land use control varies throughout the world. In some developing countries, the means of covering only the allocation of land rights or approval of building construction, the means may include advanced systems of planning control based on an integrated approach to land use management (Wiliamson et al, 2010).

2.7. Factors Affecting Land Management

Inadequate Spatial Information/data on Land Use; Non-adoption and Utilization of Modern Planning Approaches/Techniques; and Outdated and out moded land use Planning Policies, Laws

and Regulations were among the constraints he identified. Aribigbola (2007) also concluded that for land use management to be effective, there is the need for an integrated land use approach. The disjointed and uncoordinated land use practices cannot be expected to provide the desired outcome of sustainable city development. Thus, for land use management to flourish and more importantly to create a convenient and conducive environment for present and future generations, there is the need for a more fundamental rethinking of land use control mechanism, policy and action.

Aribigbola (2007) with his study to examine urban land use planning, policies and management in sub-Saharan Africa using Akure, Nigeria as a case study with a view to determining its effects on land accessibility identified a number of factors responsible for inadequate land use planning and management in the city. Inadequate Spatial Information/data on Land Use; Non-adoption and Utilization of Modern Planning Approaches/Techniques; and Outdated and outmoded land use Planning Policies, Laws and Regulations were among the constraints he identified. Aribigbola (2007) also concluded that for land use management to be effective, there is the need for an integrated land use approach. The disjointed and uncoordinated land use practices cannot be expected to provide the desired outcome of sustainable city development. Thus, for land use management to flourish and more importantly to create a convenient and conducive environment for present and future generations, there is the need for a more fundamental rethinking of land use control mechanism, policy and action.

Beltrão (2013) in his consultancy report on Urban Planning and Land Management for Promoting Inclusive Cities in India also revealed that land policy implementation remains weak due to a lack of institutional capacity resulting in weak land management and urban planning. On the other hand, a study conducted to assess urban planning and land management challenges in emerging towns of Ethiopia taking Arba Minch as a case example revealed land management challenges such as land related conflicts, archaic land information management, informal land acquisition, proliferation of slums and squatters and land speculation (Dube, 2013). Dube (2013) recommends that efforts need to make the planning and implementation process participatory, all-inclusive and collaborative. He also noted that there should be proper monitoring and evaluation strategies in place in order to respond to the emerging and evolving challenges of plan implementation and land management in the town.

2.8. Demand and supply for urban land in Ethiopia

Land supply is one of the critical issues of land development and management system. In every urban center of Ethiopia, it has been major bottle. The existing reality in mini urban centers rebel that it has restricted the realization of a variety of development vision of the centers. Past and present experience show that detail land use plan preparation land acquisition (expropriation) and development of land with services lack behind the allocation and delivering system due to various policies, legal, institutional and procedural problems .

Town administration and bureaus indicate that land use and detail plan preparation, land acquisition process and land development activities which include major infrastructure provision substantially, reduced the capacity satisfy the effective urban land demand in various urban centers (NUPI, 2003).

Different regions, towns and city administration wish to insure the supply of sufficient developed land in will located expansion and inner city areas for investors, residents, and businesspersons try to develop a system to increase and satisfy the prevailing effective land demand (NUPI, 2003).

One study made on the problems of land utilize in Ethiopia found out that there is a substantial imbalance between the demand for and the supply of land. According to this study, overcoming the land use problems and requisites efforts in three main areas, land demand, land supply and institutional framework.

2.9. The mechanisms of urban land management in Ethiopia

Therefore, to solve urban land management wisely as our research there are some choices.

There are mix land use , take advantage of compact building design , create a range of housing opportunities and choices , strengthen and direct development towards existing communities,

Provide a variety of transportation choices, make development decisions predictable, fair and cost effectives, encourage community and stakeholder collaboration in development decisions (smart Growth Network, 2002).

The regularization of settlements may not overcome the stigma associated with living in certain areas. UN-Habitat (2015b: 6-7) identifies a number of key drivers for action:

- **Recognition of informal settlements** and human rights. Urban authorities that adopt rights-based policies and integrated governance create prosperous, sustainable and inclusive cities.
- **Government leadership.** National governments must provide enabling environments to develop and implement appropriate policies to bring about change. Government at all levels must connect key stakeholders, harness local knowledge, enact policies and plans and manage incremental infrastructure development.
- **Systemic and citywide/at-scale approaches.** Initiatives work best when they capitalize on agglomeration economies; use innovative financing and taxes; ensure equitable land management; recognize multiple forms of employment; reintegrate informal settlements with infrastructure and services via planning and design; clarify administrative responsibility for peri-urban areas; and undertake sensitive planning to avoid exposure to environmental hazards.
- **Integration of people and systems.** Governments must develop and coordinate broader integrated frameworks that are underpinned by urban planning, legislation and finance arrangements; are supported by interconnected institutional arrangements; and ensure the inclusion of marginalized groups and key stakeholders. Participation must be at the heart of this approach, ensuring an understanding of economic and social community dynamics.
- **Housing.** The provision of affordable, adequate housing, including in situ upgrading and avoidance of forced evictions, security of tenure and livelihood and employment generation, all play a role in urban prosperity.
- **Long-term financial investment and inclusive financing options.** Sustained investment in affordable housing and upgrading programs is critical. This includes pro-poor housing plans and financing support for all tiers of government.

- **Developing participatory, standardized and computerized data collection.** Residents of informal settlements should be engaged in local data collection. Data collected at community level must be standardized and linked to city, regional, national and global comparative indicators. Data collection must also be embedded in monitoring and evaluation processes.
- **Peer learning platforms.** Platforms that draw on stakeholders' knowledge should be prioritize to facilitate peer learning. These platforms may include a range of communication strategies and multimedia mechanisms.

2.10. Lesson learned from the review

Land use is dynamic and change in response to population and economic growth, public and private decision, market and governmental actions. Consequently, urban areas are continually subject to changes in use and pattern, because as social and economic factors making such changes with the resultant effect on residential property values. There are various types of real properties classified based on their existing use. Among them, residential property is one of the classifications; which is the subject of this study. It is characterize by parcels with/without buildings, which are uses for/probably, will be used for residential purposes i.e. apartment buildings (multi-family), single-story housing units, multi-story housing units, condominium buildings etc.

Hence, the property value is the price most likely to be conclude by the buyers and sellers of a property that is available for purchase in the open market. In property valuation practice, a value is expresses as a market value. It can be defines as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in the arm length transaction after proper marketing in which the parties had each acted knowledgeably, prudently, and without compulsion. Conventionally, three valuation techniques have been develop to estimate the market value of a property in the open market at a particular point in

time. They are cost approach, sales comparison approach, and income capitalization approach. Each approach to valuation has an objective to estimate the market value of a property.

Therefore, different pieces of empirical evidence indicated that the determinant factors of urban land use changes are greatly different from place to place. Most of the determinant factors for urban land use changes are directly affected both rental and capital values of residential properties.

Some of the factors identifies from the literature are increase in population, intra-urban migration, investment potential (demand) and supply, level of development in the area, location, safety and security, topography, land use regulations, infrastructures development, economic activities in the neighborhood (agglomeration of business activities), complementarity of activities (land use compatibility), availability of public utilities and amenities, construction of roads, accessibility to transportation, and environment quality of the neighborhood.

As a result, according to pieces of different empirical evidence, most of the factors for urban land use change that affects residential property values have a positive impact on both rental and capital values residential properties. For example, most of the studies in Nigeria such as a study on Kaduna metropolis, Taraba state, metropolitan Lagos, and Abeokuta Ogun state discovered that there have been remarkable changes in land use pattern from farmland to residential and other urban uses or from residential to commercial uses, this had led to corresponding increasing values of both residential and non-residential properties.

Furthermore, the methodology adopted to assess the impacts of land use and management on property value particularly residential value is mostly similar .i.e. review of relevant literature for secondary data. The questioners were also analyzed by using model and simple descriptive statistics particularly frequencies and percentages. In addition, the analysis of variation technique and relative importance index as a ranking model are also employees to identify the most significant determinants among others.

CHAPTER THREE

Conclusion

This research project has tried to explore land management practices and challenges of urban land management of Ethiopia as a case study. It raise and describe a variety of issues relate to the urban land management practices and challenges including institutional arrangements; land use patterns for various social and economic activities, simplicity and clarity of procedures; and accountability and transparency of land management specific to registration, obtaining land related information, and complaints on service standards; and capacities require to carry out land management related tasks.

The existing land management institutions in Ethiopia are characterize by a lack of adequate capacity in terms of adequate staffing and operating equipment necessary for them to carry out their work, and unstable organizational structure. This inadequate capacity serves as a disincentive for the institutions in the performance of their duties. The institutional arrangements at the country level is unstable as it is affected by the continue amendments and re-establishments of offices by the urban land Administration.

Land is a key resource for humankind and to manage land effectively, it is imperative that we find radical and innovative ways to improve the way in which we collect, manage and use information about this crucial resource. In this regard, there is no well-organized land information exists in the country and this makes managing the land sector complex and challenging. The urban of these countries does not have a complete inventory of land in its boundary. Procedure manuals and other guidelines are not easily accessible to the public. The citizen charter believed to define the role mandates and coordination of each offices involving in the land development and management process is not available in a printed copy for easy references. Employees are not familiar about it either. There is no organize written/published document that can be easily access. Employees do not have their job descriptions at hand and some of them even do not know its existence.

The study has also attempts to explore the challenges that the country faces in managing land and its use. The changing nature of the urban land expansion characterized by new expansion/development sites, long procurement process, and inadequate capacity of supplier/vendors, informal settlements, and poor coordination among stakeholders were among the challenges identified with this study. Lack of adequate capacity in terms of staffing with required skill, lack of staff integrity, unstable land use plan, inconvenient office set-ups, corruption, unstable organizational structure, high employee turnover, lack of trust between office employees and residents, and lack of awareness of residents on the requirements and procedures were also among those challenges identifies.

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