

IMPACTS OF SQUATTER SETTLEMENT ON URBAN LAND ADMINISTRATION THE CASE OF AKAKI KALITY SUB-CITY



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A Thesis Submitted to the department of Architecture and urban planning and Design
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**IMPACTS OF SQUATTER SETTLEMENT ON URBAN LAND ADMINISTRATION
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Declaration

I hereby declare that this Master Thesis entitled “**Impacts of Squatter Settlement on Urban Land Administration the case of Akaki Kality sub city.**” is my original work. That is, it has not been submitted for the award of any academic degree, diploma or certificate in any other university. All sources of materials that are used for this thesis have been duly acknowledged through citation.

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Recommendation of Advisors

I, the advisor of this thesis, hereby certify that I have read the revised version of the thesis entitled “**Impacts of Squatter Settlement on Urban Land Administration the case of Akaki Kality sub city.**” prepared under my guidance by **Mebratu Wegayehu Beyene** submitted in partial fulfilment of the requirements for the degree of Master’s of Science in urban planning and design. Therefore, I recommend the submission of revised version of the thesis to the department following the applicable procedures.

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I/We, the undersigned, members of the Board of Reviewers of the thesis open defense by **Mebratu Wegayehu** have read and evaluated the thesis entitled “**Impacts of Squatter Settlements on Urban Land Administration The Case of Akaki Kality Sub City**” and examined the candidate during open defense. This is, therefore, to certify that the thesis is accepted for partial fulfillment of the requirement of the degree of, **Master of Science in Urban Planning and Design**.

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List of Acronyms/Abbreviations/

AACACRVERA Addis Ababa City Administration Civil Vital Event Registration Agency

A.K.S.C.L.O.A.R.B Akaki Kality Sub-City Land Administration Office Registration Book

CAD Computer Aid Design

CBD Central Business District

CKRC Constitution of Kenya Review Commission

CSA Central Statistical Agency

DGC Department Graduate Council

ETB Ethiopia Birr

ETH Ethiopia

GIS Geographical Information System

GPS Global Position System

GTZ German International Technical Cooperation Agency

IS Informal Settlement

LDCs Least developed countries

LDP Land Development Planning

LIS Land Information System

MoLS Ministry of Lands and Settlement

SPSS statistical Packages for Social Science

TWC Third World Countries

UDWB Urban Development and Works Bureau

UN-Habitat United Nations Human Settlements Programmed

Abstract

House is one of the basic necessities of human life. To meet this demand for housing, people living in cities, especially, are obliged to struggle due to the gap between housing demand and housing supply, resulting in various socio-economic, political and environmental challenges. This type of descriptive investigation was carried out by identifying the damage caused by the residential settlements in Akaki-Kality sub-city in general, especially in the sub-city. 365 respondents participated in the investigation to achieve the research objective in 5 district of the city. The necessary data were collected through household random sampling techniques such as survey, field observation and interviews to get key information for primary data and extensive document survey was done to collect secondary data. Both qualitative and quantitative approaches were used by HHs using simple statistical tools such as MS-Excel, tables, text, images and photos for data analysis. Both qualitative and quantitative approaches were used by HHs using simple statistical tools such as MS-Excel, tables, text, images and photos for data analysis. The results of this study confirm that, despite the SQUID's role in solving the temporary housing shortage, the expansion of settlements on the outskirts of the district has caused various socio-economic and environmental hardships to the occupants and proves that it is legal. According to the results of the study, illegal land occupation and construction related to the increase in population is creating a serious problem in urban land management. Although squatting plays a role in solving the temporary housing shortage, the expansion of settlements on the outskirts of the district causes various social, economic and environmental problems. It also proves that the question of legitimacy is a major factor among the residents. It has been confirmed that illegal land invasion has had a significant impact on the land development administration of the sub-city. Therefore, based on the results of the study, it is recommended that strategies and policies in terms of preventing illegal land invasion and illegal construction, such as regularization, Demolition, increasing the supply of regular and low-cost housing, and taking action to follow up and controlling contribute to reducing the spread of squatter settlement of urban expansion and .For the improvement of urban land administration and registration.

Keywords:-squatters settlement, Land administration, Land management

CHAPTER ONE

1. INTRODUCTION

1.1 Background

The creation state of settlements shows that more than 50 percent of people live in informal settlement especially in cities of developing countries with the expanding population due to rural-urban migration and natural birth rate. (UNH-HABITANT, 2005)

Informal settlement (also referred to as a shanty town or squatter settlement) has been defined in various ways depending on the planning and legal framework of a country where it exists. For the purposes of this discussion, informal settlements are defined as residential constructions built on “planned” and “unplanned” areas which do not have formal planning approval or permits. They are characterized mostly by the low quality houses and the lack of, or inadequate infrastructure and social services. Informal Settlement (IS) has been perceived both as a problem and solution to housing needs in speedily growing cities of many developing countries. (Srinivas H. , 2004)

Rapid urban growth in developing countries has led to an increase in informal settlements, which are formed by the urban poor who lack the funds to acquire housing in urban centers. These settlements are caused by factors such as population growth, rural-urban migration, lack of affordable housing, and weak governance.

According to UN Habitat (2011), informal settlements are residential areas where a group of housing units has been constructed on land to which the occupants have no legal claim, or which they occupy illegally and not registrations of legal title document or Unplanned settlements, and areas where housing, is not in compliance with existing planning and building regulations.

Majority of the world’s population are moving from rural to urban areas few years ago Less than 40% of the world population living in urban area. Urbanization is one of the causes of informal settlement and in the next few years this shear could rise to near 60% of the urban dwellers.90% of the world's 100 largest cities of developing countries, a significant increase of squatter settlement by 41% incremental. (BANK, 2009)

Africa urban areas, particularly primate city, now display the world fastest rate of population increase. The pace and scale of urbanization has changed so much within the 30 years that some scholars have recognized the importance of studying the urbanization process as a means of squatter settlement (Obudho, Mhalanga, 2015)

African countries are facing serious situation of informal settlements, about 70 percent of the African population is living in informal settlements (Lupala, 2002). Informal settlements are growing in three ways; in number, in areas and in a population with a growth rate of 4 to 7 percent per year in Sub-Saharan Africa (Kombe and Kreibich, 2000)

In Kenya, the growth of urban centers has increased significantly over the last 50 years, with informal settlements causing people living in poverty to be excluded from society and unable to contribute to community building. Informal neighborhoods often lack basic services and infrastructure, leading to poor social and environmental conditions, high unemployment rates, and low income. Kenya's annual growth rate of informal settlements is 5%, the highest in the world, and it is estimated to double in the next 30 years without positive intervention measures. Local governments often lack the capacity to ensure the development and sustainability of rapidly growing urban centers, and lack of support for effective urban planning and improvement at the national level. (NDUKU, MAY 2017)

According to Minwuyelet (2005), squatter settlements in Ethiopia have emerged during the mid of 1970s. Poor implementations of regulations the role of the government was limited to regulating urban plans and provision of building permits related to informal settlements are identified as the cause for development and expansion of squatter settlements in Addis Ababa (Daniel, 2006). Daniel identified eight distinct steps in the development of informal settlements in Addis Ababa metropolis cities of aggravate of the squatter settlement. Addis Ababa, as one of the cities in the developing countries, has experienced rapid rate of population growth and physical expansion.

Modernization necessitates industrialization, leading to urbanization in both developed and developing countries like Ethiopia. This growth demands housing, leading to squatter settlements. This paper aims to address squatting issues in Addis Ababa city Administration, particularly in Akaki Kality sub-city by assessing the impacts of

squatter settlement expansion land administration. The physical expansion trend of the city is largely influenced by spontaneous growth urban sprawl. This spontaneous growth has resulted in the emergence and development of squatter settlements in peripheral parts of Akaki-Kality sub-city in Addis Ababa city administration. Addis Ababa has own governmental structure level.

1.2 Statement of the problem

The issue of urban informal settlements is complex and dynamic. In Peru, the urban model of development had experienced an irreversible rapid urban growth from the 1950's and getting more intense in the 1980's and 1990's due to the collateral effects of political conflicts and terrorism in rural areas.

Populations from the villages migrated from the country side in the search for urban opportunities into Lima city (RODRIGUEZ, 2014).

These days, the immigration from the country side to the city is still contributing significantly to a rapid demographic growth. The majorities of these populations are characterized by having low incomes, unstable employment and live in poor conditions.

Additionally, the mild weather that of Lima city offers, allowed them to establish their new homes in unauthorized lands (private or publics). Impoverished and homeless populations start their new precarious homes (made of straws and mats) in small camps in vacant and vulnerable lands in the outskirts of Lima city. Besides food, water and clothing; shelter or housing is the basic necessity for human existence, but access to the land and housing markets systems due to cost exclude them.

Most of the squatter settlements have been allowed to continue to exist because of the Peruvian government's inability to provide substitute housing in the form of resettlement for the residents and due to pressures from local and international human rights organizations (RODRIGUEZ, 2014).

Consequently, to this problem the United Nations has declared "housing" to be a basic human right (UN-Habitat, 2002). Since land constitutes an important component of any housing project, the right to accommodation and shelter is equivalent to the right to land,

because houses cannot be constructed without land (UN-Habitat, 2003). In addition, the Institute for Liberty and Democracy¹¹ (ILD) in 2007 outlined that Peru represented the highest percentage of existing illegal housing (56%) versus legal housing (44%) in Latin America, with a high rate of urbanization (RODRIGUEZ, 2014)

The rapid urbanization trends in Sub Sahara Africa (SSA) show that Ethiopia stands third, next to Tanzania and Mozambique, in regard to the population living in informal settlements (Shubira Kalugila, in Jemal, 2019). The investment in the formal settlement sector is below the level registered by most developing countries. In Ethiopia, the national investment on urban housing is only 0.5 % of the GDP, whereas most developing countries allocate about 3-6% of their GDP for housing (Daniel, 2006). This small investment is accompanied by rapid growth of squatter and informal settlements in the major towns, cities of the country. From a broader perspective, the collective burdens of informal settlements have been generally harmful not only to the cities and the formal dwellers at large but also to the informal settlers themselves. The implications are crucial and diverse in environmental, political, legal, social and economic terms.

Squatter settlements resulted in diminishing of developable urban land, invasion of lands allocated for social and economic activities in the plan, loss of green areas, reside around river banks and open spaces and misuse of urban lands (MoUDC, 2013). Furthermore, people who are residing in the squatter settlement are suffering from insecurity of tenure and property right, deficiencies of basic urban services and infrastructures. Addis Ababa has been growing and expanding horizontally in all directions. About 28% of the total urban population in Ethiopia concentrates in Addis Ababa (CSA, 2007) (Daniel.L, 2006)).

The population pressure from all over the country is increasing the demands for urban housing in the city. The large parts (which is estimated to be 80%) of the city including its inner and expansion areas are predominantly occupied by unplanned informal settlements (Alemayehu, 2008). Combined factors of migration, corruption, poor urban planning and low income (poverty) are the causes for the expansion of squatter settlements in the city. Addis Ababa does not meet urban quality standards in terms of physical fabric, level of infrastructure and urban services. Slums in the city, squatter houses in the periphery and plastic shelters in the streets are common phenomena of the city. All such appearances

have produced annoying images for the city since constructions are unplanned and done with low quality building materials, including woods and mud.

The upsurge of squatter settlements in Addis Ababa is among the main urban planning and management challenges for the proper growth of the city (Jemal, July 2021J)

Informal settlements in Addis Ababa, as in many third world cities, are causes for insecurity of holdings, health problems and social distress. Dealing with various aspects of informal settlements and improving living conditions in such settlements is among the burning challenges of the city. Of course, government's inability to deal with the intensified migration and demand for housing is on the top of the list of urban problems. This modest study has the objectives of looking into the causes, scale of coverage, and consequences of squatter settlements in Addis Ababa. It also attempts to assess the municipal responses aimed at redressing the problems evolving from the expansion of squatter settlements in and in the vicinity of the city.

The problem of squatter settlements is aggravated in most cities of developing countries like Ethiopia. For example, in Addis Ababa, by the year 2000, squatter settlements accommodate 300,000 population/households almost 60,000 illegal housing units on 2,000 hectares of urban land (Minwuyelet.M, 2055)

Squatter settlements in Addis Ababa have been increasing through the periods of time. A study prepared in 2005 shows that there were a total of 30,000 squatter housing units in the peripheral areas of yeka, Akaki, Kolfe, Bole and Nefas Silk areas are most construct of informal squatter settlement (Mathewos, 2001 and 2005)

According to this data Akaki kality has 4500 houses constructed building of squatter settlement. Lot of factors has contributed to this large-scale proliferation of such informal settlements. Constraints in the formal supply of land for housing, and low household income are among the major causes. The city government has responded to the rapid proliferation of squatter settlements by demolishing and regularization. Destruction of the informal/squatter settlements without the provision of land for formal housing construction decreases the housing stock,

increases poverty and only shifts such settlements to other locations (Mathewos, 2001 and 2005).

This strategy is not effective and the problem needs other solution and intervention to minimize the challenges, totally informal settlement in Addis Ababa city Administration increasing from time to time. Squatter settlements therefore need special attention in policy formulation and regulation for urban land management and development. It's essential to understand the causes of squatting; the nature of land acquisition housing conditions and the effects of squatter settlements on formal land development and management. The purpose of this study are to assess the nature of land acquisition, causes of squatter settlements, housing types and their impacts on urban land administration in Akaki Kaliti Sub city.

Generally most of the researchers show that squatter settlement is the major problem in different parts of Addis Ababa (ABAGISSA, 2019) from the sub city of Addis Ababa Akaki Kaliti is more affected by this problem. There is also lack of research on squatter settlement in this sub-city. In addition to that the cultural, economic in general their life styles in the community in this sub city are different from the others sub-cities of Addis Ababa. Because of the sub-city there is more daily jobs and live under poor level stage, and then the people has to migrate to here then there is cheap rental house and simple land aquisition system can access shortages house alleviate Therefore, this study will focus on Akaki Kaliti sub-city to assess the nature of squatter settlement, impacts of squatter settlements, housing types and their impacts on urban land administration.

The study investigates illegal squatting in Akaki Kaliti sub-city, focusing on its causes, impacts, and potential remedies to minimize or combat the problem of housing units of land administration.

The above lesson depicts that squatting is a serious issue in the sub-city which is increase from time to time change wide areas of the urban peripheries (A.K.S.C.A.R.B) In the city, squatting are serious problem especially in woreda, one, four, five, seven, and twelve which have an estimated illegal squatting of 4500 housing units, was selected as sub-city woreda study area by considering the prior knowledge of the investigator in to account. Based on the above facts, the investigation was held to find out the major causes

and impacts of squatter settlements pattern and magnitude in sub-city together with possible remedies in order to minimize or combat the squatting problem in the study area. So as to address all the above stated problems, the studies were investigating the following important research questions.

1.3. Objectives of the study

1.3.1. General Objective

- ❖ The general objective of this research is to assess the impact of squatter settlement on the urban land administration and come up with strategies for addressing the challenges in Akaki Kalit sub city of Addis Ababa.

1.3.2. Specific Objectives Specifically, this study was intended

- ✓ To assess the characteristics of squatter settlements in the study area.
- ✓ To analyze the impacts of squatter settlement on the land administration practice.
- ✓ To propose strategies and interventions for addressing the challenges posed by squatter settlements on urban land administration

1.4. Research Questions:

- ✓ What are the extent and characteristics of squatter settlements
- ✓ What are the cause and impacts of squatter settlement?
- ✓ What are the strategies and interventions that can be implemented by local governments and stakeholders to address the impact of squatter settlements on urban land administration?

1.5. Significance of the study

The main significance of this study is for academic purpose. It may give an indication for the major problem areas that require focus for sub city land administration system. It may also be taken as a data source for further studies on this field. Accordingly land and land related property policies, laws regulation, and regulators should be transparent and enforceable to ensure land access for residential and other purposes. As a result, the prevailing land management and development practices need to be improved to use natural and scarce resource for numerous social and fiscal development programs to community. Thus, the study can be help decision makers, the community and local

government to formulate strategies concerning land delivery system for residential use that encounter the wants of the residents.

The study assisted readers in generating information related to informal settlements and land administration as one of the literature review to those who are interested in continuing with similar study or other fields on informal settlements on the land administration.

Generally from to this research the community level will have to achieves of title deed registration system of land administration, then the government has to be for once time set of rule and regulation for squatter settlement of the sub city and city (SENED ALBA 2003 E.C)

1.6. Scope of the study

The study intended to examine the impacts of informal settlements on the land administration. The content are this study will be categorize, environmental impact, social impacts, economic impacts, crime, effects of informal settlements in land management, examining community role in managing the scares land ,informal settlements and to assess strategies that improve land administration system. The drive of this study is to assess the impacts of squatter settlement on urban land administration practices of Addis Ababa City Administration using Akaki-Kality sub-city woreda 1,4,5,7 and 12 as a case study area. Akaki kality have 13 woredas. From those woreda 1,4,5,7and 12 are most invasion of by squatter settlement, Those Woreda have own sub qetene(sefer)This research was limited to the case study sites of Akaki Kality sub city of informal land occupants. This occupant there is different situational analysis that means age, gender, educational background economical and etc. that analyzes of this research, It has many components, including land legal administrative system, LIS and land tenure issues; among the several components of land administrating, this study focuses on practices related to the urban land administration and record systems, establishing and enforcing land use/development controls, and the institutional arrangements and capacities required to carry out these tasks. It will only assess the institutional aspects of urban land administration and will draw analysis based on a cross-sectional data gathered through spatial and non-spatial data technique from the institutions in charge of urban land administration of the sub-city and Squatty. The study is also geographically limited to Akaki-Kality Sub-city woreda one, four, five, seven and

twelve. Among this urban area, the researchers will focus on those woreda, that (researches) investigation will address the causes, impacts and the impacts of squatter settlements on urban land administration system. In this studies area has there are many legal and illegal residential house people lives in the studies area.

The research focuses on the studies area that are examine of the causes and impacts of squatter settlement, the characteristics of squatter settlement of urban land administration and to identifies of the problems of squatter settlement on the urban land administration,

1.7 Limitation of the study

During the data collection from squatter as well as the concerned bureau, the following problems occurred:

- ✓ Unwillingness of residents to give detailed information on their land holding status.
- ✓ The community will take the question paper and not return it properly
- ✓ The government employee's lack of interest in answering in time and in time
- ✓ Shortage of time
- ✓ Lack of good records for land housing ownership.
- ✓ Lack of finance.

1.8. Operational definition of key terms and concepts

- ✓ Land management: is the process of managing the use and development of land resources, Land resources are used for a variety of purposes which may include.
- ✓ Poverty: refers to the state or condition in which people or communities lack the financial resources and other essentials for a minimum standard of living. As such, they cannot meet their basic human needs
- ✓ The urban slum: population is the proportion of urban population living in slum households. A slum household is defined as a group of individuals living under the same roof lacking one or more of the following conditions improved water, improved sanitation, living area, Durability of housing and Security of tenure
- ✓ Squatter settlements: are areas of housing, usually located on the peripheries of megacities, where residents do not have the legal right to occupy the land they live on. There are essentially three defining characteristics that help us understand

squatter settlement: the Physical, the Social and the legal with the reasons behind them being interrelated.

- ✓ Land regularization: refers to processes and procedures involving land use planning, cadastral surveying and land registration i.e. upgrading and land legalization processes.
- ✓ Urbanization: is the population shift from rural to urban areas, the corresponding decrease in the proportion of people living in rural areas, and the ways ...

1.9. Organization of the paper

The paper is organized in to five chapters. The first chapters is include background of the study, statement of the problem, objective of the study, research questions, significance of the study, scope of the study, description of the study area, Operational definition of key terms and concepts, limitation of the study and organization of the paper. The second chapter includes literatures review, experiences of different countries and lessons learned from the literature. The third chapter research method and materials. The chapter four findings and discussions, and then chapter fives conclusions and recommendations

CHAPTER TWO

2. LITERATURE REVIEW

This section is presented from a wider perspective to a narrow perspective in that the researcher presents literature related to the topic. Such literature is actually based on the purposes of the study. Therefore it's related to different theories, concepts on squatter settlement impacts of land administration

2.1. Conceptual review

Conceptual review focuses on the regarding the causes and impacts of squatter settlements. The conceptual frameworks of terms, Theories of squatter settlement, historical background of squatter settlements, and empirical practice in different countries together with policy responses of some developing countries.

One of the main problems of most developed and developing urban cities is the development of squatter settlements. In general, "squatting" refers to the unlawful encroachment, possession, or ownership of any public land or property, including housing—a basic human need. Although there are many definitions of squatter settlements, the UN-Habitat program's definition is the most generally used. Squatter settlements are areas where a building or piece of land has been occupied without the owner's consent. Unauthorized land development settlements are those in which the original occupation is lawful but where there have been unauthorized land developments (e.g., zoning plan violations, building additions without a permit, subdivisions without consideration for infrastructure and services, etc.). Informal settlements, sometimes known as shanty towns, slum regions, or squatter settlements, are compact communities. (UH=habitate, 2004))

Ethiopian legislation has never defined squatter settlement. Nonetheless, its nature can be inferred from readings of the relevant urban planning laws. According to article 25(1) of Proclamation 574/2007, which addresses urban planning, "no development activity may be carried out in an urban center without a prior development authorization." Additionally, "development" is defined as "the carrying out of building engineering works, mining or other operations on or below ground, or the making of any significant change in the life of any structures or neighborhoods" under article 24 of the same proclamation. The

applicant's right to the land for which they have sought must be verified by the urban land administration, which has the authority to issue development permits. (Addis Ababa City Land Administration Department, 2010)

This means that a legal building needs to fulfill two main requirements: first, the land where the building is going to be constructed needs to be legally obtained (e.g., through a government grant, lease contract, etc.) in compliance with the laws that are in effect at the time; and second, the person who wants to influence the building activity needs to obtain a building permit (development authorization). This license is necessary not only for the construction of new buildings but also for their demolition and modification. Consequently, we can infer from this premise that dwellings built on privately, communally, or government-owned land without the owner's permission or without a building authorization (permit) are classified as informal settlements in Ethiopia. While the former highlights the absence of necessity for (Daneil.lerobp 2011 and AADIPO 2003)

However, there are variations in the degree of criminality and informality; some people can only be somewhat or totally informal. Thus, there are two primary categories into which all forms of informality fall under this working definition: The first category includes unofficial settlements that have been founded and populated without any legal basis or accepted documentation (construction permission, title deed, or book, for example). Known as "squatter settlements," these settlements are usually found in an area of a city that is experiencing growth. Group two includes settlements that are partially illegal and informal. Illegality comes from a variety of places. For example, they could not have a building permission but have a title deed or book proving their legal possession city (Addis Ababa City Land Administration Department, 2010).

2.2. Theoretical of squatter settlement

Internationally, squatter settlement proliferation varies between developed and developing countries with different degrees of occurrence and reasons. In this section, we will review experiences of some countries from different continents as follows:

Squatter settlements have been in existence from a long time, in the sense that an individual other than the land owner has built houses with or without the consent of the land owner. But they were not illegal “squatter” settlements as we define and categorized them today. The term “squatter settlement” is in fact a more recent western-initiated development, which came about the writings of Charles Abrams and John Turner and particularly during and immediately after the habitat conference of 1976 in Vancouver, Canada. This delineation of such informal or spontaneous settlements as “squatter” settlements represented a growing change in magnitude from outright hostility to that of support and protection (Srinivas H. , (1999).)

In Europe for example, Turkey- Istanbul: informal settlements are housing units with roofs that had to be completed overnight and inhabited before the Government forces arrived in order to prevent demolition (Yonder, (1998).).

This situation seems same and has a name of unplanned settlement in Ethiopia, which is ‘Yechereka Betch’ or Moon houses that is built with ‘mud’ and wood (shanty house) in overnight or completed

In Dhaka, squatter problem is being felt for several years. After liberation in 1971, the situation is fast deteriorating owing to the rapid influx of rural migrants to the metropolitan areas and large cities. Dhaka being the capital city experienced a critical condition in respect of squatter settlement. About 40 percent of the populations in the city live below the poverty level and 25 per cent are found to be squatter. Now squatter problem has become a continuous phenomenon because of deteriorating rural economy (Hossain, (1999).))

Land in sub Saharan Africa, is a significant factor and an indispensable asset that determines the quality of life of not only the rural communities but also that of the urban dwellers too. From the land needed for cultivation by the rural farmers, the site required for urban housing, the workshop needed by roadside auto mechanics and spaces required by various government and developmental agencies, land has proved not only to be central to mans need and activities but also as the most crucial factor of production. Consequently, access to land has continued to be a tool for obtaining social prestige, economic security and political power.

On the other hand, in regard to regional perspective, Mustapha also asserts that, Nigeria for instance, squatter settlements can be categorized into two main groups namely the illegally occupied settlements and the illegally developed settlements. Squatter settlement can either at first begin as a commercial or a residential enclave which at the latter stage would evolve into a settlement of mixed activities. Squatting activities on illegally occupied land is peculiar with government acquired lands. For reasons which include non- payment of compensation, project abandonments and change in government personnel, government often times do not put the acquired lands into use. Encroachment begins when the lands are put to agricultural uses by the former owners and their tenants. The problem is further compounded by the insatiable desires of the original land owning families (who own it before government acquisition) who pounce on this land and sell it to unsuspecting buyers. Other group of squatter settlements in this category includes those located on less desirable areas of the city such as wet land, refuse dump, over pipe lines and under high tension electricity transmission line (Mustapha O.B., (2009))

Illegally developed squatter settlements on the other hand, usually emerged at rural urban fringe as a result of land speculators buying agricultural land and laying it out without provision for adequate roads, facilities for health, education and recreation. The expectation is that government in the future would provide these basic infrastructures. In this circumstance, plots were bought, developed and occupied without necessary approval from Town Planning Authorities (Olanrewaju D. O., (2001)).

According to Omirin (2003), most Nigerian cities are squalid, because majority is confined to marginal areas without services or infrastructure. In this wise, city dwellers are forced to provide inefficient solutions to their refuse disposal, water supply and other needs. Whatever the type of squatter settlement, the underlying causes is the same- the inaccessibility of developable land to the urban poor.

Nigeria suffers from an acute shortage of sub-standard housing in urban areas due to reasons like rapid urban population growth with rural- urban migration as a result of accelerated socio economic development. The situation (squatter settlement) as has impact of overcrowding, high rent for housing, slum and squatter settlement to urban land escape. For example, 72.5percent of the houses in Lagos occupy one room, while the average number of persons per room was 3.8% (Taylor, (1993).).

In physical terms, Addis Ababa is currently expanding at an increasingly rapid rate. Further, the city has been undergoing horizontal expansion as the major form of development throughout its history. The degree of the physical expansion of the squatter settlement area of the city has outpaced the capacity of the city government's infrastructure and basic urban services and the impacts of land administration. Responsibility for this physical expansion has been attributed to illegal land landowners, formers, speculators, government concerned body and squatter settlers. In Addis Ababa, squatter settlements are mainly located in the peripheral areas of the city (Minwuyelet, (2005)).

2.3 Empirical literature review

2.3.1 Informal Settlements in Developing Countries

Slum regions and squatter communities are proliferating all over the world, especially in emerging nations. This is the most typical effect of urbanization. The content of the phenomenon seems identical, but the location of the occurrences differs. It is challenging to distinguish between slum areas and squatter communities on the basis of those ideas. Scholars like Obudho and Mhlanga (1988) attempted to distinguish between slums and squatter communities by examining their cultural, social, and economic traits. These words described the impoverished regions of a segment of the population whose social and

economic makeup was not entirely integrated. According to Obudho and Mhlanga (1988), a slum is an area that is part of the older part of the city” (Berhane D. , 2015).

Squatter areas are those "where the people have built houses for themselves without regard to survey boundaries, whether or not such boundaries have been established," according to Obudho and Mhlanga (1988) (p. 9). They highlight that squatter communities are frequently seen as transitory or transient locations in nature since they show how the city has evolved. Squatter colonies are frequently established by locals as a means of self-sufficiency and resource conservation. Squatters are found in both the city's central and periphery, according to this investigation. Since squatter housing does not adhere to the nation's national or municipal urban norms, it is considered unlawful. (Obudho,Mhalanga, 2015)and (Berhane D. , 2015)

At least one-third of all Africans live in squatter and slum settlements, according to research by Obudho and Mhlanga (1988). More recent data, such as that from UN-Habitat (2010), confirms this high proportion, despite efforts in some countries to lower it. In the 1980s, the population of African informal settlements was thought to be growing at a 15% annual pace. In addition to urban growth rates unparalleled in global history, this population expansion was a contributing factor to the proliferation of squatter and slum communities because of the startling rural-urban movement and extremely high rates of concurrent natural population growth. This movement became more prevalent. (Obudho,Mhalanga, 2015).

According to the UN-Habitat State of African Cities Report 2010, Africa, which is among the continents most impacted by this (J.F.C.Turner, 2009) (BANK, 2009)phenomena, had a decline in slum inhabitants between 2000 and 2010 as a result of successful initiatives in certain of the continent's nations. These initiatives appear to have helped the northern Africa region in particular control this issue. The countries south of the Sahara have only been able to reduce their slum regions by 5%, in comparison to the countries in northern Africa. However, in nations like Ghana, Senegal, and Uganda, the percentage of slum inhabitants was reduced by more than 20%. (UN-habitate, 2010) .

Countries experiences and practices on land supply, urban development, global and national urban challenges policies and urban land markets reviewed as follows.

2.3.1.1 Kenya

Kenya is dealing with an increase in the number of informal settlements popping up in its cities. Rapid urbanization has a negative impact on the emergence and expansion of informal settlements. Over 34% of Kenya's population resides in metropolitan areas, with over 71% of them living in informal settlements. If all pertinent parties do not take significant and coordinated action, this figure will keep rising. Kenya has the greatest yearly growth rate of any country in the world for informal settlements—5%—and if proactive intervention measures are not implemented, that growth rate is anticipated to quadruple over the next 30 years. (Lamba, 2005, pp. 35-36)

Informal settlements in Nairobi have existed since the city's inception; the government has failed to respond to the flight of informal settlement dwellers accordingly even after being classified as illegal. Life is very difficult to approximately 1.5 million people in Nairobi informal settlements. The residents in these areas live under deplorable conditions with lack of the most basic needs and social amenities, and face multi-dimensional challenges which require multi-dimensional interventions such as clean water supply and improved sanitation, energy, solid waste management, housing, schools, and hospitals (Lamba, 2005)

Despite acknowledging the existence of informal settlements and the need to improve them, the government has recently drafted strategic plan papers and policies. However, it has not addressed the dynamics of land information management issues in the informal settlements, and as a result, it lacks a blueprint that can assist with access to the most important social services during general city planning. For example, land tenure information management in urban informal settlements has changed in response to the urban poor's desire for alternate ways to get land and housing. (Lamba, 2005)

2.4 Land tenure

Land tenure, as defined by the German International Technical Cooperation Agency (GTZ), is the relationship between individuals and land, represented by land rights and

limitations. According to Payne, land tenure refers to the system of interactions between individuals regarding land or its products, as well as the manner in which land is held or possessed. In common law terminology, tenure is defined by Rakodi as a group of rights, each of which is a connection to land that exists between individuals and organizations.

(Lamba, 2005, p. 24)

2.4.1 Land tenure system

Systems of land tenure are the legal, contractual, or customary agreements that allow people or groups to use land to access opportunities for social or economic advancement. The specific type of tenure is defined by the policies and guidelines that control the rights and obligations of individuals and groups with regard to the use and management of the fundamental resource of land. diverse norms give rise to diverse land tenure systems. However, Payne lists five main categories of land tenure: (Lamba, 2005, p. 24)

2.4.2 Customary tenure - Under these systems, man's job is seen as one of guardianship, or safeguarding the interests of future generations, and the land is revered. Rather than through payment, the community's leaders decide how much land to allocate, use, and transfer based on needs. Due to urbanization, commercial demands are now present on this system. (Lamba, 2005, p. 24)

2.4.3 Private tenure - The goal of this system, which is based on individual land titles, is to guarantee the most intensive and effective use of the property by allowing nearly limitless usage and exchange. Its principal drawback is that lower income groups find it harder to access. (Lamba, 2005, p. 24)

2.4.4 Public tenure - The idea of public land ownership, which aims to provide access to property for all societal segments in the face of growing competition, is primarily a response to the perceived constraints of private ownership. All rights were owned by the state in socialist nations, while in capitalist nations, rights might only be limited to a small number of needs that the public needs, including strategic or community purposes. (Lamba, 2005, p. 24)

2.4.5 Religious tenure - The foundation of this system is religious rules; for example, Islamic religious land tenure is the customary form of land tenure in Islamic countries. (Lamba, 2005, p. 24)

2.4.6 Formal tenure – There are many different categories in this system, each with differing levels of legality or criminality. These consist of many types of informal rental agreements, unpermitted subdivisions on legally held land, and both regularized and irregular squatting. (Lamba, 2005, p. 24)

2.5 Land tenure Security:-

When someone has secure land tenure, they are guaranteed the right to remain on the land and use its resources without fear of being forced to leave. They can also be assured that they can only be evicted through a recognized and established legal process that is impartial, equally applicable, contestable, and independent. Tenure security is never completely guaranteed in practice. Since it cannot be defined objectively, it can never be directly measured. Security is largely defined by people's perceptions of it. (Lamba, 2005, p. 25)

Some see formal property rights registration which includes state assurance and enforcement as a tool for enhancing tenure security. Osteonetal claims that the certainty that registered land tenure holders have that their rights will stand until they are legally and understandably terminated is one additional value that registration of current land tenure may confer. Any set of rules and principles that provide the relevant community with predictability, transparency, and dependability is considered lawful in this context (including those under non-formal tenure systems). Three ideas form the foundation of the secure property rights doctrine. (Lamba, 2005, p. 25)

1. Economic development - When individuals are able to effectively and readily defend their rights against the claims of others, economic progress is encouraged.
2. Social stability- Safe and distinct property rights are easily defended, averting disputes over property and settling others
3. Resource management - Governmental organizations can better manage land resources and enforce social and environmental restrictions when they have access to information about the land and the people who own property rights.

2.6. Land administration and informal settlement in Kenya

2.6.1 National land policy and formulation process

For a very long time, land issues have dominated Kenyan politics. The land management system is viewed with widespread displeasure. Uneven distribution of public land, a plethora of antiquated and convoluted land laws, corruption and inefficiency in the land administration system, shaky land tenure and inadequate dispute resolution procedures, and the administration of unofficial land developments are some of the problems that contribute to the discontent. (Lamba, 2005, p. 36)

Kenya's land laws have been harmonized as part of the most recent efforts to formulate a national land policy, which is represented by the national land policy formulation process. Three recent events have made it more necessary for Kenya to have a comprehensive national land policy that will offer a framework for the use, access, and conservation of land. (Lamba, 2005, p. 36)

1. Report of the Commission of Inquiry into the Kenya Land Law and Tenure Systems (Nomo Land Commission) submitted in 2002
2. Economic Recovery Strategy for Wealth and Employment Creation Program 2003-2005
3. Draft Constitution submitted by the Constitution of Kenya Review Commission in 2004

The seizure of public land, the consolidation of authority over land problems in the office of the Commissioner of Lands, and corruption in the Ministry of Lands and Settlement are the main reasons Kenyans have lost faith in the land administration system. Reclassifying land and delegating land administration to a new institutional structure that would operate independently of the federal government were the recommendations made by the Commission. The administration of land is greatly influenced by customary land law, although it is not adequately taken into account by the existing land legislation. The Commission suggested formalizing and implementing customary land law in land management practices. A draft constitution was presented and approved at a meeting by

the Constitution of Kenya Review Commission (CKRC), which was established to design a new constitution for Kenya.

A. Fair and equal access to land and related resources

B. Protection of all landowners', users', and occupiers' rights

C. Productive and sustainable land resource management clear and economical management of landowners

D. Vigorous preservation and safeguarding of environmentally vulnerable regions

E. Discouragement of traditions and behaviors that restrict women's access to land, encouraging local communities to use recognized local community initiatives to resolve land conflicts.

The process for creating the National Land Policy (NLP) was started in 2004. Ensuring the upkeep of a land administration and management system that will give all citizens, especially the poor, the chance to access and profitably occupy and use land in an economically, socially, and environmentally responsible manner is the specific goal of the NLP formulation process. (Lamba, 2005, p. 37)

2.6.2 Land administrative organization

In Kenya, the Ministry of Lands and Settlement (MoLS) government departments are primarily responsible for formal land administration duties. All other land administration tasks are handled by the government, with the exception of contracts for outsourcing development plan creation and cadastral surveying. Private physical planners registered with the Physical Planners Registration Board prepare development plans for land projects such as amalgamations, subdivisions, and other land developments. In accordance with the Physical Planning Act, these development plans are presented for approval to the local government and the Director of Physical Planning. Development plans may be utilized for surveys after approval. The Department of Physical Planning is in charge of creating regional and municipal development plans. (Lamba, 2005, p. 40)

2.6 .3Administrative frames works

The province and district headquarters of the Ministry of Lands and Settlement are home to offices for each department. Even though they are not merged into a single organization, they do share some data (for instance, land registration and cadaster are individually administered by the Departments of Lands and Surveys, respectively). The MoLS departments receive all of their financing from the federal budget. Budget allocation decisions are based on the departmental work plans. Revenue received through "appropriation-in-aid" is sent directly to the Exchequer. Currently, spending is prohibited while collecting. There is no attempt at cost recovery; rather, there is no relationship between the price of the product and the cost of production (and service delivery). Public land management in Kenya (Lamba, 2005, p. 40)

1Extortion of unofficial fees

2 Irregular allocation of public land for speculative purposes

3 Incompetence for example, poor land information management systems

4 .Inefficient and ineffective service delivery

2.7 Urbanization in Ethiopia

According to Jenkins, Smith, and Wang (2007:9), urbanization is the demographic process of moving the country's population balance from "rural" to "urban" areas. One of the biggest socioeconomic shifts in the last fifty years or so has been the fast urbanization that has resulted in the emergence of new slum types, squatter settlements, and informal housing throughout the developing world's quickly growing cities. According to the 2004 UN-Habitat global report on human settlements, the number of people living in cities has increased dramatically over the past 50 years, and this trend is expected to continue for at least the next 30 years as more people are born in cities and are displaced from nearly full rural areas. (Davis2006:1). In Ethiopia, according to the 1984 census the total population number of the country was 39.9million while this number increases to 53.5 and 73.9 million in 1994 and 2007 censuses respectively. Each successive Population and Housing Census demonstrates that national population size increased in steady increments of significant proportions. For instance, a comparison of the 2007 census results with those

from 1994 shows that the population of the country increased by more than 20 million persons over the last 12 years. Similarly, in the previous decade (1984 to 1994), the population of the country increased by 13.6 million people (CSA, 2007).

Table 1. Population Trends of Ethiopia

Year	1984	1994	2023
Total population(in millions)	39.9	53.5	107.334
Urban population (in %)	11.4	13.7	23.6
Rural population (in %)	88.6	86.3	76.4

Source CSA, 2007 and 2023

Because of Ethiopia's unique historical circumstances, urbanization there is a relatively new development. For political and military purposes, a large number of Ethiopia's medium-sized towns were established in the nineteenth century (Markakis, 2006:197). Donald Crummy claims that the palace, market, and church were the three main institutions that shaped Ethiopian towns in the 19th and 20th centuries. These organizations had three main functions: cultural, political, and economic. (Bahiru, (2008: 490), modern Ethiopian urbanization) In Ethiopian history, Addis Ababa, the current sedentary capital, was established in 1886 as the third capital after Axum and Gonder throughout the early and medieval eras. Ethiopia was a country of remote homesteads and little communities for the most of its history (Pankhurst, R 2007). Richard Pankhurst attributes the protracted lack of significant urban area settlement in Ethiopia to the constant movement of the royal camp. In addition to courtiers and warriors, the vast majority of the people in the middle ages who made up the royal court were non-combatants, such as armoires, tent-carriers, muleteers, priests, traders, prostitutes, beggars, and even a few children.

However, Molla Mengistu contended (Molla, 2009). Nevertheless, it can be said that Ethiopia's modernity and political stability—particularly under Emperor Hailesselasi I's rule—were major contributors to the country's urbanization boom in the 20th century. The majority of the nation's cities grew up around major industrial, commercial, or railroad

hubs. Emperor Menelik II is credited with founding Addis Ababa, which was once a series of camps with the royal camp housed in a tent in the middle of the high ground. His attendants encircled the imperial camp, and other nobles were scrambling to seize land throughout the city. This can be considered their initial informal settlement act. (Molla Mengistu, Muradu Abdo, 2011)

2.7.1. The land holding system in Ethiopia

Daniel (2011) states that Derg produced two significant land laws in Ethiopia following the overthrow of the imperial regime in 1974 (proclamations 31/1975 and 47/1975), All rural land was transferred to the state by Proclamation 31/75; all urban land and additional homes were transferred to the state by Proclamation 47/1975. Proclamation 47/1975: Article 5 allots 500 square meters of land for residential construction to each household. The government forbade the mortgage, sale, leasing, inheritance, and building more homes on the same plot of property for urban land (Id. Art. 11). Although Derg's demise occurred in 1991, the country's land ownership laws remained unchanged, as stated in Article 40 (3) of the 1995 Ethiopian Constitution. (Daniel.L, An Assessment of the Development and Implementation of Regulations on, 2006)

2.8 Major Causes of Squatter Settlement

Although the causes of informal settlement vary, the results are generally consistent across literature. It is true that informal settlements develop when the community's demands are not met by the prevailing land management and planning framework. People choose their own routes to settle on other people's land when the system fails to meet the needs for social housing. These communities are distinguished by their quick, chaotic, and unplanned growth. (Lirebo, (2006))

People are building unlawfully under extremely unfavorable social and environmental conditions due to rapid urbanization, poverty, lack of access to land and ownership, and limited or nonexistent social housing. People are drawn to search squatting as an alternative method because to a number of major obstacles, including a lack of financial and human resources, onerous regulations, imprecise administrative procedures, and unattainable expectations. (Daniel.L, 2006)

2.8.1. Poverty

Due to poverty and social injustice, squatter settlements have resulted in a variety of subpar housing conditions; in particular, squatter settlements are marked by unapproved land occupation, a lack of a building permit, and/or a violation of planning and building regulations. 185 persons were found to reside in informal settlements within the research region. Most informal settlers make too little money for marketplaces that are properly regulated to offer them any sort of long-term dwelling. One of the contributing aspects is that the impoverished are less likely to save, which makes them less likely to borrow money from banks for residential purposes (Daniel: 2011). The bulk of squatters are classified as extremely poor, and poverty is the driving force behind informal settlements. (Berhane A. s., (2006, 2015),)

2.8.2 Inadequate Formal Land Distribution

One of the main reasons informal settlements have existed throughout history is that responsible institutions have not been able to supply urban poor residential plots (housing) to the city's constantly growing population. Although official applications for residential plots in Addis Ababa's Akaki Kality subcity Town have been rising gradually, the amount of available land is grossly insufficient to accommodate the needs of the impoverished for either a house or a plot of land. (Lirebo, (2006))

2.8.3 Informal Land Market

Almost all emerging nations face a significant issue with access to land that is ready for construction. The urban poor and even the middle class frequently need to go outside the official land market in emerging country cities in order to obtain access to land and houses. Because there is an intermediary of land speculators, the informal land market is typically significantly larger in developing country cities than the legitimate market. . (Daniel.L, 2006) (Berhane A. s., (2006, 2015),)

2.8. 4 Formation and expansion of informal settlement

Inheritance and gifting are common ways for land to be acquired; in many legal systems, these methods are also allowed, and the original owner has the right to use them. Even if the subdividing of land for gifts and inheritances seems to be a gradual process, it has a significant impact on the development and growth of informal settlements. The third method of land invasion is organized urban land invasion; this method is clearly illegal from the start and results in the creation of their own informal urban neighborhoods on both acceptable and inappropriate sites. This technique is not typical in all metropolitan centers, but it frequently depends on circumstances such as disputes over property ownership. For example, a land invasion

- I) Land can be purchased straight from the original owner and given to numerous other owners.
- II) This is the second phase and method of transferring land to new owners from lands acquired by gifts, inheritance, and invasion. As previously mentioned, these processes turned commercial, and entry was only feasible for a price set by the black market.
- III) It moves quickly and without warning. As a result, a lot of sources prioritize informal land markets while discussing the development and growth of informal settlements.

2.8.5 Population growth/Urbanization

Population growth worldwide the majority of this growth is occurring in cities. An increase in the population residing in towns and cities is known as urbanization. The primary source of urbanization is migration from rural to urban areas, which expands both the size of the urban population and the territory covered by urban areas. Other changes in land usage, economic activity, and culture follow from these population shifts. Significant social and economic changes have historically been linked to urbanization. For instance, residing in an urban area is associated with improved health, fewer births and longer life expectancies, more access to social services, and better chances for cultural and political engagement (UNDESA, 2014). However, there are drawbacks to urbanization as well.

In 1960, the global urban population was 34% of the total; however, by 2014 the urban population accounted for 54% of the total and continues to grow. By 2050 the proportion living in urban areas is expected to reach 66% ((UNDESA, 2023)

2.8.6 The Failure of Governance

Slums and urban poverty, according to the UN-Habitat report on worldwide human settlement, are more than merely a result of demographic shifts and population growth, or even of the immense, impersonal forces of globalization. Slums must be viewed as the outcome of the failure of national and urban policies, as well as housing laws, delivery systems, and regulations. (UN-Habitat 2003

According to the research, policy fails at all spheres international, national, and local. Global policies that have undermined national governments in the absence of any counterbalancing central supervision seem to be fostering an unchecked globalization that is allowing for further marginalization and inequality. The urban-rural and cross-sectorial dynamics that are essential to both sustainable economic growth and the distribution of its possibilities have not been supported at the national level by liberalization and the sectorial fragmentation of policy, analytical, and institutional frameworks. Many slum residents are stuck in a dangerous place where crime, insecurity, and environmental degradation are rampant due to the local government's shocking inability to handle or control the situation.

2.8.7 Institutional and legal failure

The impoverished in cities are confined to an unofficial and "illegal" environment, where public services are not rendered, rubbish is not collected, taxes are not paid, and slums are not shown on maps. They don't exist officially. Even though they might live inside a town or city's boundaries, slumlords or mafia bosses may very well be the local authority instead of city council employees, who frequently make no effort to exercise their authority or even venture into the slums. As forbidden or unacknowledged

2.9. Major Impacts of the Squatter Settlements

2.9.1 Environmental Impacts

The environmental impacts are one of the major impacts for the squatter settlements so that there are different environmental impacts such as:-

2.9.2 Pollution of Water resources

The primary reason for the contamination of ground water sources, the majority of which are found outside of cities, has been the growth of squatter human settlements. The loss of vegetation surrounding water sources decreases water flow, and improper disposal of liquid and solid wastes contaminates drinking water, leading to recurrent outbreaks of diseases like cholera and dysentery, especially during seasons with heavy rains. (Fadairo, 2006) And (Berhane D. , 2015).

2.9.3 Flooding

Another consequence of squatting is flooding, which occurs when essential municipal infrastructure and services such as waste collection, roads, water supply, and sanitation are never delivered. Wastes generated in this neighborhood are carelessly tossed into drainage systems, creating bottlenecks that could eventually cause the area to flood and erode. (Fadairo, 2006).

2.10 Economic and Social impacts

2.10.1 Encroachment of Good Agricultural Land

The best agricultural area has been turned into settlements due to the unchecked growth of human populations. Most tenants don't pay user fees or property taxes, which lowers the municipality's ability to pay for necessary services ((Abrams Charles, 2006) ((Abrams Charles, 2006), According to records, the town of Zanzibar developed by 2100 hectares between 1977 and 1994, primarily into the best agricultural area. The Ministry of Agriculture has received sincere objections and cautions over the steadily declining amount of agricultural land as a result of the excessive growth of human settlements. The production of crops and the income of impoverished rural families decline when agricultural land is lost. (Tsenkova, (2008),)

2.10.2 Haphazard or uncoordinated development

When squatting occurs on public or abandoned land, no plans are made and there is no oversight over the developments. When landowner households create their own layouts, these arrangements typically don't follow appropriate standards, and in these situations, effective development control will always result in the chaotic or disorganized development that defines the creation of slums. (Tsenkova, (2008),)

2.11. General Characteristics of Informal Settlement Its three distinguishing characteristics the physical, social and legal as well as the reasons why they are related to help us understand it. (Srinyas, 2005).

2.11.1 Social Characteristics

Households in squatter settlements are often lower income groups; they may work and earn a wage or participate in other sector ventures. The majority of them make at least the minimum salary on average. Due to potential income sources and part-time employment, household income levels can potentially be high. The majority of informal settlers are migrants, whether they live in rural, urban, or both; nevertheless, they can also be second or third generation informal settlers. (Srinyas, 2005).

2.11.2 Physical Characteristics

Owing to its inherently non-legal status, squatter settlements lack the necessary infrastructure and services. This includes social and network infrastructure including electricity, water supply, roads, drainage, schools, health centers, and marketplaces. For example, a home may not be able to purchase a water supply. A hand pump or the City networks may have been used to supply a small number of community or public standby pipes. However, if water is accessible, unofficial networks for the supply can be used. (Srinyas, 2005).

2.11.3 Legal Characteristics

The primary feature that distinguishes an informal colony is the absence of land ownership on the portion of land occupied by the settlers. These could be abandoned public or government lands, or they could be the property of unsold unlawful owners who have appropriated the land for residential construction while the owner is not using it for productive purposes. (Srinyas, 2005).

2.12 Problem of squatter settlement on urban land administration

Because of widespread poverty, fast population expansion, and other factors, a sizable share of the urban population of developing nations resides in informal settlements. The removal of squatter settlements, minimum physical standards, pricing control, and urban

growth control are examples of traditional regulatory methods that have not succeeded in improving the housing conditions for the impoverished (APA Journal 1987). A fundamental aspect of human existence is housing. Housing amenities for human habitation units are therefore a major concern. Water supply, electricity, culinary facilities, solid waste disposal places, and restrooms are considered essential amenities (Begna Ts, Nov 2017). As a result, inadequate housing does not enable the mentioned services or circumstances. As a result, inadequate housing supply has negative effects on informal settlements' social, environmental, and economic. (United, 2013)

In general the problem squatter settlement can be categorized as below

2.12.1 Economic problems

Squatter communities present significant political and financial issues for the government, particularly when it comes to evictions, legality, and resettlement. These challenges also affect the individual residents of the settlements. It is quite expensive to try to map out the amount of informal development and to allot the additional institutional capacity needed to integrate the settlements into the city's planned territory. Squatter settlement infrastructure construction is both challenging and resource-intensive. (United, 2013)

2.12.2 The social problems

The wide ranges of spatial expressions of informal settlements throughout the region are linked to the numerous social facets of the issue. Despite these variations, a few points are crucial: Notably, people who live in informal settlements are frequently impoverished and disadvantaged, experiencing tenure instability, increased unemployment, and social problems. (United, 2013)

According to data gathered from the region, squatters typically lack solid land or house tenure and risk the possibility of eviction, in addition to the lack of access to social services and schools. Not having official registration or title to the land, but being ineligible for several social services is one of the worst effects of living in a squatter colony. (United, 2013).

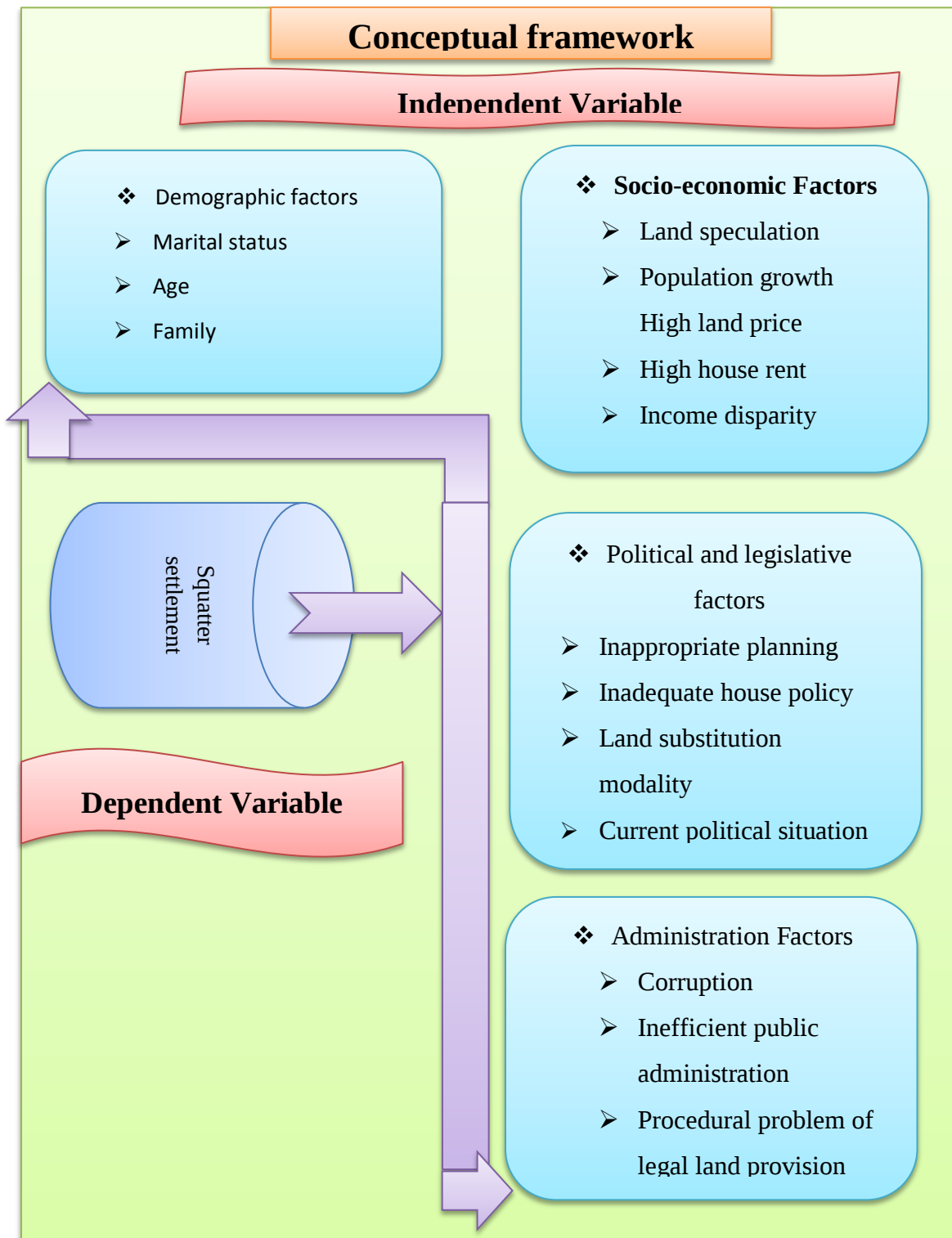
2.12.3 The environmental problems

Squatter colonies provide environmental issues due to their unplanned land use, which exacerbates infrastructural deficiencies and detracts from the residential area's aesthetic appeal. The area has made it evident that there is a major infrastructural deficiency. The cash generated by the majority of squatter settlement inhabitants' partial payment of infrastructure usage is insufficient to meet the increasing need for infrastructure expansion and development. Because of its severe financial issues, the municipality is unable to deliver services. (United, 2013)

2.12.4 The research gap

Most scholars show that illegal settlements are a problem in various cities, including Addis Ababa, and they try to investigate the problem of urban land management in an informal way. One of the sub-cities in Addis Ababa, Akaki-Kality sub-city, has an impact on this issue and has not been researched. In addition, their lifestyle is different from the other study areas, which is different in terms of culture, economics and social living conditions. They have distinct characteristics due to population migration within and beyond the research area. Many researchers are focusing on settlement improvement, especially infrastructural issues, and there has been limited research in the field of informal settlements. Although various studies have been conducted since then, this study is different from identifying and solving the problems caused by land management, so it is possible to work on it from other studies that have not been done.

2.13. Conceptual framework



CHAPTER THREE

3. METHODS AND MATERIALS

3.1 Introduction

The methodology part of this section has incorporated the specific research methodology procedures to address the research problem, to answer the research questions, and to achieve the research objectives. Research approach, methods, techniques, sample size determination, target household, sample frame, sample units, data collection and analysis methods, and others were explained in detail together with their justification in each sub-topic accordingly.

In the sub city administration office, a total counted estimated of 4500 squatting housing units are found, in all woreda ,out of the total housing stock of the sub city land plot 75000 in which accounts 6%.on the other hand, in the study area of sub city, 4500 squatter settlements were found

3.2 Description of the study area

This includes city administration, Sub city administration and woreda administration level Addis Ababa has 11 sub city, Akaki Kality Sub-City one of the sub city of Addis Ababa city administration. Akaki Kality has 12 woreda which is found in the southern part of city administration .It is 20 km far from the city's center. The latitude of Akaki Kality, 8° 89'5831'' and the longitude is 38° 78' 9162 20" (Akaki Kality) Addis Ababa is located at Ethiopia country in the Districts place category with the GPS coordinates of 8° 53' 44.9916" N and 38° 47' 20.9832" E. And it is located 2,140 m above sea level (LatLong.net, 2022). The bordered of the sub city north and west part Nifasilk sub city, in the east and south part Sheger Oromiya city. The total population is over 772688; of which 301349 people are male while 471339 people are females from a total household size of 154537 giving an average household size of around 5. On the other hand, the total population size of the study area Akaki Kality sub city, which include the those woreda has a total population size of 162407, of which 63339 people are male while 99068 are females. 61% of sub city residential. Akaki kality sub city one of the sub city of Addis Ababa. Akaki kality have 12 woreda. From those woreda 1,4,5,7 and 12 are most invasion of by squatter settlement study area, Those Woreda it's have own sub qetene(sefer)

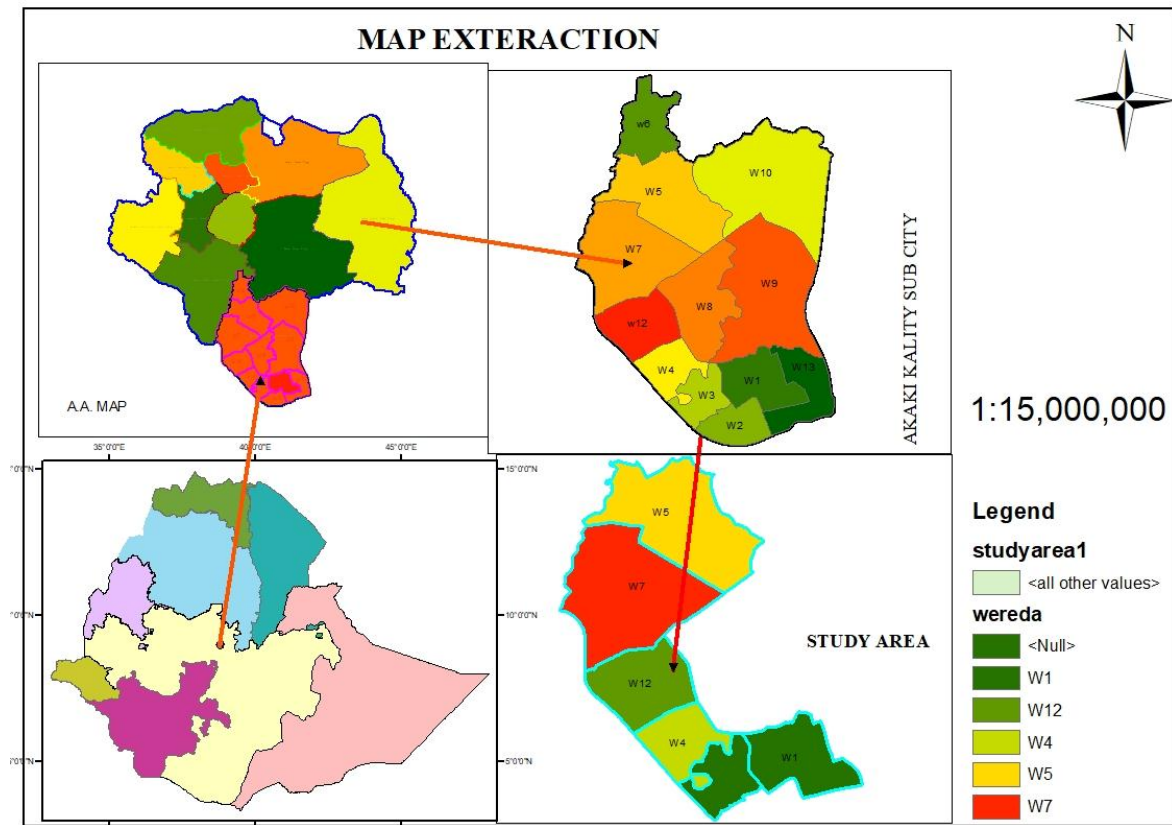


Figure 3.1. Study area

3.3. Research Design

The research study employs descriptive survey according to its objective. The study is more based on qualitative and quantitative information to describe the current situation of the problem to be study area.

Descriptive case study with mixed research approach is used to describe the data of squatter settlement on land administration of Akaki-Kality Sub-City and the challenges involved. The types of data used for the study includes both qualitative and quantitative information from different sources including key informants from the Land Development and administration Office and the squattest residence and government office employers and managers of the sub-city. In the process of conducted those study, the descriptive research method is employed to collect and analyzed data that can answer the questions which addressed the current status of the issue in the study area and to identified the characteristics and assess the impacts of squatter settlement expansion in the states study

area and also propose strategies and interventions of the sub-city land administration.

3.4 Research Approach

For this particular study, research approaches that were used both quantitative and a qualitative method was used. But due to the nature of the study, the quantitative approach is more dominantly used and as a supportive to this qualitative method was used so that more reliable findings were reaches from the analysis of both quantitative and qualitative data.

Most of the data for this study was obtained through in depth interviews and observations in which case results are generated in a non-quantitative form. But some parts of the subject matter under study were investigated through an inferential approach of quantitative method in which a sample of population is studied to determine its characteristics. Therefore, a mixed approach was been chosen for this particular study.

3.5. Study Population

Addis Ababa has 11 sub cities and 113 woreda, Akaki Kaliti one of the sub cities of the city administration. It has 12 woreda. One,Four,Five,Seven And Twelve are found or locates in the periphery area of sub city of Akaki Kaliti squatter settlement are mainly located periphery area. More over squatter lives more 5 up to 14 years ago and this belief to facilitate to attainment legalization of objects of the research. In the other cases squatter household's heads are random systematic selected from woreda in order to have the same unit of the study area. As the data was being obtained from the data that is the basis of this research is obtained from the database of the Akaki Kaliti sub city land administration office and woreda level of land administration offices of each district. Totally 4500 squatter houses unit found in the study area of sub-city

3.6 Sampling size

To determine the sample size of the customer's probability sampling method was be used, according to Katherine (2007), to determine the sample size the formula for the population less than 10,000 is.

n = desire sample size

z = standard normal deviation of required confident level

P = the proportion of the target population

$$n = \frac{(z^2) (p) (q)}{d^2}$$

$$q = 1-p$$

N= study or target population

$$d = \text{margin of error} = 0.05 \text{ will be use, } n = \frac{(0.95^2) (0.5) (0.5)}{0.05^2} = \frac{2.543 \times 0.25}{0.0025} \quad n = 365$$

The sample size for customer's random sampling technique was used to select the data of this study were taken from the sub-city land development administration, and they invaded the land illegally and registered document. They were selected to participate in the research paper by selecting the sub-city that has the information. the key informants from informal land squattiest 365. In the study 95% level of confidence was used, because took confidence level above this will not be manageable to the researcher.

The sample of this study is 365 customers that are selected by systematic random sampling method from of 4500 target customers (every 28 of the population size).

3.7 Sources of Data

3.7.1 Primary data

The primary data concern the cause of squatter settlement; land acquisition processes, demographical, social, and economical status of the squatter .nature and housing condition of squatter settlement in the studied area were collected from the sample household heads used structural interview, questioners and observation.

Interviews with key government officials and administration in the study area at the woreda and sub city level were conducted to gather information on squatting issues, legal responses, and impacts on urban land administration

3.7.2 Secondary data

The secondary data as to be review of related literature books, legal formal urban land administration documents, published and unpublished source, proposal done on squatters settlement. Data on the total population and the number of squatter housing units the studied area were obtain from Akaki Kality sub- city and woreda registration document was gather the information

3.8. Methods of data collections

The methods of the study data collected are both primary and secondary data source. So primary data was used source are questionnaires, personal interview, observation of the study area of squatters' and group discussion. And also secondary data can get from Published and unpublished materials gathered from sub city land administration office, woreda land office and woreda registration book, internet services, case study were also assessed for the same issues

3.8.1. Questioner

The questioner prepared for squatter settlers and informant person in the samples squatters of those. They helped to provide an insight into the emergence of the informal settlements; land ownership types and even the performance of the land market

3.8.2. Interview

Interview guides were prepared targeting population. They also provided an insight into the emergence of the informal settlements; land ownership categories and even the performance of the land market

3.8.3. Observation

For this study, field observation was used as the leading data collection method in the selected case study area. Based on this, it was possible to look at the problem of land administration due to illegal land invasion and construction of squatter settlement. Of course, the fact that it is important to collect important information to analyze the current situation of illegal land occupation and construction requires primary data of our various methods to properly identify and identify this problem. One of the best ways to get information is to visit a place and see what is going on there, that is, by looking at the relationship between impacts of squatter settlement and land administration problem.

3.9 Data Analysis and Interpretation Methods

The data analyze both qualitative and quantitative tools are using. Qualitative data obtained from key informant interview and document reviews was analyze using narrative description method.

Data collected through questionnaire was coded and entered in to a computer. Computer software known as statistical Packages for Social Science (SPSS) was used for the

analyzed. The quantitative data is analyzed using descriptive statistical tools (frequencies percentage and regression and cross tabulation). The data obtained from open ended and closed ended item were summarized and analyzed using narrative description method.

In general the data collected were analyze using different parameters developed by researchers through referring other experience from perspective of basic need of impacts of squatter settlement on urban land administration. Then those parameters applied by integrating with computer software's; GIS, Google map, Microsoft word, SPSS, excel and CAD. Those software's are the easiest and quickest way to analyze the data. Finally, the analysis represented through maps, tables, graph and text to make comparison easy. Then based on those analysis the final output data presents by different mechanisms to above instruments

CHAPTRE FOUR

4. RESULTS AND DISCUSSION

4.1 Introduction

This chapter presented and analyzed of the field survey data obtained from the questionnaires prepared for the study of the households and employees, interview data, secondary data and also personal observation of the investigator was discussed. The findings discussed in this chapter evaluated the impact of informal settlement on urban land administration of Akaki Kality sub city. Based on the data gotten from the municipality office, In general, the primary and secondary sources of information for this research paper were obtained by collecting, and for the primary source of information, the sources obtained directly from the community and the office manager and the employee through questioning and field and observation, and for the secondary source of data, the source was obtained from published or unpublished proclamation documents and from the document register book of the sub city land administration office is information gazers to numerous squatter settlement data.

4.2. Response Rate

The study used a total of 365 sample units for the survey of which 320 questionnaires were distributed for squatter household respondents while the rest 312 questionnaires and interview questions were distributed to employees and government officials are 45 the respondents are 41 as it is identified in. Total 365 samples, 12 or 3.28% of the questionnaires were not returned back and therefore rejected, so that 96.72% of the responses were taken as a total to be computed and analyzed.

Table-3.1.Target population and sample size

Woreda	Number of sample units	Respondents/sample size
1	668	48
2	71	0
3	42	0
4	897	63
5	906	69
6	41	0
7	901	66
8	52	0
12	922	74
13	0	0
Sub-city	45	45
Total	4500	365

The data of this study were taken from the land development administration of the sub-city, and they invaded the land illegally and recorded documentation. They were selected to participate in the research paper by selecting the sub-city that has the information. In the election, the sub-city where the majority of them settled was chosen, and in the election, it was tried to be chosen from the sub-city where the illegals are settled on the edge of the city, as well as those who are settled on the banks of the river (Buffer area).

4.3 Demographic Characteristic of Respondents of Akaki Kality sub city

Akaki- kality one of them sub city of city administration The demographic features of the respondents participated in the survey like residence, means of land accusation system (constructed house), place of origin(Birth place), durations of the time, the major causes for the squatter settlements in sub-city and around the city, apply to acquire land to municipality, reason of you build without permission, material you used to construct house, legalization of the land, what kinds of problem faced economical. Political, environmental and social problems are depicted blow. In the other case of squatter settlement generally of the respondents participated in the survey of squatter settlement

on the study area raised due to different reasons. From those the people migrated to the sub city for searched of plan of land for small amount of money to get houses. Because of the absence of local government that provides land to low income group, and the migrants were obligated to buy the plot of land from the farmer to construct the houses.

Since same of these people were new comers from outside of the sub city and 78 (22%) respondent is city administration they had no identification card and other 190 (53%) the rest of respondent have permanent identification card and 44 (25%) of the squatter there is temporary identification that realized their residency to get legal land. So that they forced to acquisition a plot of land from the farmers and build the houses illegally in addition to that; the proximity of the study sub city to others areas and the increment of land value, the land value decrees by the land speculator that aggravates the enlargement of squatter settlement on the study area.

4.4 Status of squatter settler

4.4.1 Sex Composition of Respondent

A instant of survey feedback form respondents' profile that are sex composition as follows 64% of the respondent are male 36 % of female of respondents.

Table 4.1. Sex Composition

Sex of squatter settler					
Variable		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	226	64.0	64.0	64.0
	Female	127	36.0	36.0	100.0
	Total	353	100.0	100.0	

4.4.2 Marital status of the households

The table below that indicates 16.4% single, 77.9% married, and 2.3 % are widowed and 3.4% divorced respectively. Thus majority of the households were married. This denotes that extreme that of the respondents has a responsibility of helping their family in all

aspects the questions. Thus the households have been expected to share the monthly income they earn to their family.

Table 4.2. Marital status of house hold

Marital status of squatting					
Variable		Frequency	Percent	Valid %	Cumulative Percent
Valid	Married	275	77.9	77.9	77.9
	Divorce	12	3.4	3.4	81.3
	Single	58	16.4	16.4	97.7
	Widowed	8	2.3	2.3	100.0
	Total	353	100.0	100.0	

A summary of survey questionnaire respondents' profile along two variables: gender and marital status of squatter settlers is presented above in table 4.2. The profile indicates majority of the respondents were Male with 275 (77.9%) female and 126 (22.1%) respondents. As you can see in this study, most of the residents are married, and in general, the basic problems that enter into illegal land occupation and illegal construction of squatter settlement, when it comes to marriage and family formation size increase, it is possible to observe in the study that they mainly enter into this situation.

In general, the majority of the community that participates in this illegal occupation is married, and it can be seen from the study that it is the problem of homeless that leads them to this problem.

4.4.3 Age Distribution of Respondents

According to the table below, that moderate of the respondents (29.5%) are categorized between the ages of 36 up to 40 years while 4.2% of them are found under the age of 18-25 years. which means most of the squatted are younger

Table4.4. Age Distribution of Respondents

Variable		Frequency	Percent	Valid %	Cumulative Percent
Valid	18-25	15	4.2	4.2	4.2
	26-30	46	13.0	13.0	17.3
	31-35	77	21.8	21.8	39.1
	36-40	104	29.5	29.5	68.6
	41-50	62	17.6	17.6	86.1
	Above 51	49	13.9	13.9	100.0
	Total	353	100.0	100.0	

4.4.4 Average family size of the households

Based on the sample survey information, the middling family size of the households on the study area that indicated that most of the households that are shared of the leaved in the small village that have the respondent most of the family are their daily income has to go to your income and their family. So that they were not affording to buy or accesses of land or house by leases policy .so the one and the list chose is squatter of illegal land purchase and squatting illegal public vacant land .The legal land from municipality since most of them are out comers. Since of this they obligated to squatting.

Table 4.5 Family size of respondent

Family size					
Variable		Frequency	Percent	Valid %	Cumulative Percent
Valid	1	55	15.6	15.6	15.6
	2-3	185	52.4	52.4	68.0
	4-6	111	31.4	31.4	99.4
	7and above	2	.6	.6	100.0
	Total	353	100.0	100.0	

Based on the data gathering most of the respondent that are age in to the family size are as follows, most of respondent that are the family age are 36-40, the family size more greater than the other group, Which means the respondent that middle age most of the squatting.

Table 4.6 Age of squatting and Family size Cross tabulation

Age of squatting * Family size Cross tabulation						
Variable		Family size				Total
		1	2-3	4-6	7and above	
Age of squatting	18-25	8	5	2	0	15
	26-30	12	33	1	0	46
	31-35	18	55	4	0	77
	36-40	10	51	43	0	104
	41-50	2	17	42	1	62
	Above 51	5	24	19	1	49
Total		55	185	111	2	353

4.4.5 Educational status of the households

As indicate from the data below the educational level of the households on the study zone the household were have never attended 13,0 % , primary school 52.1 % , secondary school 31.1 % , technique and college 4 % , and university graduated 2 %. From this it is conceivable to conclude that majority of the household's educational qualification that is educated person.

Table 4.7 Educational status of the house holds

Educational status of respondent					
Variable		Frequency	Percent	Valid %	Cumulative%
	Illiteracy	46	13.0	13.0	13.0
	Primary school	184	52.1	52.1	65.2
	Secondary school	117	33.1	33.1	98.3
	Technical and college	4	1.1	1.1	99.4
	University	2	.6	.6	100.0
	Total	353	100.0	100.0	

4.4.6 Income Level of Respondent

The table below shows that 34.3% of them earn a monthly income of 2000 birr, 26.1% earns a monthly income of 2500 birr and 28.3% earn a monthly income of 3000 birr. The remaining 8% is 4000 ETB and the remaining 2.5% income is 5000ETB monthly personal income more. In general, according to the above list, the residents earn a lot of middle income, which means that the living conditions of the society are in the middle level. According to the study, most of the people who are participating in the illegal occupation and construction are middle-income residents, and these residents, in terms of their income, are unable to buy or sell in the right way, the study shows that they entered this way through a shortcut.

Table-4.8. Income Level of Respondent

Month income level			
Variable		Frequency	Percent
	2000	121	34.3
	2500	92	26.1
	3000	100	28.3
	4000	31	8.8
	5000 and above	9	2.5
	Total	353	100.0

4.4.7 Time Taken to Own Residential Land by Respondents

The result obtained from the household survey below in table indicates that 23.2% of the respondents said that, it takes them fortify year to get, 43.3% of residential land to get ten years the residential land while 30.3% of them answered that it takes five years and below two years 3.1%. However, based on the data found from the municipality, residential land provision for house to the residents was fully stopped due to government order/political reason. Therefore, for a country like Addis Ababa that have an in-equilibrium in housing demand and supply, the situation can be considered as a catalyzed for squatting exclusively in urban areas like sub city.

Table-4.9. Time taken of Respondent

Time taken respondent					
Variable		Frequency	Percent	Valid Percent	Cumulative Percent
	Before 2 year	11	3.1	3.1	3.1
	Before 5 years	107	30.3	30.3	33.4
	Before 10 years	153	43.3	43.3	76.8
	Before 14 years	82	23.2	23.2	100.0
	Total	353	100.0	100.0	

4.4.8 Place of origin Squatter of respondents

According to the table below, most of the respondents in the area are outside the district, 14.7% and other regions are 19.3% and also 35.7% are residents of the district. 30.3 percent of them from other districts have a sub-city in their place of birth. The remaining 14.58% are communities from different parts of the country. When we look at the community involved in the illegal land occupation and illegal construction, the study shows that the settlers were involved from outside their district, for example, those who came from outside the district, those who came from outside the sub-city, and those who

came from outside the administration of another city make up a total of 64.3%. The result shows the source. In general, when we look at the study, when we look at the land invasion and construction, it was found that although the community from Aqaba also participates, most of them are from outside the area.

Table 4.10 places of the origin respondents

Place of origin					
Variable		Frequency	Percent	Valid Percent	Cumulative Percent
	woreda	126	35.7	35.7	35.7
	Others woreda	107	30.3	30.3	66.0
	Others sub city	52	14.7	14.7	80.7
	Others region	68	19.3	19.3	100.0
	Total	353	100.0	100.0	

4.5 Characteristics of squatter settler Housing or land accession

4.5.1 Land acquisition system of households

In this subsection, an attempt is made to discuss the methods by which squatters now the study area had acquired land. The methods used in the achievement of land for housing in this study area have been mostly outside the legal and formal ways of acquiring land from government and land holder sealer. Most of the invasion of land are land use problem (Master plan).the one that of problem are buffer area (river development)

It was found out that there have been different methods of land acquisition on the study area as can be observed from the data collected .The main systems of land acquisition include: purchase of land from the surrounding peasants, purchase of land from land speculators (former squatters), gift(donation),self-building and donation. The details of these methods are provided below. As show below the table.

Table 4.11 land acquisition system of households

Land aquisition system					
Variable		Frequency	Percent	Valid Percent	Cumulative Percent
	Purchase	138	39.1	39.1	39.1
	Self-building	86	24.4	24.4	63.5
	Donation/Gift	75	21.2	21.2	84.7
	Free hold public land	54	15.3	15.3	100.0
	Total	353	100.0	100.0	

4.5.2. Housing Source of Finance

According to the field survey, the below figure indicates that 83.9% of the respondents get housing finance from personal saving, while 9.1% of them borrowed from the small enterprise of money lone and other the rest are the 7.1% money form lone of from others person abroad.

Table 4.12 Sources of housing finance

Sources of housing finance					
Variable		Frequency	Percent	Valid %	Cumulative Percent
Valid	Personal saving	296	83.9	83.9	83.9
	Lone of small intersperses	32	9.1	9.1	92.9
	Lone of others personal	25	7.1	7.1	100.0
	Total	353	100.0	100.0	

4.5.3. Housing facility of the squatter settlements

Housing facility is very important for population, and then health of households. In the squatter settlements all housing facilities have been provided by individual households. But these housing facilities were in poor condition and certain of them were few existing.

Accordingly, the housing facilities were made from wood and mud materials and some have covered at all. These are very susceptible to diseases and others which have its own impact on health condition

Table 4.12 Accessibility of housing facility

Variable		Frequency	Percent	Cumulative Percent
V A L I D	Kitchen	34	9.6	9.6
	Toilet shower ,dust garbage and kitchen	15	4.2	13.9
	Toilet, Kitchen and shower	152	43.1	56.9
	Toilet and shower	63	17.8	74.8
	Toilet and Kitchen	89	25.2	100.0
	Total	353	100.0	

According to the above table, constructed wood and mud Kitchen have 9 % the respondents had their own toilet; kitchen and shower constructed by plastic house 43.1 % and a Toilet and kitchen 25.2 % which is constricted by plastic aspect of squatter settlements and that Toilet shower, dust garbage and kitchen. Constricted by plastic But 4.2 % of the squatters, finally 17.8 Constricted by iron plate most of the respondent did not have standard shower bath facility's, ,kitchen and toilet which could play significant.

4.5.4 Infrastructure facility of the study areas

As observed during field survey to squatter settler place have basic infrastructures and services delivery of the area was almost there are some infrastructures and services. Only the households were accessed to the spring water or bono water and some part of dwellers have electric and.

4.5.4.1 Water supply

In the studied area of the lack of water supply is a common problem of the squatter shelters in sub-city. As the study area there is no tap water supply they used/get water from spring water and container or water, so that the residences have to make a long

queue to fetch water. Because of absence the private water supply and long queue of the public water supply occasionally led people to minor conflicts and waste of time.

4.5.4.2 Electricity

The supply of electricity is very important like other infrastructure and services. It is necessary for various domestic and other activities. In this regard, regard the squatter settlement on the study area has 5 public electric supplies but for informal settler not at all supply of light from public organizational, because they have no legal permission to access to electric city service.

4.5.4.3 Telephone

Telephone service is another important physical infrastructure for people, which is basic for development of the sub city. The area almost all of households have some access to public electric and wire telephone connection. Thus most of the residents have used mobile phone to interchange information.

4.5.4.4 Road access

The lack of access to local roads is also another effect on the study areas. The area was fenced with wooded fence and has no free land left for the resolves of local roads because of the residential fence are crowded in to each other's. Thus, the residents were is poor access to such miner's kinds of infrastructure facilities. In generally squatter settlements have not been provided with infrastructure and utilities by woreda and upper administration level. This implies the government offices not providing infrastructure and service for the squatters in the other way the study area remains not good for the infrastructures.

Table 4.14 Infrastructure facilities

Variable	Frequency	%	Cumulative
Bono water ,	167	47.3	47.3
Neighborhood Electric	70	19.8	67.1
Neighborhood Electric and Bono water	71	20.1	87.3
Neighborhood Electric , non-standard road and water	45	12.7	100.0
Total	353	100.0	

4.5.5 Problems of Squatting Identified by Respondents

On the sub city, squatter settlers face different problems; especially problems that are related to ownership title, infrastructural and service problems like street light, poor health, low schooling level access, and road, water shortage, waste, sewerage and drainage problems, boundary conflict between urban residents, etc. Besides, insecurity of land tenancy and inaccessibility of residential land supply by the respective body are the problems observed

According to the survey data gathering from the respondent Table-4.5 below shows that 54.1% of the respondents replied that they face Socio-economic, Natural, Environmental and political problems like infrastructure and service facilities like health, water supply, electric supply, road, telephone etc. while 10.5% of them have faced natural problems like flood. Erosion, degradation. On the other way, 4.5% of the households answered that they face environmental problems such as sewerage and fader-road problems, liquid and solid waste problems. But, contrary to this, 24.5% of the respondents replied that they do not face any political problem which may show that there is fear of government punishment in providing real information. The study made on other employees indicates that, 50% of the respondents replied that squatters face natural and political problems like flood, rent seeking, etc. while 40.3% of them said that squatters face socio-economic problems. Interview results with government officials depicts that problems like boundary conflict, absence of institutional capability, high

compensation payments for the provision of infrastructure and service facilities, corruption, resource wastage and turnover of the management bodies are particular of the problems they encountered. Personal observation of the researcher also indicates the above facts.

Table 4.15:- Problem of squatter settlers

problem of squatter settlers					
Variable		Frequenc y	Percent	Valid %	Cumulativ e Percent
	Socio-economic, Natural, Environmental and political problem	191	54.1	54.1	54.1
	Socio economic and natural	41	11.6	11.6	65.7
	socio economic and environmental	29	8.2	8.2	73.9
	Socio economic and political	39	11.0	11.0	85.0
	Natural and political	37	10.5	10.5	95.5
	Natural and environmental	16	4.5	4.5	100.0
	Total	353	100.0	100.0	

4.5.6 Characteristics of Squatter Settlements

In this unit of the study issues like housing permitted, construction materials, means of constructed of house and durability of its.

Table:-4.16 Housing permitted condition

Characteristics of Squatter Settlements					
Variable		Frequenc y	Percen t	Valid %	Cumulative Percent
	Permit of the building	18	5.1	5.1	5.1
	Non permit	258	73.1	73.1	78.2
	Self-building	38	10.8	10.8	89.0
	Invasions of public land	39	11.0	11.0	100.0
	Total	353	100.0	100.0	

4.5.6.1 Construction materials of the houses

The table blow shows, the physical characteristics of the houses on the study area. Accordingly, the walling material of the houses on the study areas were 95.5% wood and mud% are bricks 2.3, Iron plate 1.7and Plastic 0.6 house so and best of the flooring resources of the houses were made from Earth mud which accounts 100 %. The roofing material of the squatter settlements on the study areas made was made of corrugated iron sheet.

These housing conditions implied that the construction materials of squatter settlements are self-help construction methods by local materials without following building standard of the land use. Because, they fear of demolition and time that is consumed to finish within small period of time to escape from municipal control. So that has its own impact on image on the sub city to grow according to plans.

Table 4.17 House of constriction material

House of constriction material					
Variable		Frequency	Percent	Valid %	Cumulative Percent
Valid	Mud and wood	337	95.5	95.5	95.5
	Plastic house	2	0.6	.6	96.0
	Bricks	8	2.3	2.3	98.3
	Iron plate	6	1.7	1.7	100.0
	Total	353	100.0	100.0	

Figure 4.4 Construction materials of the houses and condition



Source: sample survey, 2024

As you can see from Table 4.5 above, the majority (95.5 %) of the sample household heads have replied that their houses are made up of wood and mud walls; about (2.3%) of the sample squatter household heads have reported that their houses are made up of bricks and other 0.6% and 1,7 % construct respectively plastic house and iron plate. Thus, it can be observed from the figures in the Table 4.17 above, that the common of the housing units on the study area was made up of wood and mud walls (temporary construction materials). The poor urban household heads are the share of the city used non-durable construction materials (wood and mud) for their housing unit construction which also indicates their standard of living and income. The floor materials of most of the houses considered in the sample are of poor quality

4.5.7 The major causes of informal settlements the area

The main causes of informal settlements are several interconnected challenges. Studies show that fast suburbanization, lack of development control mechanisms, inadequate land accessed to low income group, lack of scarce properties, poverty and socio-economic, environmental and cultural, rent seeking, lack of political commitment to implement the land policy and, poor institutional capacity, no legal delivery of land and lack of fair residential land provision, lack of land registration system, land speculation and people's attitude towards land ownership factors are major reasons of squatter settlements.

Based on the gathered information from households, most of the squatters the study area was married and have large family size, formation of new life family, lack of supply land provision and house for urban poor, lack of good governed. In this case, they were not affording to purchase legal houses which has been forced them to construct illegal house. Accordingly, how the socioeconomic conditions of households contribute for invasion of squatter settlements is mentioned below.

Indicates that, 39.1% of the respondents replied that the causes for squatting are Poverty, urbanization and formation of family size, while 31.4% are caused by urbanization, formation of new family, poverty and informal land market, 17 % of the causes for squatter settlements are informal land market, lack good governs and poverty are 12.2 % Urbanization, formation of family size and informal land market 3% are Lack of good governance. On the way, the survey made on other employees of the city

indicates that of the respondents replied that both socio-economic, environmental and political factors are the causes for the development of squatter settlement in the sub city while the rest are institutional factors.

Table 4.18 The major causes of informal settlements the area

Variable	Frequency	Percent	Valid %
Lack of good governess	1	.3	.3
Poverty , urbanization and formation of family size	138	39.1	39.1
formation of family size , poverty and informal land market	111	31.4	31.4
poverty ,informal land market and good governess	60	17.0	17.0
Urbanization, formation of family size and informal land market	43	12.2	12.2
Total	353	100.0	100.0

4.5.7.1 Urbanization factor

All the time urbanization was the factor that could contribute to the squatter settlements in the study area due to new size family formation and migration to intra and extra woreda sub city other sub city and others region. This variable was incorporated on the study area to see at the situation on the sub city under study.

4.5.7.2 Reason for migration to the sub city

Most of time the reasons why people squatting to the study area almost all squatters for search of cheap land and job opportunity and also for seek for houses rent and different purpose such as seeking for their relative. In another hand the area was have different job opportunity. A few of these migrants came from different city and region.

4.5.7.3 Problem of urban land administration

The failure of urban land administration on the study area that are the main factors that contributed to the squatter settlement because of that the land delivery system and related problems, such as Land administration system, cadastral information system, unexpected expansion of the, area land speculators and poor controlling mechanisms of the municipality and sub city administration so that land administration failures on the study area.

4.5.7.4 Land delivery system and related problem

Unaffordable land price, high building standard to construct house legally and loose government control are the factors that contributed for the squatter settlements. On the study area governmental were exist that support the low income groups financially as provides houses at an affordable prices. This indicates that city administration has no given attention to low income group.

4.5.7.5 Actors involved in illegal subdivision

According to observed information from study area, there was a practice on illegal land subdivision that under taken by different actors on the study area. Among these actors broker, farmers, speculators and peoples came out side of city government and sub city were included. Farmers and speculators were the major actors involved in illegal land subdivision. Farmers were selling there plot of land to residential houses. Because the amount of compensation paid for them by municipality was very low as compared with illegal land market in the sub city. This implies that illegal actors are simply involved in illegal land subdivisions sub city.

4.6 Impacts of Informal settlements on land administration Akaki-Kality Sub-City.

Squatter settlement expansion sub city takes impact of urban land administration and socio economic like infrastructure provision, land organization and urban development pattern. The study areas following positive and negative impacts of the squatter settlement on the study area are observed in squatters' population.

4.6.1 Positive Impacts

On the other side, squatter colonies serve as a link between the supply and demand for housing among city dwellers. It has a significant impact on the housing crisis and created a pathway for people without official access to land for housing. According to the table below, 18.74% of respondents indicated they had additional households in the city, while 81.25% of respondents said they had no other place to live. Because of this, the squatters earn more money.

4.6.2 Negative Impacts

For housing construction to be more efficient and sustainable, land is a basic resource that must be used with careful planning and consideration for socioeconomic, environmental, political, and institutional factors. On the residential land under investigation and the sub-city, the squatter settlements have a number of detrimental effects. No tenure security exists for the people. Due to their lack of property rights, settlers are unwilling to progress the development of their own homes. Lack of tenure ownership rights has prevented them from having infrastructure and services. In addition, there is a deficiency in city and sub-city land use planning, a shortage of government money, and misuse of them. Squatter colonies typically affect the cadastral information system, the city's land management system, and the majority of sub-city

4.7 Problem of Informal settlements on land administration

The causes for squatting in sub-city are an amalgamated of socio-economic, environmental, political and institutional even though political factors take the lions share based on the survey. That means, urbanization (population growth, urban-urban migration), lack of political commitment, inefficient of institutional capacity to implement the urban land policy, lack of good governance, poverty, etc. that are the means of squatting. To increase of squatter settlements in the study area has an impact on socio economic ,urban land administration just like urban development patterns and planned, infrastructure provision, government regulation and urban environment, social problem.

4.7.1 Problem of urban land Administration

The failure of urban land administration on the study area are the key factors that contributed to the squatter settlement because of that the land delivery system and related problems, such as land information system, ownerships of the title deed problem of the respondent are 97.7% of there is no title certificate, cadastral information system and sub city land administration so that the land administration failures on the study area because of the house there is no legal frame work and other of land related issue.

4.7.2 Lack of Land Information System (Cadastral)

A cadaster system helps to facilitate the registration of land and property rights and the issuance of certificates of tenure which are very essential to facilitate land and housing transactions. The interview made with experts in the sub city employees indicates that there is no cadaster system on the study area due to lack of full information of vacant and others related information of land, financial and lack managerial constraints as a cadaster project required well trained and expert man power, high amount of budget and a continuous follow up and updating mechanism. As a result, land owners who occupy large area of land on the studied area then the owners are subdivide of the land sold by speculators' or intermediate brokers .then the buyers or squatters are builds of the house without permitted the sub city are confirms of informal or squatters. So the farmers not paying proportional land taxes for government office, many transactions (land and housing) in the sub city are attractive place in the absence of registration of land rights and issuance of ownerships certificates of tenure, and also there is sense of insecurity in the land owners and squatter settlement.

4.7.3 Lack of Land Registration System

Land registration is the process of documenting information about land parcel to give land ownership right that helps for efficient land management. The existing land registration system on the sub city are not efficient as the interview made with the experts in the sub-city indicates that there is no enough cadaster system in sun city due to financial, technological and managerial constraints as a cadaster project required well trained and skilled man power, high amount of budget and a continuous follow up and updating mechanism. Thus, the sub city not enough have to the cadaster system about the parcel of

land in detail; they register the plot with only the owner name. It is obvious that without efficient cadastral system urban land management and/ or administration could not be efficiently implemented. Cadasters are an official public record registering ownership right of urban land in the territory of a given individual boundary. A cadasters plan includes value, area, physical description of land owner ship and other attributes such as land use or infrastructure or urban planning. The existing land registration system of the sub city is only fiscal cadasters especially which provides information of the property though not fully fledged. Due to the Poor land registration system associated with the least total revenue collected than should the town deserve; the town encountered problems like: weak infrastructure provision and in efficient land development, minimum income of the municipality from land charge/rent, proliferation of squatter settlement, sprawl of the town without service, difficulty in providing certificate of ownership, land dispute in the town periphery area, illegal holding and transfer of urban land and underutilization of the potential part of the land.

On the other hand, proper land registration system facilitates for enhancing land tax collection system, easily managements of border dispute, controlling of land uses and improve land management system for efficient use. Thus, it leads to for speeding up the overall development on the town with allowing maximum transparency.

In general the land registration system improve know a days because of the supported of the legal frame work land holder

However, 97.7 %of those who participated in the illegal invasion were not included in the land registration data, and the remaining 2.3 %were considered illegal because they built on their own land without a building permit. My solution is that the government should protect the master plan of the city by bringing those who come to the legal way to legalize the land use and the land use registration, and protect the city's laws that are against the city's management of land use.

4.7.4 Home Ownership and Title Deed Respondents

Generally, one can easily observe form the table below that common of the respondents who have no additional houses in the city replied that beaurocratic way of good governs to permits of building, legalization of the ownership title and residential

land provision system initiate them to squat which needs greater attention by the municipality.

Table 4.19 Title deed and ownership right

Variable	Frequency	Percent	Valid %
Yes	8	2.3	2.3
No	345	97.7	97.7
Total	353	100.0	100.0

4.8 Possible Solutions to Prevent Squatting on the Study Area

As it is observed in table 4.20 below, 26.8% of the respondents replied that the solution to combat squatting are the operation of Increasing housing supply and apply good governs 43.9 % of them said that, regularization will be the best solution to stop squatting. On the other ways the study made on other employees suggests that 17.7 % of them answered demolishing of the house and 12.1% of them follow up and control system can reducing the growth of squatter settlement on the sub city. However, On the other ways, interview with government officials shows that community awareness creation, building strong institutional capacity, implementing cadastral system of LIS, regularization, follow up and controlling mechanism system, proper implementation of rules and regulations, faire residential land provision system and land registration and also land banking are particular of the solutions to alleviate the problem of squatting in the sub city and city administration.

Table 4.20 solution to squatting

Variable	Result	Valid Percent
Regularization	18	43.9
Increasing housing supply and good governs	11	26.8
Follow up and controlling	5	12.1
Demolition	7	17.07
Total	41	100.0

Besides the above recommended solutions, the investigator forewords holistic approach method implementation is a key way to reduce the problem by involving the respective stakeholder participation strategy especially to achieve the growth and transformation plan of city administration effectively and efficiently perform of rule and regulation apply.

4.9 Strategies to improve the condition and minimizing the proliferation of squatter settlements

According to gathered data from woreda and sub city informed office, strategies are formulated to improve the condition in addition to decrease the proliferation of the squatter settlement on the study area strategies.

Provide security of occupation and equal access of land for all urban low income groups on the woreda and sub city or others urban residential people. Raise the stock of affordable, cooperative, and communal housing for resident of the community. Whatever the study area are not comfortable at list regularizing and providing some basic infrastructure and service like access road, water supply, electricity, and waste disposal site are the major issues that are gone to been improved. Those shows that woreda will plan with municipality to improve the existing condition of squatter settlement and prevent of expansion as well as preventing the formation of others informal settlements..

Generally speaking, the study's findings can be summed up as follows. The main factors contributing to the development of squatter settlements on the study area are the following: a fast rate of urbanization; regulations governing urban land policies; low-income groups' residential land provision for urban use; a lack of good governance; a lack of institutional capacity (both labor and capital); corruption in the informal land market; a poor bureaucratic implementation of rules and regulations; and poverty. Lack of land for various uses, such as commercial, industrial, residential, and green space, land speculation, social instability, urban crime, degraded and polluted environment, inadequate urban planning, and high demand for funding for infrastructure and service costs as well as the regularization process are some of the major factors contributing to the situation.

Participation and others are certain of the way outs given to improve the existing problems.

4.10 Discussion of the Finding

As of many urban towns and metropolises of Ethiopia, the challenges of squatter are one the many urban problems. In the Akaki Kality sub city, according to the data observation and questioners and obtained from the municipality, majority of unplanned housing units estimated to be from 75000 on average 5400 housing units from a total stock of houses on the sub city. From those data, almost 7.2% of the total houses in the sub city are squatter settlement which existed in the sub city. The focus of this study area is squatting is proliferated sub city. As many experiences of different sub city revealed, the causes for squatting in this area were categorized broadly on poverty (socio- economic), urbanization, informal land market (speculators), and political, environmental and institutional factors. According to the households' field survey result, (92,8 %) of the squatters existed in sub-city , mostly of which lives sub city and (77.9 %) are married. Based on the data obtained most households are learn primary school (52.1%). Most of them own their house used self-construction from mud and wood (95.5%) while (83.9%) by used a financial source of personal saving. As of the field survey, (81.25%) do not have a house, due to causes like unaffordability of urban poor residential of house and land purchase , inaccessibility to residential land and land speculation and also lack of good governance(3%). On the other way, the data obtained from employee 41s and government officials indicate that the causes for squatting includes high housing demand as a result of population growth, lack of good governance, intra and extra to urban migration, lack of awareness, rent seeking, land speculation, absence of boundary sub city, poor institutional capacity and lack of political commitment are some of them.

According to the survey, the increasing status of squatter settlement resulted different socio-economic and environmental problems to the squatters like problem of infrastructural facilities (62%), sewerage (17.3) and road (6.2%), while (14,4%). As of my observation, the problem of internal/fader road, water, health, drainage and sewerage problems are the most serious ones. In addition to that the city administration confronted problems is policy of land accession and address of land urban poor residential. And like lack of skilled man power and turnover of management bodies

due to reasons like need for better economic benefits and politically due to corruption, lack of commitments, corruption and land speculation especially around city and sub city level also, Although squatting solves the current high demand of housing and fills shortage of its supply, it results impacts like high compensation costs for infrastructure and services development, environmental degradation, boundary conflict, corruption, poor good governance, rent seeking, political instability, urban-urban migration, social insecurity, and so on in the area. Based on the field result, the following way outs for the problem will be forwarded such as regularization of the squatter houses (43.9%), increasing housing supply and good governs of fast responses residential (26.8%), proper implementation of rules and regulations(62.5%) of them while the employees result indicates that, policy implementation and awarenace creation are(12.1%).On the other hand, the municipality plans as a solution, land registration and land banking system (implementation of land information system or LIS), provision of residential land, designing pro-poor residential land policy and its faire implementation, political commitment, community participation and awareness creation, implementation of LDP. Therefore, as it is mentioned earlier by respondents, public participatory planning and its implementation together with holistic approach is a solution as it is started at the woreda level by participating different actors like woreda Administration leaders, community elders, illegal groups/squatters, police, merchants, etc.Applying the above recommendations will surely alleviate the problem of squatter settlement in the sub city(woreda)

CHAPTER FIVE

5. CONCLUSION AND RECOMENDATION

5.1Coclusion

In this chapter, summary of the findings regarding the existing situation on squatter settlements and its related impacts in the woreda were discussed. The conclusion highlights the results on the study and the recommendation suggest the possible solutions to overcome the challenges related with squatter settlements in sub- city. Squatter settlements in the study area are mostly positioned on the borders, lengthways the buffer areas of the sub city, where they are numerous, and irregular on shape. In most cases they are categorized by small sometimes large plot sizes and have greatly contributed to the unplanned and fast straight development of the built-up area of the sub city.

Squatters' settlement characteristics in sub-city areas are not in good condition, because of poor building materials and less income of households and longtime constructed of house. In addition to that they share common problems like public service, road condition, toilet type, water and electricity and others related to land facility.

As per information from households, socioeconomic factor is one of the core causes of squatter settlements. Socioeconomically, squatter settlements are categorized by; large numbers of households are married. Then the common of the household are married and their educational level is also constituted mainly illiterate.

The impacts of squatting in the sub city had positive and negative effects on Participation of dwellers in discus above. Opportunities for some persons to advance their life style specially those who migrant and their residential houses dwellers are positive consequences. However the negative impacts of squatter settlements are the core problems are unplanned city development and land administration problems, weak integration of the respondents with formal settlers, exposure to flood, fire, and lack of solid and liquid waste material problems, and environmental pollution by lack of sewerage.

Land administration failure is the other causes of squatter settlements in the study area. In this case, the legal land delivery system accompany with weak response to the applicants are the urban land administration problem that contributed for the growth of squatter settlements on the sub city. Similarly, the rise of legal land value, illegal land division of land by local farmers is the aggravating factors for the spread of the squatter settlements. The actors involved in illegal subdivision of land are local farmers, land speculators and brokers which has not been hindered and challenging for the woreda administration and sub city.

General the growth of squatter settlements has an impact on the urban land administration, land information system, cadaster system, difficulty of infrastructure delivery, inability of land to the area to supply for potential developer and disturbing the appearance of the woreda (sub-city) by constructing sub standardized houses of squatter settler.

Generally the study area, the development of squatter settlement are recent phenomenon that have occurred since 1997. The high building non criteria of the legal houses, late response and routine problems of the legal land provision system, and high housing fees in the sub-city are the major factors identified by respondents during interviews as reasons given for squatting. In addition to that, less government regulator over open spaces, incomplete capacity of the code enforcement facility to control unlawful house construction, absence of comprehensive and consistent legal response towards the problem of squatting, and land speculators' practice of selling land for income are other factors that have donated to the rise and explosion of squatter settlements

5.2 Recommendation

In general, as it was recommended to understand from this study, it was possible to see a large flow of people in Addis Ababa city administration because there is a constant demand for housing. Instead of solving problems, I advise you to put my opinion on what the government should do.

- Administrative judgment processes towards squatter settlement should be practical soon considering of low income groups as much as possible to use a good service and to fulfill infrastructures.

- Sub city measures should consider preventive measure rather than sub city concentrating on legalization measure on informal settlement; which was reactive approach rather than proactive of rule and regulation in addition to proclamation. Therefore, it should be incorporated with preventive measures on public vacant land, peasant former land and speculators through punishment and fine by laws. The government should be also incorporate with preventive measures together with legalizing measure on informal settlement.
- Make awareness creation on each individual to perform their responsibility for the growth of the city and sub city residential. Further studies should be done and the findings should also be displaced.
- The municipality has to improve and create mechanisms by which low income group households can pay for legal land allocation through cost minimizing rather than losing the whole revenue from land due to illegal land occupation. Thus it will be expected to identify the real poor residents in the settlements, especially by working together with stakeholders.
- Land is a basic resource which has reached a stage of scarcity in certain areas now a days as the result of rapid urbanization. On the study area, however, squatters and land speculators have been inefficiently exploiting the land for their own speculative gain. Thus, in order to control this problem, the city government should enact proper policy regarding conversion of agricultural lands to urban use.
- To support a sustainable improvement of the town, there must be an efficient land management mechanism by using instruments like; land cadasters system, land registration, land transactions, tax estimation & collections and so on.
- Generally, detailed studies concerning the root causes of squatting, the extent of the problem of squatting, and the possible solutions should be provided by the concerned bodies. Such studies should focus on policy directives that can prevent the emergence of new squatter settlements and can properly deal with the existing problems.
- In general for the growth of the sub city especially on its infrastructure public sectors /service providers/ sanitation, other environmental factors are taken as a main responsibility for each of the settlers and government

- Another thing is that the land ownership registration of the city should be registered in each plot
- The structural plan of the city should be developed in order to properly manage the land use system in which the civil servants and the management as well as the community participate.
- In addition, in order to have a better understanding of the society, illegal land invasion and illegal construction should be discussed by creating an awareness platform.
- If the government is able to create a situation in which they can be dealt with legally by issuing illegal decrees and regulations, otherwise the law does not support them, but if they can protect the city plan by taking action according to the law.

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I. Annex

Part I: Cover Letter

**Department of Architecture urban planning and Design School of Civil Engineering
office of Graduate student Adama Science and Technology University**

Dear respondents my name is **Mebratu Wegayehu**. I am a student **Adama Science and Technology University Department of Architecture of urban planning and Design School of Civil Engineering**. The objective of this questionnaire is just to gather first-hand information for the fulfillment of my research (Thesis) paper. The result of this questionnaire some objectives will utilize for research paper only. Your response is very important for the success of the study. The information to be gathered is purely for academic purposes and will be treated with absolute confidentiality. I therefore respectfully request your support in gathering information on the research topic under mentioned.

Questioners prepared for squatter settlers

The use of these questioners is to write a senior essay paper the fulfillment my Msc degree. It target on **Impacts of Squatter Settlement on Urban Land Administration the Case of Akaki Kality sub City** .Hence the researcher kindly requests you to give a genuine for the success of the research. Thank you for your cooperation.

Part I: General Information of the Respondents:

1. Sex A. Male ☐ B. female ☐

2. Age A. 18 -25 ☐ B. 26 -30 ☐ C. 31-40 ☐ D. 41---50
Above 51 ☐

3. Educational Status:

A. Have never attended ☐ B. Primary School ☐ C. Secondary School ☐

D. Technique /preparatory ☐ E. College graduate ☐ F. Other ☐

4. Marital Status of the Respondents:

A. Married ☐ B. Divorced ☐ C. Single ☐ D) Widowed

5. Family Size:

A. 1 ☐ B.2-3 ☐ C. 4-6 ☐ D. More than7 ☐

6. Birth place:

A) In Addis Ababa B) Around sub city C) around the city D) from other region

7. Occupation:

A) Private employee B) Government employee C) Self- employed
D)Unemployed E) Pensioner F) NGOs

8. Average monthly income of the resident:

A) 2000 B) 2500 C) 3000 D) 4000 E)5000 Above

Part II: Other condition of the settlers

1. What looks like ways of land acquisition the residential?

- A) Purchas from land holder
- B) From municipal
- C) Free hold
- D) Gift of land holder

2. Have you apply to acquire land to municipality?

Yes ☐ NO ☐

3. If the answer for equation 2 NO what is the reasons?

4. . Do you have a title deed to the house?

A)Yes B) No

5. What is the reason for setting squatting of hear?

- A) Financial problem
- B) Free hold the vacant land
- C) Free gift from relevant
- D) Long process of municipality to accession of land

6. Where have you live before building this shelter?

- A) With your family
- B) Rental house
- C) Governmental (kebele house)
- D) Homelessness E) Others

7. For what reason have you build without permission of legal person here?

- A) Long process and delay of municipality
- B) Location of the plot
- C) Inability to pay land tax and standard of the municipality
- D) Absence of compute on tender
- E) Increasing of cost

8. Your occupied plot have basic infrastructure?

- A) Yes
- B) NO

9. What kinds of basic infrastructural and service facilities do you obtain/accessed/ from the municipality?

- A) Health
- B) schooling
- C) market place
- D) Road and transportation service
- E) sewerage and drainage
- F) Water, light, telephone, etc
- G) others, please specify-----

10. If your answer is No what is your reason?-----

11. What kind of infrastructures to get residents house?

- A) Toilet
- B) Kitchen
- C) Bath

12.what do you recommend about impacts of squatter settlement?-----

13. What kind of natural hazards have you ever faced?

- A) Flooding B) Land slide C) Earth quick D) wind E) others, please
specify-----

14. What kind of environmental problems/challenges/have you ever faced?

- A) Sewerage B) Solid wastage C) liquid waste D) lack of feeder road E) Others,
please specify--

15. What kinds of social problems/challenges/ do you face?

- A) Threat of/ demolition and eviction B) social insecurity C) infrastructural
and service problem D) punishment E) lack of infrastructure service provision/

16) What kinds of construction materials builds of the house?

- A) wood and mud B) Bricks C) Plastic Materials D) Others

Thank you for your cooperation!!!

II. Annex

Part III IS THIS PARTS THE INTERVIEW QUESTIONS?

Questionnaires prepared for sub city administration officer and head office manager.

The use of these questioners is to write a senior essay paper the fulfillment my MSC degree. It target on **Impacts of Squatter Settlement on Urban Land Administration the Case of Akaki Kality sub City**. Hence the researcher kindly requests you to give a genuine for the success of the research. Thank you for your cooperation.

1. What are the main causes of squatting in **Akaki Kality sub City**?

A) existence of high housing demand B) increasing size of population C) housing shortage D) poor good governance E) pro-poor policy gap F) poverty G) others, please specify-----

2. What are the socio-economic, political and environmental impacts/problems/of squatter settlements?

A) Social problems B) rent seeking C) environmental degradation D) political instability E) flood and soil erosion F) others, please specify-----

3. What your opinion will be the possible solution to combat squatting of the problem?

A) Follow up and controlling B) Regularization C) increasing housing supply D) demolition E) others, please specify-----

4. Is it possible to stop squatting?

A. Yes

B. No

C. If your answer is “yes” Or “No” How, why?

-----.

5. Is there any measure taken by the sub-city land administration to decrease squatting?

A. Yes

B. No

C. If your answer “yes” how or what ?

-----.

6What is your role in reducing squatting?

-----.

7.What are the main consequents of squatting in Akaki Kaliti sub City?

8. What kinds of income group participant in squatter settlements?

- A. Higher income
- B. Lower income
- C. Middle income

Thank you for your cooperation!!!

ለህብረተሰቡ የተዘጋጀ ቃለ መጠይቅ

ውድ መልስ ሰጭ

የዚህ ጥናት ዓላማ በአዲስ አበባ ከተማ አስተዳደር በአቃቂ ቃሊቲ ክፍለ ከተማ ውስጥ የሚገኙ በህገ ወጥ መንገድ ቤት ገንብተው የሚገኙ ማህበረሰብን ጥናት በማድረግ ችግሮችን መለየትና በህብረተሰቡ ላይ ያለውን ችግሮች ተግባራዊ የሚሆኑ የመፍትሔ አቅጣጫዎችን መጠቀም ነው።

የጥናቱ ዓላማ በዋናነት የምርምር ስራውን የሚያከናውነው የአዳማ ሳይንስና ቴክኖሎጂ ዩኒቨርሲቲ የከተማ ፕላንና እና ልማት የማስተርስ ፕሮግራም ተማሪ በምርምር ስራው የማስትሬት ዲግሪ ለማግኘት የሚረዳው ቢሆንም በመስኩ የምርምር ሥራ ለሚያከናውኑ ሌሎች ተመራማሪዎችና ሃገራዊ ፖሊሲ አጥኚዎች ጭምር ጠቃሚ ግብአት ሊያበረክት የሚችል በመሆኑ አስፈላጊነቱ ትልቅ ግምት የሚሰጠው ነው።

በመሆኑም እርስዎ የሚሰጡት እውነተኛ መረጃ ለምርምር ሥራው ዓላማዎች ተግባራዊነትና በአጠቃላይ ለምርምሩ ሂደት የሚያበረክተው አስተዋጽኦ እጅግ የጎላ በመሆኑ ይህንን በመረዳት ለጥናቱ የተዘጋጀውን ይህንን መጠይቅ በኃላፊነት ስሜት እንዲሞሉ በኣክብሮት እየጠየቅሁ እርስዎ የሚሰጡት ማናቸውም መረጃ ምስጢራዊነቱ የተጠበቀና ከጥናቱ ውጭ ለሌላ ዓላማ የማይውል መሆኑን ለማረጋገጥ እወዳለሁ። መጠይቁን በመሙላት ለሚያደርጉት ሙሉ ትብብርም በቅድሚያ አመሰግናለሁ።

አጠቃላይ መመሪያ

- ✚ ለጥያቄዎቹ ከቀረቡት መልሶች ቀጥሎ ካሉት ክፍት ቦታዎች መካከል በትክክለኛው መልስ አጠገብ ባለው ክፍት ቦታ ላይ የ“√” ምልክት ያስቀምጡ።
- ✚ ለምርጫ ጥያቄዎች ትክክለኛውን መልስ የሚወክለውን ፊደል ያክብቡ።
- ✚ አጭር መልስና ማብራሪያ ለሚፈልጉ ጥያቄዎች በተዘጋጀው ባዶ ቦታ ላይ አስተያየትዎን በአጭሩ ያስፍሩ
- ✚ ስምዎን መጻፍ አያስፈልግም

I. የግል መረጃ

1. ያታ:- ሀ) ወንድ ለ) ሴት

2.ዕድሜ:- ሀ) 18-25 ለ) 26-30 ሐ) 31-35 መ)36-40 ሰ) 41-5- ሸ) ከ50 በላይ

3.የጋብቻ ሁኔታ :-ሀ) ያገባ ለ) ያላገባ ሐ) የፈታ መ) በሞት የተለየ/ባት

4.የቤተሰብ አባላት ብዛት:-ሀ)1 ለ) 2-3 ሐ) 4-6 መ) ከ7 በላይ

5. የትምህርት ደረጃ:- ሀ) መ/ትምህርት ለ) የመጀመሪያ ደረጃ ሐ) ሁለተኛ ደረጃ መ) ዲፕሎማ እና ቴክኒክ ሠ) ዩኒቨርሲቲ

6. የትወልድ ቦታ :- መጠን:- ሀ) እዚሁ ወረዳ ለ) ሌላ ወረዳ ሐ) ሌላ ክፍለ ከተማ መ) ከሌል ክፍለ ሀገር

7.የሥራ ሁኔታ :-ሀ) የግል ድርጅት ተቀጣሪ ለ) የመንግስት ሰራተኛ ሐ) የግል ሥራ መ) ሥራ አጥ ሠ)ጡረተኛ ረ) መ፤ያ፤ድርጅት

8. የወር ገቢ መጠን:- ሀ) ከ2000 ለ) ከ2500 ሐ) 3000 መ) 4000 ሠ) ከ5000 በላይ

9. ግንባታውን የገነቡበትን ቦታ ከየት ሊያገኙት ቻሉ ሀ) በግዢ ለ) ከመንግስት ሐ) ባዶ

ቦታ በማግኘቴ እም ብዬ ገምብቼ መ)በስጦታ ከግለሰብ ተሰጠቶኝ

10. ከመንግስት መሬት ላማግኘት አመልክተው ያውቃሉ? ሀ) አዎ ለ) አላመለከትኩም

ከላይ ለቀረበው ጥያቄ መልስዎ “አላመለከትኩም” ከሆነ ምክንያትዎ ምንድነው?.....

.....

.....

11. የመሬት ምዝገባ ምስክር ምስክር ወረቀት አሏት ? ሀ) አለኝ ለ) የለኝም

12. በቦታው ላይ ህገ ወጥ ለመገንባት ምን አነሳሶት?

ሀ) ድህነት (ደሀ በመሆን)

ለ) ቦታውን በነፃ በማግኘቴ

ሐ) ቦታውን በስጦታ በማግኘቱ

መ)ከመንግስት ቦታ ለመውሰድ ብዙ የሆነ የቢሮክራሲ አሰራር በመኖሩ፤

13. እዚህ ቦታ ከመንግስቶች በፊት (ከመስፈር)በፊት የት ነበር የሚኖሩት

ሀ) ከቤተሰብ ጋር ለ) በቀበሌ ቤት ሐ) በቤት ኪራይ መ) ቤት የለኝም (ጎዳና ላይ)

14. ለምንድነው ህገ ወጥ ግንባታ መንግስት ያነሳሳዋት

ሀ) ረጅምና አሰልፎ የሆነ የመንግስት አሰራር ለ) የቦታው አቀማመጥ ሐ) በቤት ኪራይ መ) ቤት የለኝም (ጎዳና ላይ)

15. ያሉበት ወይም የሰፈሩበት ቦታ መሰረተ ልማት አለው/የለውም?

ሀ) አለው ለ) የለውም

16. ከሌለ ለምን-----

-----17. በመንግስት ደረጃ ምን የመሰረተ ልማት ስራ በአካባቢህ ተሰርቷል ?

ሀ) ጤና ማህከላት ለ) ትምህርት ቤት ሐ) የገበያ ማዕከላት መ) ትራንስፖርት እና መንገድ

18. ባሉበት ቤት ውስጥ ምን አይነት መሰረታዊ ፍላጎቶች ተሟልተዋል ?

ሀ) ሽንት ቤት ለ) ማዕድ ቤት ሐ) መታጠቢያ ቤት መ)ሁሉም

19. በህገ ወጥ ግንባታ ላይ ምን አስተያየት አሎት ? ምንስ ይመክራሉ ?

20. በአካባቢዎ ምን አይነት ተፈጥሯዊ ችግሮች ያጋጥሟታል ?

ሀ) ጎርፍ ለ) መሬት መንሸራተት ሐ) መሬት መንቀጥቀጥ ቤት መ)መጋቢ መንገድ

21. በአካባቢዋ ምን አይነት አካባቢያዊ ችግሮች ያጋጥሟታል ?

ሀ) ውሃ ማውረጃ ለ) ደረቅ ቆሻሻ ማስወገጃ ሐ) ፍሳሽ ቆሻሻ ማስወገጃ ቤት መንፋት

22. በአካባቢዋ ምን አይነት ማህበራዊ ችግሮች ያጋጥሟታል ?

ሀ) ግንባታውን መፍረስ(ቤቱን ማፍረስ) ለ) የፀጥታ ችግር ሐ) መሰረተ ልማት አገልግሎቶች መ) የመንግስት ቅጣት ሰ) መሰረት ልማት እቅርቦት እጥረት

23. ግንባታውን የተገነቡበት ማቴሪያል በምንድን ነው ?

ሀ) በእንጨትና ጭቃ ለ) በብሎኬት ሐ) የፕላስቲክ ቤት መ) የቆረቆሮ

24. ህገ ወጥ የመሬት ወረራ እና ግንባታን ላመስቀረት እንዲሁም መፍቱ ለመስጠት ምን መደረግ አለበት ?

ሀ) ህጋዊ ማድረግ ለ) አፋጣኝ ከመንግስት መስጠት ሐ) መልካም አስተዳደርን ማስፈን እና ስለ ህገ ወጥ ወረራ አመለካከትን ማስረፅ መ) መሰረት ልማት ማሟት ሠ) ህገ ወጥ ወረራን እርምጃ መውሰድ

አመሰግናለሁ