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INTRODUCTION

- Contemporary urbanization is more pronounced in developing countries.
- Urbanization in these regions takes place in un planned 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).

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).
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.

RESEARCH METHODOLOGY

- Literature review → Case studies
- SWOT analysis
  - 2002-2011 situation
    - Strengths
    - Weaknesses
    - Opportunities
    - Threats
- Future Priorities
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,

- Bahir Dar is the capital city of Amhara Region, area 28 km²
- Dire Dawa is a chartered federal city, area – 29.24 km²
- Hawassa is capital city of SNNP, area - 29.24 km²
## RESULTS – SUMMARY OF THE THREE CITIES

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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<tbody>
<tr>
<td>- Federal urban land leasehold proclamation</td>
<td>- Lack of an underlying national urban land policy</td>
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<td>- Regional urban land leasehold regulation</td>
<td>- Inefficiency of organizations due to lack of human resources and weak administration</td>
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<td>- Information desk and complaint hearing offices in the municipality and regional bureaus</td>
<td>- Lack of transparency during land lease auctions and land allotment</td>
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<table>
<thead>
<tr>
<th>Opportunity</th>
<th>Threats</th>
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<td>- Donors support to modernize the land administration system.</td>
<td>- Lack of responsible and independent organization both at the national and regional level</td>
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<td>- Theories and models on cadastre and land governance existed.</td>
<td>- Court cases related with land were rising (80%)</td>
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<td>- International best practices were available</td>
<td>- Rent-seeking in land sector were rising</td>
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<td>- Capacity buildings were accessed from national universities (e.g., ILA) and international such as ITC, the Netherlands and KTH Sweden.</td>
<td>- Inequity exists between the rich and the poor</td>
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<td>- The issues of informal settlements increased and became sources for disputes</td>
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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**
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

THANKS FOR LISTENING

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