

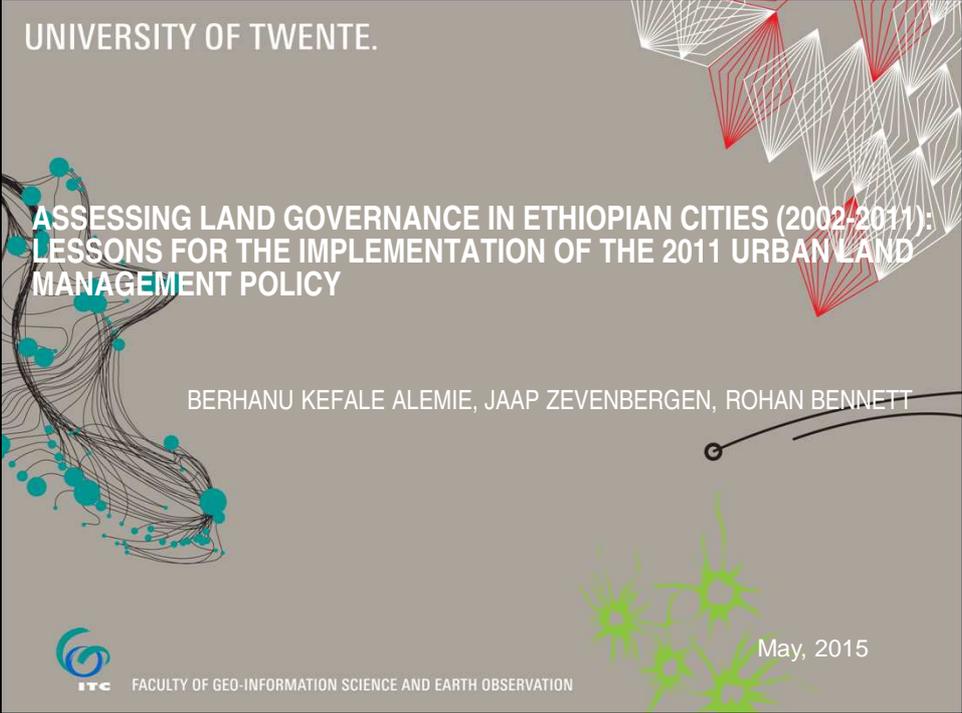
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**ASSESSING LAND GOVERNANCE IN ETHIOPIAN CITIES (2002-2011):  
LESSONS FOR THE IMPLEMENTATION OF THE 2011 URBAN LAND  
MANAGEMENT POLICY**

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May, 2015

 **ITC** FACULTY OF GEO-INFORMATION SCIENCE AND EARTH OBSERVATION



**OUTLINE**

- Introduction
- Objective
- Research methodology
- Description of case study cities
- Results
- Conclusions

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## INTRODUCTION

- Contemporary urbanization is more pronounced in developing countries.
- Urbanization in these regions takes place in unplanned way.
- It is a challenge for both the central and local governments.
- Mainstreaming urbanization is a key driver for sustainable development ([UN-Habitat 2013](#)).
- Doing so, helps to reduce slums, poor urban waste management and urban poverty.
- Land governance refers to *“the policies, processes, actors and institutions by which land, property and natural resources are managed through decisions on access to land, land rights, land use, and land development”* ([FIG/World Bank 2009](#)).



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## CONT'D

- In the context of urban land, governance is crucial in establishing a strong relationship between urban people and urban land.
- The strengths and weaknesses of land governance can be assessed from policies perspective.
- This is useful in countries where land policies and laws are subjected to frequent changes (e.g., Ethiopia).
- In Ethiopia, proclamations are changed without prior assessment of the strengths and weaknesses of the existing ones.
- Arguably, this provides lessons to 'look back upon in order to better steer forward' ([Dyson 2004](#)).



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## OBJECTIVE

- The objective of this work is to assess land governance in several cities of Ethiopia during 2002-2011 when proclamation 272/2002 was implemented and identify priority areas for the implementation of proclamation 721/2011.

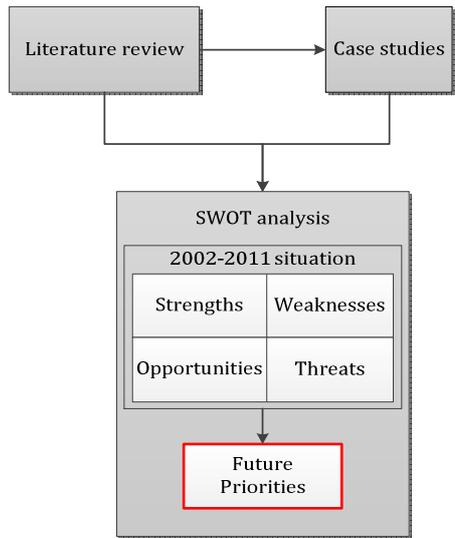


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## RESEARCH METHODOLOGY



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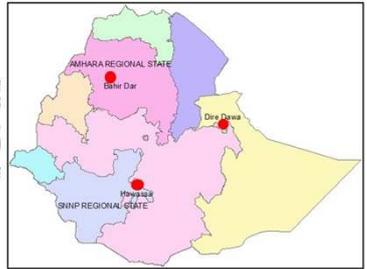
graph TD
    LR[Literature review] --> CS[Case studies]
    LR --> SWOT[SWOT analysis]
    CS --> SWOT
    subgraph SWOT_analysis [SWOT analysis]
        direction TB
        S1[2002-2011 situation]
        subgraph Matrix [ ]
            direction LR
            S[Strengths] --- W[Weaknesses]
            O[Opportunities] --- T[Threats]
        end
    end
    SWOT_analysis --> FP[Future Priorities]
  
```



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## CASE STUDY CITIES

### Selection of case study cities considered

- The city having a functional municipality;
- The city implementing the urban land leasehold proclamation 272/2002
- To include one federal city with comparable area and population size with the other
- Having the cities distributed across the country,



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Hawassa



Dire Dawa

- Bahir Dar is the capital city of Amhara Region, area 28 km<sup>2</sup>
- Dire Dawa is a chartered federal city, area – 29.24 km<sup>2</sup>
- Hawassa is capital city of SNNP, area - 29.24 km<sup>2</sup>



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## RESULTS – SUMMARY OF THE THREE CITIES

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>- Federal urban land leasehold proclamation</li> <li>- Regional urban land leasehold regulation</li> <li>- Information desk and complaint hearing offices in the municipality and regional bureaus</li> </ul>	<p><b>Weakness</b></p> <ul style="list-style-type: none"> <li>- Lack of an underlying national urban land policy</li> <li>- Inefficiency of organizations due to lack of human resources and weak administration</li> <li>- Lack of transparency during land lease auctions and land allotment</li> <li>- Fragmented actors function</li> <li>- Lack of societal participation</li> <li>- Lack of commitment to improve the existing systems</li> </ul>
<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>- Donors support to modernize the land administration system.</li> <li>- Theories and models on cadastre and land governance existed.</li> <li>- International best practices were available</li> <li>- Capacity buildings were accessed from national universities (e.g., ILA) and international such as ITC, the Netherlands and KTH Sweden.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>- Lack of responsible and independent organization both at the national and regional level</li> <li>- Court cases related with land were rising (80%)</li> <li>- Rent-seeking in land sector were rising</li> <li>- Inequity exists between the rich and the poor</li> <li>- The issues of informal settlements increased and became sources for disputes</li> </ul>

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## PRIORITY

- *Establishment of an independent institution is required to efficiently govern the land sector*
- *Participation of societies and stakeholders should be encouraged at all levels of the government*
- *Focus on strengthening and retaining the capacity of human resources*
- *Effective implementation of cadastres and land use plans are of prime important*
- *Increase integration and collaboration while reduce overlap among institutions and involved actors*
- *Best practices are good but should be contextualized to the country's situation*

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## CONCLUSIONS

- The SWOT analysis shows that the land governance was generally weak and surrounded by various weaknesses and threats.
- The SWOT analyses helped to scrutinize the different shortcomings in land governance.
- Existing opportunities were not properly utilized.
- The priorities identified here are instrumental to improve the weaknesses and threats observed during 2002-2011



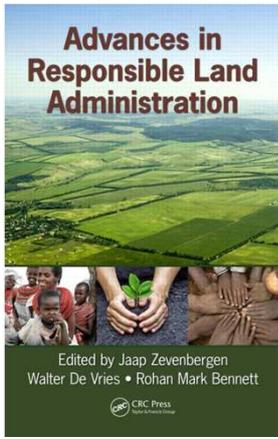
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## THANKS FOR LISTENING

- More academic overview of developments on land tools, coming out in august 2015



Advances in Responsible Land Administration

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