

STRUCTURAL PLAN IMPLEMENTATION PROBLEM IN THE CASE OF ADAMA CITY

By: FREHIWOT NIGUSSIE



A Thesis Submitted To: Department Of Architecture

**School of Engineering and Architecture Office of
Graduate Studies**

**Presented in Partial Fulfillment of the Requirement for the Degree of
Master's In Urban Planning and Design**

Office of Graduate Studies

ADAMA SCIENCE AND TECHNOLOGY UNIVERSITY

Adama; Ethiopia

July, 2020

Approval of Board of Examiners

We, the undersigned, members of Board of Examiners of the final open defense **Frehiwot Nigussie** have read evaluated her thesis entitled Structure plan Implementation Problem in the Case of Adama City and examined the Candidate. This is, therefore, to certify that the thesis has been accepted in partial fulfillment of the required of the Degree of Urban Planning and Design.

Samson Kassahun (Professor)

Advisor

Signature

Date

Daniel Lerebo (Assistant Professor)

External Examiner

Signature

Date

Yared Girma (Assistant Professor)

Internal Examiner

Signature

Date

Chairperson

Signature

Date

Declaration

I hereby declare that this MSc is my original work and has not been presented for a degree in any other university, and all sources of material used for this thesis have been duly acknowledged.

Frehiwot Nigussie

Signature: _____

This is to confirm that the thesis work is complete and the candidate is ready for examination.

Advisor: **Samson Kassahun** (Professor)

June, 2020

Advisor's Approval Sheet

To: Architecture Department

Subject: Thesis/Submission

This is to certify that thesis entitled **Structure Plan Implementation problem in the case of Adama City** submitted in partial fulfillment of the requirement for the degree of Masters in Urban Planning and Design, the Graduate program of the department of Architecture and has been carried out by **Frehiwot Nigussie** Id. No PSG/18256/11 under my supervision.

Therefore, I recommend that the student has fulfilled the requirements and hence hereby she can submit this thesis to the department.

Samson Kassahun (Professor)

Name of Major Advisor

Signature

Date

Acknowledgment

First and foremost praise and thanks to the God, the Almighty for his showers of blessing through my research work to complete the research successfully.

I would like to express my utmost gratitude to my advisor, Prof, Samson Kassahun for his faith in me during my entire research. In addition to his continuous motivation and support, he always brought up innovative ideas that led to a very satisfying research and project experience. I extremely appreciate his immense contribution, in the amendment of the whole research work in to a sound full and workable manner which makes simple the demeanor of the study with manageable difficulties.

I am extremely grateful to my parent for their love, prayer, caring and scarifying for education and preparing me for my future. I am very much thanks to my mom Asnakech Tsegaye who has scarified herself for my success with in the scratch. She had devoted a lot in praying for my success and assisted me in my endeavor. I would also like to extend my deepest gratitude to my friends for their moral support in which none of a time both of them delayed a fraction of time. If not for their encouraging, commitment, the success of this paper would not have seen the light of day I would like to say Thanks a lot.

Contents

<i>Abstract</i>	IX
CHAPTER ONE	0
INTRODUCTION	0
1.1 Background	0
1.2 Problem Statement	1
1.3 Objective of the Study.....	2
1.3.1 General Objective.....	2
1.3.2 Specific Objectives.....	2
1.4 Research Questions	2
1.5 Scope of the Study	2
1.6 Significance of the Study	3
1.7 Organization of the Study	3
CHAPTER TWO	5
LITERATURE REVIEW.....	5
2.1 Theoretical Literature Review.....	5
2.1.1 Informal Settlements	5
2.1.2 Characteristic of Informal Settlement	7
2.1.3 Causes for Informal Settlement.....	8
2.1.4 Urban Planning.....	11
2.1.5 Urban Plan Implementation and Expansion of Informal Settlement.....	14
2.2 Empirical Literature Review	16
2.2.1 Developed Country	16
2.2.2 Experience of Developing Country.....	17
CHAPTER THREE.....	22

MATERIAL AND METHODS	22
3.1 Description of the study area.....	22
3.1.1 Adama City Administration	23
3.2 Research Approach	26
3.3 Research Methods	26
3.4.1 Population	26
3.4.2 Sampling Frame	27
3.4.3 Sampling Unit	27
3.4.4 Sample Size and Sampling Techniques	27
3.5.1 Primary Data Sources.....	28
3.5.2 Secondary Data Sources.....	28
3.6 Data Collection Instruments	28
3.7 Data Analysis and Interpretation.....	29
3.8 Data Presentation	30
CHAPTER FOUR.....	31
DATA ANALYSIS AND INTERPRETATION	31
4.1 Introduction.....	31
4.2 Response Rate	31
4.3 Background Characteristics of the Respondent	32
4.4 Causes of Informal Settlements	34
4.4.2 The Trends of Informal Settler.....	40
4.4.3 Informal Settler Push Factors.....	41
4.5 Structural Plan Implementation Problem	46
4.5.1 Rural-Urban Boundary Recognition Dalliance	46
4.5.2 Planning and Implementing Facilities and Equipment.....	47
4.5.3 Urban Plan Implementation Performance	49

4.5.4 Structure Plan Violation by Informal Settler.....	49
4.6 Urban Plan Implementation Problem and Informal Settlement	52
4.6.1 Urban Planning and Related Problems.....	52
4.6.2 Public Participation in Planning Issue.....	52
4.6.3 Plan Implementation Problem and Expansion of Informal Settlement	54
4.7 Major Findings	55
4.7.1 Causes of Informal Settlement and How Capturing Urban Land.....	56
4.7.2 Structural Implementation Problem	56
4.7.3 Structural Plan Implementation Problem and Expansion of Informal Settlement	57
CHAPTER FIVE.....	59
CONCLUSIONS AND RECOMMENDATIONS.....	59
5.1 Introduction	59
5.2 Conclusion	59
5.3 Recommendation.....	61
Bibliography.....	64

Abstract

Urbanization in developing countries increases through time due to the influx of population to urban demanding better life standard and basic human necessities for human beings. So far in order to meet housing need, people in urban areas are obligated to squat that mismatch between existing plans. The purpose of this study is to examine the contribution of structural plan implementation problem on the expansion of informal settlements in Adama City, of Oromia Region. The study applied descriptive research design using mixed of both qualitative and quantitative approaches. The total sample size is 86 respondents, 20 formal households, and 3 farmers, 3 elders of the town, 4 higher officials and 3 experts) have been involved by using purposive non-probability methods to select stakeholders, experts, and officials from different offices. The delay in planning boundary recognition has an impact on plan implementation to provide housing land and to defend land grabbing informally. In addition, the study confirmed the expansion of informal settlement the drawback of inadequate preparation of the housing land for the demand raised in the town. Finally, this study confirms that, even if informal settlements are for housing shortages, but hinder the competitiveness of the city. Therefore, based on the results of the findings of the study, a structural plan set in 2004EC and new Structure plan handling plan boundary that enables the City to manage urban land in an effective and efficient manner to provide service plot accordingly in which, the planning boundary respects the administrative boundary.

Keywords: *Structural Plan, Plan Implantation Problem, Informal Settlement, Causes of settlements*

List of Figure

Figure 3. 1 Location of Study area.....	23
Figure 3. 2 Adama City Administration.....	25
Figure 4. 1 Boku, Lugo and Dabe Sub city urban expansion location (Source; Adama City SP)	35
Figure 4. 2 Bole and Danbala Sub-city urban expansion location (Source; Adama City SP).....	36
Figure 4. 3 Adama City SP Dabe, Lugo and Boku Sub city	38
Figure 4. 4 Adama City SP Bole and Danba Sub city.....	39

List of Table

Table 3. 1 Adama City administration sub-city spatial coverage.....	24
Table 3. 2 Selection of Informal Settler	27
Table 4. 1 Demographic Characteristic of the Informal Settlers (N=86).....	32
Table 4. 2 Demographic Characteristics of Formal Settlers (N=20).....	33
Table 4. 3 Land Acquired by Informal settlers	40
Table 4. 4 Push Factor of Informal Settlers Source: Field Survey, 2020.....	41
Table 4. 5 Land Ownership Status (Source: Field Survey, 2020).....	42
Table 4. 6 Urban Land Management and Good Governance (Source: Field Survey, 2020).....	43
Table 4. 7 Summary of Land Acquisition (Source: Field Survey, 2020).....	45
Table 4. 8 General Land use summary of the newly added boundary (Source; Adama City SP).....	47
Table 4. 9 Informal Settler Land Use Perception (Source: Field Survey, 2020).....	50
Table 4. 10 Participation Level and Awareness of Informal Settler on Planning Issue Source: Field Survey, 2020	53
Table 4. 11 Informal Settlers and Plan Implementation (Source: Field Survey, 2020)	55

CHAPTER ONE

INTRODUCTION

1.1 Background

Urbanization in developing countries increases through time due to the influx of population from rural to urban to demand better standard life such as infrastructure provision, services, and role of globalization is the bold case for the situation. However, the number of population increase the demand for land does not being poise the dwellers (Paridah *et al.*, 2016).

As the degree of, the economic, social and physical well-being of the town outgrowth necessity and attraction of inhabitant towards town increase. These results expansion of urban land commonly plan boundary to suffice demand come along the desire of dwellers residential house stock. While structural planning primary goal is to decide the direction of expansion and fate of the town. While expected to be implemented in a specific area for a specific purpose. In many cases, after prepared plan verified handling of the plan boundary to administrative boundary find out lagging by several constrain like compensation, the commitment of authorized stakeholders, the unwillingness of property owners and prioritization he/she has to sell it so that, the time gap between confirmation and handling mostly informal settlement give rise.

Different research outputs show structural plan implementation problems were in particularly has a limitation on coordinating and controlling mechanism of the municipality. However, does not assess on perspectives of cause for the expansion of informal settlers who pursuing residential housing arise from lack of periodic urban implementation problem and affordability of demand-supply imbalance on land in legal means.

1.2 Problem Statement

Urban in nature has problems from the beginning of formation along with one place to another place at different scope and measurement. To keep growing of town, planning has a big role. However, in practice, the way of implementation is in trouble. Some of these problems are not precaution of urban land thoroughly and allocation for different planned and anticipated purpose in an efficient, rational, and effective manner. Whereas the implementation process of a structural plan is inadequately carryout (Oliveira, V., & Pinho, P. 2010).

Based on the principles and guideline of structural plan preparation, community participations, major reasons to revise previous structure plan, professionals and other major part of the structure plan steps should be integrated and situational analysis as well as implementation strategies should be employed. Today in urban areas of Ethiopia, the demand for land for the resident is escalating. While these results increasing informal settlements from time to time. Simultaneously, problem on behalf of implementing the proposed plan has its own impacts on the expansion of informal settlements.

Particularly, Adama City has a structural plan prepared in 2004 E.C. which, inevitable as the number of population in urban increase demand also increase together, the housing problem is one of the problems in the town but the boundary demarcation of the rural-urban does not distinguished and manageable in according to the respective geographically location. Hence, the population migrated to the city and the existing dweller of the city started to invade the land in urban areas and purchase from the peri-urban boundary to fulfill their demand. Upgrading and considering of informal settlement during preparation and implementation SP.

Therefore, the study focuses on the structural plan implementation problem causes expansion of informal settlement rather than structural implementation challenged by informal settlements, Implication is an absence of one-time recognition of the boundary according to the structural plan prepared.

1.3 Objective of the Study

1.3.1 General Objective

The main objective of this study is to study the structural plan implementation problem on the expansion of informal settlement of Adama City.

1.3.2 Specific Objectives

The specific objectives of the studies are:-

- ❖ To assess structural plan implementation problems of Adama City;
- ❖ To identify causes of informal settlement of Adama City;
- ❖ To examine the relation of structure plan implementation and expansion of informal settlement;

1.4 Research Questions

- ❖ What are the problems to affect the structural plan implementation in the case of Adama City?
- ❖ What are the cause of informal settlement related to the implementation of structure plan?
- ❖ Is there a relation between structure plan implementation and informal settlement?

1.5 Scope of the Study

This study is focus on the factors which affect the implementation of structure plan in the case of Adama City with relation of informal settlement based on the existing revised structure plan

of the city and temporally the data was also with this structure plan and condition of informal settlement patter which are occurred during the planning implementation time.

1.6 Significance of the Study

This research is conducted based on valid and reliable data and so as to use as reference for the issue regarding with the concept of structural implementation problem and informal settlement pattern. The government also use for bench mark to indicate directions, law, standards and other implementations strategies. Further, it is used for benchmark to study furthers for other students, academicians, urban planners and urban designers who have interest to conduct on related topics.

1.7 Organization of the Study

The study is organized of five chapters which are described as follow.

Chapter One which is the introduction part of the study which indicate the background of the study, problem statement, both general and specifics objectives of the study with appropriate research questions. In addition to this, scope and significance of the study are found in chapter one.

Chapter Two is the literature review part of the study which shows both literally and practical concepts, strategies, theories, practices during implementation of structure plan and relation between informal settlement patterns.

Chapter Three is the material and method part of the study which indicate that the general background of Adama City, research design techniques, types of data and their analysis systems as well as presentation styles are founded.

Chapter Four is the analysis part of the study. Based on the objectives of the study the collected data was analyzed in detail and presented by tables, graph and chart.

Chapter Five is result and discussion part of the study which shows that the result of the study and by compare and contrast with other principles, theories and basic concepts, the result is elaborate more in Chapter Five.

Chapter Six is the findings, conclusion and recommendation part of the study which shows major findings of the study, conclusions part and appropriate conclusion which are related to the major and specific objectives as well as findings of the study.

Lastly the bibliography, different annexes and questioners of the study are attached at the annexes part.

CHAPTER TWO

LITERATURE REVIEW

Introduction

The portion deal and reviews the literature on informal settlements expansion with the perspective of plan implementation problem. It is aimed to guide the researcher in identifying all the literature available to discover gaps and correlations should be filled by the study. It should be noted that discussions of informal settlements and structural plan implementation problem related to Adama Town.

2.1 Theoretical Literature Review

2.1.1 Informal Settlements

In developing country millions of world poor peoples, urban areas have always been a means for improving their quality of living, besides getting better incomes and job opportunities. In contrast to devolve conditions in the rural areas, has yield a considerable flow of influx to urban in the last 30 years particularly priorities of urban migrants changed over time, depending on various conditions that they find themselves (Wamani, 2014).

Small finance and resource to access land or otherwise forceful option occupying illegally any vacant land whether planned or unplanned to build being the earliest shelter with little resources, skills or access to them, the drastic option of illegally invading open land to build a shelter sometimes the only one used to them. This phenomenon is what is referred to as informal settlements (Wamani, 2014)

They are outside of planning system settlement developed, where land access facilitated by the operation of quasi-costumer or customary land markets and where land development largely

proceeds in pursuit of property owners' interests because development control is rarely exercised by planning authorities (Wamani, 2014). An informal settlement is also considered as a residential housing area in an urban inhabited by the very poor who have no access to tenured land of their own, and hence "settle" on vacant land, either private or public and begin to develop it with unplanned houses (Ibid).

Many understanding perspectives are available for the word informal settlement as (Lamba, 2005) Spontaneous, irregular unplanned marginal and squatter settlement Lamba (2005) categorized informal settlement

- ❖ Squatter settlement –Settlements where a land and/or building has been occupied in without the permission of the owner.
- ❖ Illegal land development: initial occupation is legal but where unauthorized land development occurs.

In general concept, “informal settlement are often characterized as illegal residential formation lacking basic infrastructure, the security of tenure adequate housing” (Taylor, 2015). Indirectly residential formation where housing has been constructed without legal permission similarly without keeping plan implementation and regulation or outside urban development plan .General they are vulnerable for eviction lack the legal rights, lack of basic facility, which creates a political challenge to authorities.

2.1.2 Characteristic of Informal Settlement

Often studies, in the context of informal housing make out with the fact that they incorporate primarily with informal housing. The informal settlements range from low standard housing that does not have the right development and that does not conform to the laws and regulatory frameworks (Habitat III, 2015).

The inappropriate invasion of urban land without legal permission, as well as planning acceptance, characterizes the settlements as an illegal form of land use because occupation is neither based on the legal ownership of such land nor in payment of rent to the legal owners (O.Isaiah, 2014). The low-quality houses and Poor infrastructure and services characterize informal settlements usually. Informal settlements also referred to as squatter housing or shantytowns are dense settlements built and occupied illegally on urban lands without permission of planning law. They are impermanent, but safe alternatives of shelter for the urban poor who are denied access to housing. Informal settlements happen, when the current land administration and planning problem to address the needs of the society to access the land. These areas are characterized by rapid, unstructured and unplanned development (Srinivas, 1999).

Characteristics of Informal Settlers as Srinivas (1999), squatting is defined as housing aimed primarily for residential purpose which has developed without legal permission to the land and related planning law /or claims from the concerned body to build.

An informal settlement has similar characteristics throughout the world. Such as plan, infrastructure, and housing problem.

The main characteristics of informal settlements are:

They begin and grow in an unplanned, semi-spontaneous, sporadic manner, Initially, at least, they comprise of predominantly low cost, temporary housing; They have poor – or no - services, that is water supply, electricity, sanitation, drainage, roads, schools, health clinics, recreational facilities, Landlord-tenant agreements are usually informal, even verbal, and rentals often are in-kind payments; they provide little formal legal protection to either party; and There often are other indicators of poverty, including high unemployment rates (Srinivas, 1999).

i. Social Characteristics of Informal Settlement

Those household living in informal settlements are low income having the same living standard, either working or engaged on wage-earning assigned to work on sector most of them earn minimum pay level. A high-income level can also be tied on, those who provide on land business due to the poor commitment of authorized government bodies and corruption factor are clear and distinct. Informal settlers are primarily influx of rural-urban or urban- urban; but may also be second or third generation informal settlers (Srinivas, 1999).

ii. Legal Characteristics

Illegal land acquisition of urban land is the lack of ownership of land and delineating the boundary to manage it. Formation and expansion of informal settlement use time vacuum formed on a legal dalliance. The important characteristic that identifies informal settlement is the lack of ownership of the land parcel on which they have built their houses (Srinivas, 1999).

2.1.3 Causes for Informal Settlement

Governments have implemented policies regarding urban planning in which provide affording a house for the urban but their efforts have proved fruitless. According to housing the urban Poor,

several governments have pursued anti-urbanization policies. Urban migration, rapid urbanization, the influx of people into urban areas and economic development of the urban is a major cause of informal settlements. Urbanization also brings an increase in the number of people living in urban areas (Amao, 2012). Informal settlers also settle without any legal building permit and most of the materials they use are modified plastics, wood, and mud, and so on which it can easily catch on fire and destroy (Tsenkova, 2009).

Informal settlements and slums are caused by the extent of similar factors, population growth and population influx to urban, lack of affordable housing for the urban poor, weak governance (particularly in the areas of policy, planning, land and urban management resulting in land grabbing and speculation), discrimination and marginalization (Habitat III, 2015).

❖ Absence of Good Governance

Countries with the highest corruption index have the largest informal settlement. For instance, five of the largest informal populations are located in Africa, Asia and Latin America (Azouz, 2015 p.49). Good governance characterized by eight important principles participatory, consensus-oriented, and accountable, transparent, responsive, effective and efficient, equitable and inclusive as well as the application of the rule of law. While the main principle of good governance is to reduce corruption practices, good governance must be responsive and not a reactionary (Tsenkova, 2009).

❖ The Mistrust of the Original Land Holders

As urbanization spread in the town to the surroundings, farmers of the peri-urban area distrust that they will be plundered of their land any time in the near future. They also think the compensation they paid during displacement may not be enough. Thus to secure their interest, they prefer to sell

their properties even if they know their action is illegal. This attitude of the farmers can be taken as a pull factor for informal settlers (Tsenkova, 2009).

❖ The Dalliance of Urban Plan Implementation

Expansion of illegal settlements in the town is one of the main phenomena disseminating land use planning and management problems face up the land administration and town administration; despite it is not a widely considered phenomenon. Proposed plans and proposals require approval by the planning and local authorities before their implementation according to planning regulations. This has been reported to take an unnecessarily long period of time thus delaying developments in most of the local authorities in Africa (Alshuwaikhat, 2014).

❖ Institutional and Legal Failure

The urban poor is trapped in an informal, where taxes are not paid and where public services are not provided. Officially, they do not exist and they may reside within the administrative boundary of a town, their local authority may well be a slumlord or mafia leader, rather than city council staff, who often no longer attempt to assert their jurisdiction or even enter the slums. As illegal or unrecognized residents, many of these dwellers have no property rights, nor the security of tenure, but instead make whatever arrangements they can in an informal, unregulated and, in some respects, expensive parallel market (Alshuwaikhat, 2014).

❖ Economical Unfit to Compete

The other pushing force to choose the illegal form of settlement is an inability to compete with the high and middle-income groups in time of land auction. Hence, when they fail to compete, as an alternative, they choose their way to have land from farmer's outlawry. Here; one can see land selling and buying activities are done behind the curtain (Kidane, 2015).

2.1.4 Urban Planning

According to Izueke. E and Eme. (2013), urban planning as the name implies can be very broad or very narrow, comprehensive in focus, system-oriented or problem-oriented. However, the crucial feature that differentiates urban planning from other types of planning is its interest in geographical space in the urban area. Urban planning is being live to have been evolved and considered as old as the history of human civilization. However, the standard, development, and quality of planning show a discrepancy from time to time and from place to place (Bent. F, 2012).

Type of urban planning Structure Plan is a long term (ten to fifteen years) statutory framework used to guide the development or redevelopment of land. It is used to define; land use patterns and future development; primary distribution of infrastructure networks and main transportation routes, terminals; natural conservation and protected areas; and other key features for managing the direction of future development. The land use proposals included in the Structure Plan are based on addressing the purpose and sector policies included in the Spatial Development Framework for the District or Sub-Regional Area. These objectives and policies form part of the District Medium Term Development Plan, which is approved by the council (Cersigis and Mapple, 2013).

❖ Structural Plan Implementation

Plan implementation should be linked to planning preparation. The involvement of stakeholders serves the purpose of ensuring that the plan reflects the stakeholders' needs but also that the stakeholders are aware of their obligation to invest in the realization of the plan. The structure plan basic to prepare detailed local plans, which will comply with the structure plan. The detailed plans will prepare by the physical planning department according to the phasing proposed for the structure plan (Cersigis And Mapple, 2013).

❖ **Structural Plan Implementation Problem**

Problems of technique wise and management wise are laid upfront and waiting for quick action take place to come up with reasonable and sufficient plan implementation. at least to keep things not to going more risky from all concerned bodies even above the municipality and town administration or local government up to zones government as well as regional state. The major problems had begun and emanated with and from the very beginning of the areas, plan preparation process, site allocations/proposals, and long aged; requiring rigorous and careful interaction and activities of various level of decision makers even peri-urban farmers (Mulugeta, 2017).

According to Mulugeta (2017), a planning process is not always crowned with success. There are often unanticipated happenings, which cannot solve decently. Furthermore, other negative factors can lead to failures as well. A failure can be defined as “a state or condition of not meeting desirable or intended objectives” and it is the opposite of success. Failure often roots in problems, which were unpredictable or neglected before. These problems can be limited resources and attention, lack of civic participation, absence of information, action or community support. The roles of human factors in implementing actions to achieve development as well as the fact of multiple interests are often underestimated. Furthermore, as processes of urban planning often refer to a lot of work and high expenses, this can lead to problems in connection with a capacity overload the public service, deficits and budget problems.

As Marzuki (2015) agreed, the undue delays in processing development applications and the bureaucracy involved are some of the key causes of physical development planning. For instance, the processes involved in processing a development permit. It is notably in the Municipality that, local plans which are normally drawn by highly professional planners to suit the land use of an area is ignored and people shoot up unapproved structures every now and then. The

implementation of urban plans is the core responsibility of the Assembly. He indicated that the Assembly has the taskforce entrusted the mandate to control physical development in the Municipality. The town planner made it clear which, ideally the planned areas were supposed to be serviced with adequate utility services before development starts. Which means, institution or authorities responsible for the implementation of urban plans are the various stakeholders.

❖ **Public Participation in Urban Planning and Implementation Process**

In urban planning, the main intention of public participation is to put up and road map the public an opportunity to participate in the decision-making process of related urban development planning. Here, related development planning refers to a stakeholder engagement with any development plan that might affect physically, mentally or both. However, the success of the process depends on how far the public is admitted to being involved (Marzuki, 2015). A participatory plan and timeframe for the process will be jointly established to consult with and involve, as needed, various organizations, stakeholders and the public. In addition, to determining their concerns and priorities on the issues related with the implementation of the Urban planning, the participatory process should contribute to institutional strengthening and improved governance for urban planning by informing and complementing the analytical (World Bank, 2013).

During all its stages – from conception to implementation – faster implementation desire guarantee between the community and final urban proposal the process must have both the population and administration's participation, through constant evaluation and validation, It is crucial to cite that the population's involvement and participation, as well as of other interested parties, is a decisive factor for the success of the Sustainable urban planning Process (Amado et al., 2014). For implementing the urban plan, conducive legal aspects, experience showed that the existing legal framework on land use planning was not adequate. Also for implementing the land urban plan, it

needs to initiate public by awareness of this plan and offer them with some incentives for adhering to the successful urban planning process (Rimal and Chhatkuli, 2015).

2.1.5 Urban Plan Implementation and Expansion of Informal Settlement

The Problem of land sub-division and plan implementation programs to keep footstep with rapid urban growth has led to widespread illegal and informal developments, hence the growth of informal settlements many development projects carried out in these were without regard to the environment and this poses potential problems and other hazards such as flooding, congestion, confusion. This has hindered the extension of not only infrastructure and solid waste collection services but also adequate sanitation arrangements and road networks to such areas (Edwin and Eme.Okechukwa, 2013).

For instance, the demand for water and other infrastructural services beyond the cities capacity spurs sprawl development, which affects the quality of infrastructures. This results in policy changes affecting the future distribution of infrastructural services and development patterns. Therefore planning implementation is to extend urban services to meet the fast-growing spread of development in the urban areas will precipitate demands on infrastructural facilities necessary to deliver and sustain it (Edwin and Eme.Okechukwa, 2013)

The rapid development of urban sprawl in the fringe of the town and illegal landholdings reserved on the urban plan widely and informal landholdings reserved for different purposes on the urban plan significantly impeding the full implementation of the plan. Typical examples are in Addis Ababa, residential and commercial developments on land proposed for ring roads, which resulted in high social and economic costs during the construction of the proposed ring roads (Mahiteme, 2007).

The settlements on undeveloped land and complication in urban land management that are supposed to emanate from the poor implementation of urban development plan are becoming common issues in urban management. Managing urban land in town is almost becoming a burning issue. The expansion of informal settlements abreast of demolishing and eviction are becoming a common problem in the town and it signalizes us there might have been some mistakes in land administration because of poor plan implementation. Land use control system, such as zoning ordinance and subdivision regulations are absent in most town of the country (Dukale, 2012).

❖ **Participation of Community on Informal Settlement**

The importance of participation and inclusion of informal settlement inhabitants in the processes of identification, spatial planning and regularization should not be underestimated. The affected societies generally sense more positive towards their respective municipalities, more informed about municipal initiatives, programs affecting their shelters, and more included and participated in the decision-making processes. Conversely, where no such formal or informal ways exist, inhabitants are often not well informed and feel that their opinions and concerns are disregarded by the town administration (OSCE, 2011).

❖ **Effect of Land Market on Expansion of Informal Settlement**

In developing countries, the urban poor and even the middle-income group often have to step outside the formal land market to get land and housing. Particularly, in developing countries, the informal land market is much greater than the formal market. Today, illegal land market dominating sustainable land development, land management, urban plan implementation process described as one of the greatest challenges and tasks of the new millennium. Because they are simply crucial prerequisites for as many people prefer as possible to live in conditions of the greatest freedom and self-determination and thus make important role to the common goal

(Olaniran and Ashaolu, 2017). Thus According to Taylor, Banda-thole and Mwanangombe (2015) described that the continuous expansion of informal settlements has seen as products of failed politics, bad governance, corruption, inappropriate regulation, no adaptive land markets, unresponsive fiscal systems and a fundamental lack of political will and innovation. Land markets are no longer considered exploitative of the poor, directly limits access to land by the landless and poor in peri-urban areas.

2.2 Empirical Literature Review

The experience of both developed and developing countries are presented as follow:-

2.2.1 Developed Country

❖ Greece

Experience of Effective Plan Implementation and Expansion of Informal Settlement

In 1920's Greek enactments an effort was made in order for some substandard rules to be imposed, the lack of National Residential, Urban and Land and Development Master Plan, contributed the maximum in the intensity of this problem. The huge declivitous during the act' implementation, brings to the expansion of informal settlements which today do not compromise according to the 17-7/1923 enactment, settlements existing before 1923 following their own legal framework and outside official urban plan areas (Perperidou and Tziortzioti, 2007).

By the Law 1337 in 1983 the Ministry of Environment, Physical Planning, and public works began a serious effort to integrate suburban areas into the formal urban plans. Through that Law, the state recognized the actual size of the city, and through the effort to legalize the informal settlements, tried to organize the urban units and neighborhoods and to provide the necessary social infrastructure and technical utility support. This project is still ongoing, and it was known as the

“Urban Plan Implementation Act.” In parallel to that, an effort was made to encourage the owners of informal buildings to submit declarations for “legalization” (Perperidou and Tziortzioti, 2007).

❖ **Austria**

Austrian experience, on plan implementation federal state, comprises nine independent regions called as Länder. The responsibility division between the state and the regions is set out in the federal Constitution, which exhaustively itemizes the role of the central government, leaving the residual responsibilities to the regions. Each region devises its planning laws that are similar. At the regional level, planning information is collected, regional plans are prepared, coordination is sought with the central government, and neighboring regions, the advice is provided for municipalities and municipal plans are supervised. The regional plans can be for all or parts of a region and can be subject plans. Each region has carried out its plans in different ways, although within the same general legal restrictions. Municipalities that are therefore quite small and they have to prepare local physical plans, which are legally binding on individuals. These have to lay out development principles, means of implementation and a scheme for the use of all land in the territory. The municipal plan has authorized by the region which checks that it conforms to plans (Newman and Thornley, 1996).

2.2.2 Experience of Developing Country

❖ **Nepal**

Existing Legislation of Urban Planning on Reduction of Informal Settlement

National Land Use Policy 2012, adopted by the government in Nepal, which issued the land use implementation programs. This policy and directive were yet to be implemented successfully. People’s participation is important in the land use planning process at all levels to implement it

efficiently. It was essential because most of the people are yet unaware about the planning process, and they would not agree with the plan outputs being made without their participation in the process to which the land use plan is being prepared. They hesitate to "own" the plan, as they are not "involved" in the planning process (Rimal and Chhatkuli, 2015).

❖ **Afghanistan**

In Afghan, lack of prioritization of urban planning, lack of budget for the urban sector and urban management, implementation and inefficiency of the government of Afghanistan have caused the growth of informal areas in Kabul city. Thus, 80 percent of the Kabul city population is today living in informal areas, which means 69 percent of the entire Kabul city. In reality, after international community intervenes in Afghanistan, there was an influx of immigrants from the surrounding village and Afghan immigrants from neighbor countries into Kabul, mainly due to political changes. The immigrants, having come in order to help themselves of the job opportunities and benefit a better education, did not wait for the government to build them residential houses. They randomly satisfied their housing needs up to a certain level, in accordance with their economic power and their understanding of the circumstances; otherwise, Kabul would now be witnessing a huge percentage of the population being homeless or living in camp (Fazli, 2016).

❖ **Namibia**

The Planning Legal Authority on Expansion of Informal Settlement

Namibia (Gobab) is situated 200 kilometers east of Windhoek along the Trans-Kalahari highway to Botswana specific area of Epako. The resident influx from the rural area due to drought on livelihoods the municipal city admits those refugees largely lost control of new settlement in the

northeastern part of Epako as result of that influx. Informal settlement expansion has taken place in the area of Epako, north-east of the town center counted images taken in 2012 showed there to be 3,226 shacks, Kanaan is a structured informal settlement that was planned as it is and demarcated by the Municipality in 2009 and 2010 in response to high require for land by low income residents. This positive response resulted in the orderly settlement of Kanaan and allowed the gradual upgrading of services in recent years. Many parts of Kanaan today have communal water points, domestic electricity connections and street lightening. The area of plot in Kanaan is each between 150 and 180 square meters (Mendelsohn, 2018).

❖ Ethiopia

Plan Implementation and Expansion of Informal Settlement in Ethiopia

“Urban land lease policy is one of the major policy interventions made by the government pertaining to allocate urban land for residential housing to individuals and cooperatives through lease contract “(FDRE, 2011). In developing, country Plan implementation has more problems and challenging than plan preparation. The witness was stated by NUPI as follows “Planning urban areas as a tool of development has been practiced in Ethiopia for the last fifty years with different emphasis given to it by different governments. However, a number of plans have been prepared without considering how they are to be implemented (NUPI, 2002)

According to NUPI (2003) urban planning and implementation experience in Ethiopia has a short history. Review of urban planning experience in the country indicated that less than a quarter of the recognized urban have no adequate plans to guide and implement their spatial development. According to (Kassahun.G, ppt,p.27 no date) stated that the expansion of informal settlement around Peri-urban unplanned is the best alternatives to settle for low-income households and those have money but not accessed to capture in a legal way.

Legal Frame Work on Urban Plan Implementation

According to Federal Negarit Gazetta, (2008) stated that, there shall be clear strategy, regulations, directives and organized executive organs to support the implementation of urban plans assigned responsibility for every chartered city or urban administration in a frame of regulations to be issued pursuant to the proclamation responsible for the implementation of structure and local development. In Ethiopian urban planning context, structure plan may be conceived as a long-term (10 years) urban plan that frames and used as a tool the major development issues of an urban center for implementing development strategies, policies, programs and laws of federal and regional governments at an urban level. It is an adhering technical, institutional and policy framework for guiding the development of urban centers by serving as a framework for the integrated development plan and local development plans (Simie, 2011).

Power to Implement Urban Plans

According to Federal Negarit Gazetta (2008) recommended which, the implementation of the plan should have to be carried out by disposing of the land by compensation and coordinate to any government officials.

Every chartered city or urban administration has the powers to:

1. Inspect and stop any development activities if they are against the structure and local development plans;
2. Dispossess urban land holdings against paying compensation;
3. Coordinate, to the extent necessary for the implementation of the plan, the activities of government offices, development enterprises, and service rendering institutions, private

undertakings and other stakeholders operating within the area. (Federal Negarit Gazette, 2008 p.4074)

In our country currently, due to lack of enough educated manpower, limitation of knowledge about urban plan and absence of continuity rewarding the weakness and strength of urban plan implementation and weak legal ground responsibility somebody informal acquisition and disrespecting urban land law (MoUDHC, 2006).

Structural plan implementation standards

According to Structural plan standards (2018), implementation standards listed below

Before the commencement of the task first, organize the implementing institute in terms of as per the necessary workforce, finance and logistics, orientation schedule and pieces of training to experts, municipal officials, and stakeholders on the implementation process, clearly. Finally, state the roles and responsibilities of all actors/stakeholders and make regular follow-ups and provide feedback and solutions to problems accordingly (MUDH, 2018 P.103).

Urban Plan Preparation and implementation strategy

Urban plan Preparation and implementation strategy (2006) shows that, preparing skilled staff and structuring the hierarchy as per their professions. The federal level should arrange experience share with foreign professionals and neighbor city that endorse to perform the plan implementation. Transparency and accountability is an important issue in plan preparation and implementation period. During plan preparation and implementation period, pre-public awareness should have to be held this supports Public participation on the reality of the plan (MoUDHC, 2006).

CHAPTER THREE

MATERIAL AND METHODS

3.1 Description of the study area

It was in 1916 that the town of Adama was established with the introduction of the Addis Ababa-Djibouti railway line. The name of the town was derived from "Adaamii" (in Afan Oromo) which refers to 'a generic milky small plant with thick fleshy stems bearing spines called cactus/euphorbia tree'. According to the local people, there were plenty of "Adaamii" trees in the vicinity. The town is located 99 kilometers southeast of Addis Ababa (Finfinnee) in the Great Rift Valley of East Africa.

Based on the 2007 Census conducted by the Central Statistical Agency of Ethiopia (CSA), this city has a total population of 220,212, an increase of 72.25% over the population recorded in the 1994 census, of whom 108,872 are men and 111,340 women. With an area of 29.86 square kilometers, Adama has a population density of 7,374.82; all are urban inhabitants. A total of 60,174 households were counted in this city, which results in an average of 3.66 persons to a household, and 59,431 housing units.

Adama is one of the reform cities in the region and has city administration consisting of 14 urban and four rural kebeles. The city has structure plan which was prepared in 2004 and it is revised in 2014 which is implemented currently through different planning principles in the city.

It is located at 8.54°N 39.27°E at an elevation of 1712 meters, 99 km southeast of Addis Ababa. The city sits between the base of an escarpment to the west, and the Great Rift Valley to the east. The location plan of the study area is shown in figure 3.1 below.

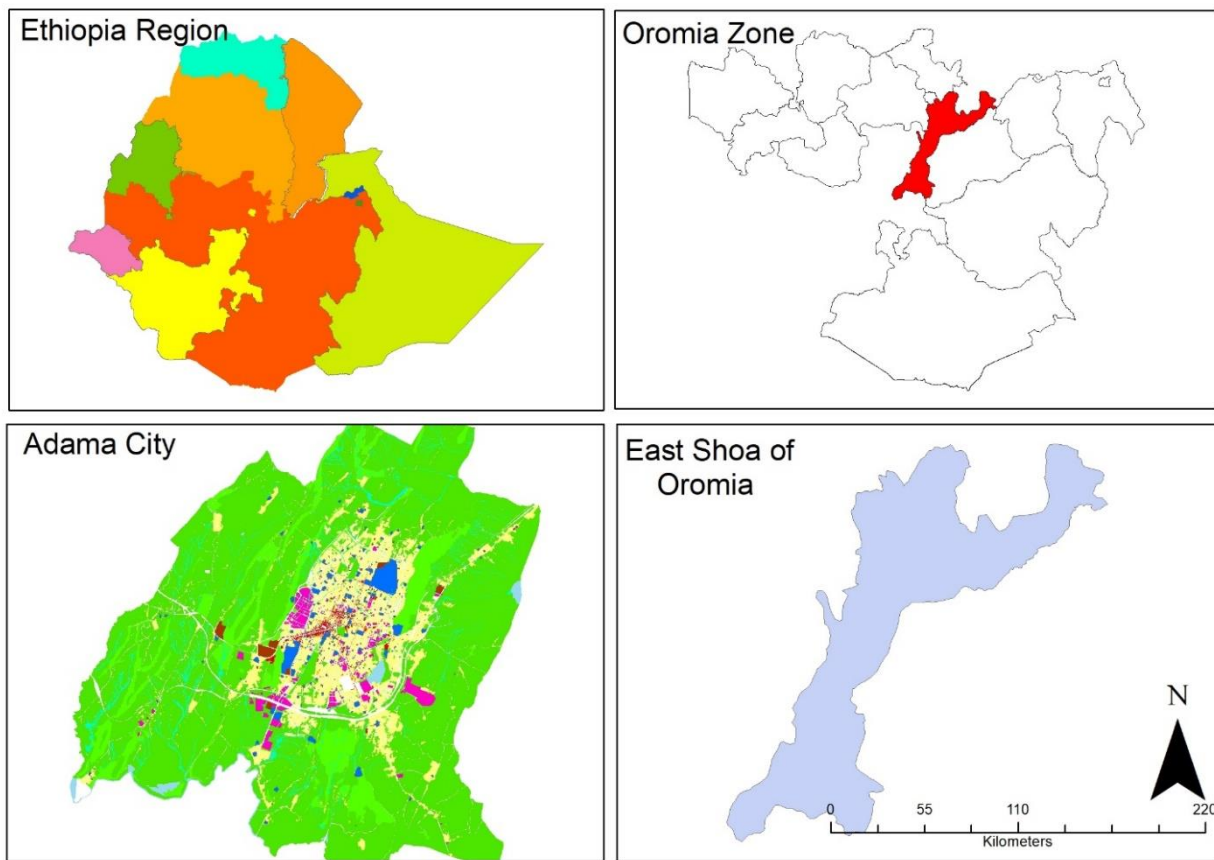


Figure 3. 1 Location of Study area

3.1.1 Adama City Administration

Adama city administration structure divided into six sub cities such as Bole, Denbela, Lugo, Dabe Soloke, Aba Geda and Boku as shown in figure 3.2 below and the total coverage of each sub-city is described in table 3.1.

Sub-city	Area (ha)	Area (km²)	Percentage	Population Density
Denbala	2,743.62	27.4	20.8	2,469
Abba Gada	220.43	2.2	1.7	28,967
Lugo	527.63	5.3	4.0	11,113
Boku	3,966.88	39.7	30.0	1,462
Dabe	2,241.79	22.4	17.0	2,566
Bole	3,510.77	35.1	26.6	185
Total	13,211.12	132.11	100	2,363

Table 3. 1 Adama City administration sub-city spatial coverage

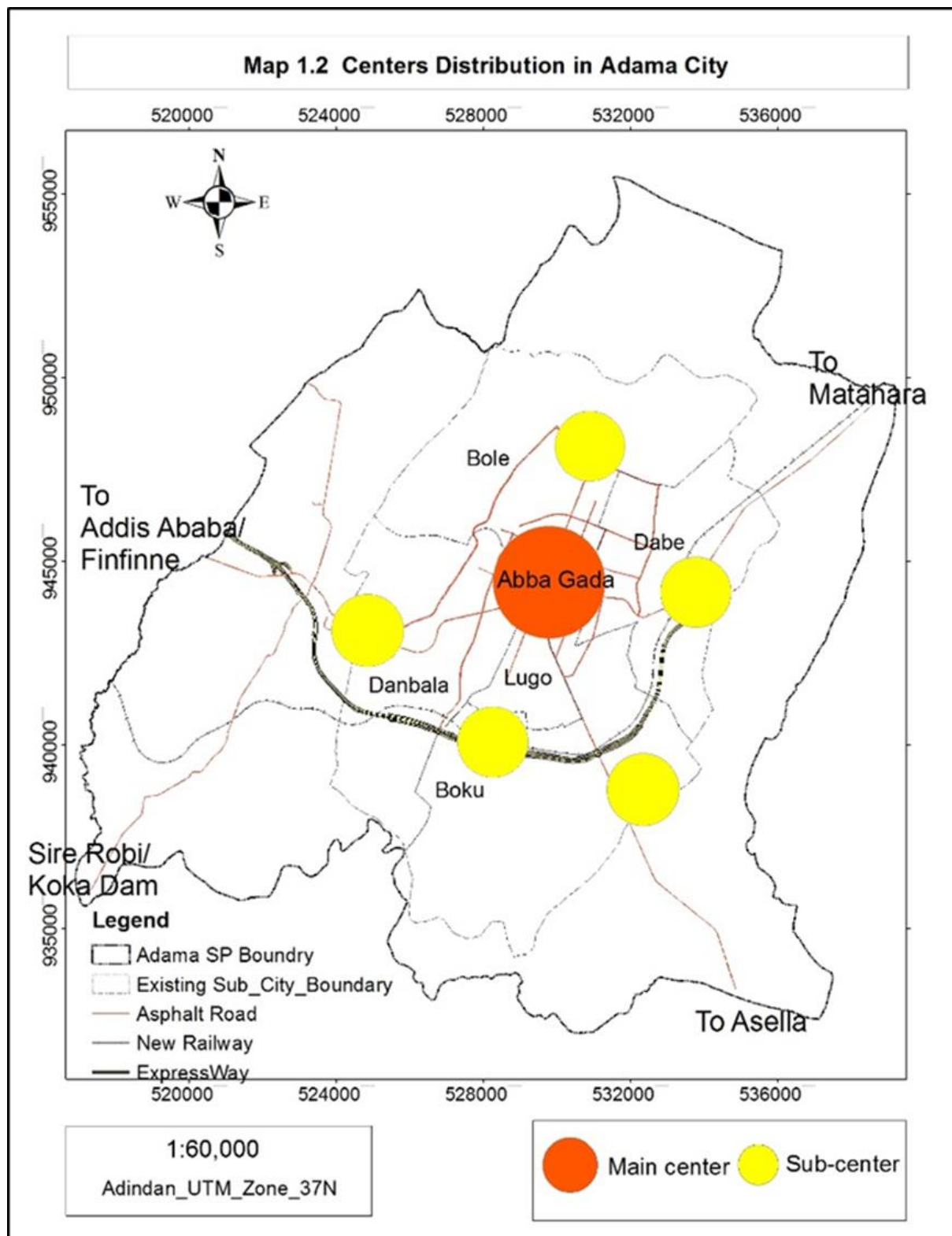


Figure 3. 2 Adama City Administration

3.2 Research Approach

This study used a mixed approach, which is a procedure for collecting and analyzing both quantitative and qualitative data at the same stage of the research process within a single study to gain the best of both approaches and to understand a research problem more completely. Both approaches used through the application of survey method questioner, interview, focus group discussion and observation of the situation. That used to identify the contribution of structural implementation problem on the expansion of informal settlements.

3.3 Research Methods

A descriptive research type was used for this study; because it is the most appropriate to achieve the objectives of the research. Since the topic of the research focuses the expansion of informal settlements with structural plan implementation problem; descriptive research was a suitable type of method to describe events and phenomena's and to answer how the structural plan implementation problem roadmap for the expansion of informal settlement and then to report the realities observed.

3.4 Sample Design

3.4.1 Population

Adama city consists of six sub city. According to the Central Statistical Authority (CSA) (2007), Adama City had a total population of 19,504 out of which 9,824 were males and 9,680 were females. Its annual average growth rate of population between the Second (1994) and third (2007) Ethiopian censuses is 4.8 percent. According to the projection of (CSA) in 2017, currently, the population of the town is 31,500, out of which 15,730 were male and 15,770 were female

3.4.2 Sampling Frame

The sampling frame of the study was informal settlers of each sub city except Gada subcity

3.4.3 Sampling Unit

The sample units of this study were informal settler households in each sub-city except Gada sub-city, urban formal settlers, Kebele officials, city municipality officials, land development and management department officials, town elders, and peri-urban farmers.

3.4.4 Sample Size and Sampling Techniques

As Hattori A and Lance M, (2016), stated that given clusters are typically small geographically clusters would undercut one of the main advantages of the cluster design, the opportunity for the overflow effects from participants to non-participants within the same cluster is natural and plausible. Therefore, the selection of clustered Kebele with the smallest subs geographically location Ketena that provide sufficient data.

However, the informants have the same behavior in relation and position with the objectives of the study, finally, the random sampling held on identified sample size.

No	Respondents	Sample size
1	Municipality of town (manager, expert)	2
2	Urban land management of town (1 official and 2 experts)	3
3	Sub City administrator (one from each Subcity)	2
4	Informal settler	86
5	Formal dwellers of Adama City	20
6	Farmers of Peri-urban	3
7	Elders of Adama city	3
Total		119

Table 3. 2 Selection of Informal Settler

3.5 Sources of Data

The data required to meet the objective of the research obtained from both primary and secondary sources.

3.5.1 Primary Data Sources

The primary data used for this research collected from the Municipality and Land management office, informal settler households, formal habitats of town, farmers and elder or community leader.

3.5.2 Secondary Data Sources

The possible sources for the secondary data for this specific study obtained Adama City administration, published and unpublished related studies, EFDRE Policy Documents, Reports, EFDRE structural plan implementation manual, and informal settlement related document.

3.6 Data Collection Instruments

❖ Questionnaire

Since it is free from the bias of the interviewer, a questionnaire is a document that is methodically planned to have a set of questions intentionally made to obtain answers from research informants mainly for the collection of data. Questionnaires used to collect primary data from selected households, formal dwellers of town. Thus, open ended and closed ended questionnaire were formulated ground on the objectives of the study.

❖ Field Observation

Observation is useful to gather first-hand data own direct observation without asking from the respondent and to identify all the necessary data such as the existing housing quality, infrastructure, and social services and real situation of the informal settler altogether with plan implementation condition. It is more concentrate on the researcher watching (viewing) and

listening study elements and taking notes. It also enabled the researcher to see the practical change and the reality on the ground.

❖ **Interview**

This study conducted structured (peri-urban farmers and elders), semi-structured (experts of the municipality, land management, unstructured interview officials, subcity, land management, and municipality). The interviews were applied to obtain information from officials and professionals, city administration, land development, and management offices and municipality.

❖ **Image analysis by GIS**

New structure plan of Adama City is one of the primary source of data and used as method to take data by using both the image and GIS output to observe situation analysis of preparation and implementation of the structure plan.

3.7 Data Analysis and Interpretation

Data processing begins with analysis began editing, coding, tabulation process identifying and minimizing any errors, misclassification, incompleteness, and gaps in data that obtained from respondents are necessarily prior to analysis. For quantitative data, descriptive statics methods of data analysis were employed. The appropriate procedures for analysis of data collected from both primary and secondary sources analyzed by using relevant computer software for my study SPSS, Arc GIS, EXCEL, Adobe Illustrator, and Auto CAD with sufficient verbal description were used.

Qualitative Data: used prescribed and systematic methods of coding the data using the three methods of coding (open coding, axial coding, and selective coding) these carried out by manual coding, narrating summarizing in textual form. After that identifying the correlation between structural plan implementation problem and expansion of informal settlement then final derive theory.

Quantitative Data: Data tabulation frequency distribution and percent distribution used in descriptive data analyzing the measure of central tendency analyzed as well as, the correlation analytical method was used.

3.8 Data Presentation

The data presentation conducted through photographs, maps, tables; figures, graphs, charts, and text used for the presentation of the overall situation and findings of the study.

Qualitative Data: summarized textual, image description and maps diagram

Quantitative Data: charts, line charts, pie charts, tabulation, and graphs.

CHAPTER FOUR

DATA ANALYSIS AND INTERPRETATION

4.1 Introduction

This chapter in detail analysis and interpretation of different source of data, both closed and open-ended structure questionnaires, both structured and semi-structured personal interviews by using structured questions, field observation. This takes place by using checklists and by referring different existing document where the design of the analysis elaborates and summarizes the answers to the study objectives that were in chapter one. Each research question answered by presenting and discussing the results obtained from the data analysis appropriate for each particular question.

4.2 Response Rate

For this study, there are two categories of questioners for residents thus, for informal settler and the other formal settlers. While 86 questionnaires were distributed to informal settlers, and 20, questionnaires distributed for formal settlers. All the questionnaires were completed and returned (100 percent). Additionally, two officials each from land management office and municipality, 2 experts from the land management office, 1 expert from a municipality, 2 officials, each from 01 and 02 Kebele who have a direct concern with the subject under the study were interviewed. To analyze the level/trend of informally settled households and referring existing Structural plan implementation relation it has on the expansion of informal settlement. Additionally, a necessary document was employed to strengthen the reliability of the study.

4.3 Background Characteristics of the Respondent

Characteristics of informal settlers		Frequency	Percentage
Sex	Male	62	72.1
	Female	24	27.9
Age	18-30	25	29.56
	31-40	30	34.90
	41-50	22	25.60
	>50	9	10.04
Marital Status	Single	11	12.79
	Married	56	65.11
	Divorced	7	8.13
	Widowed	12	13.95
Educational Status	Illiterate	6	6.97
	Read and right	3	3.48
	1-8	32	37.20
	9-12	24	27.90
	Certificate	7	8.13
	Diploma	8	9.30
	Degree and	6	6.97

Table 4. 1 Demographic Characteristic of the Informal Settlers (N=86)

4.3.1 Background Characteristics of Formal Settler

Characteristics of Formal settler		Number	Percentage
Gender	Male	17	85.0
	Female	3	15.0
Age	18-30	4	20.0
	31-40	12	60.0
	41-50	1	5.0
	>50	3	15.0
Marital Status	Single	1	5.0
	Married	16	80.0

Educational Status	Divorced	1	5.0
	Widowed	2	10.0
	Illiterate	1	5.0
	Read and right	2	10.0
	1-8	1	5.0
	9-12	1	5.0
	Certificate	1	5.0
	Diploma	4	20.0
	Degree and above	10	50.0
Religions of Households	Orthodox	8	40.0
	Muslim	7	35.0
	Protestant	5	25.0
	Other	0	0.0

Table 4. 2 Demographic Characteristics of Formal Settlers (N=20)

As above table 4.2 shows, the same is true for formal settlers who assumed to be neutral from the biased information about the existing situation. Among the respondents male were 85 percent, while 15 percent were females. With regard to age, 60 percent fall in the age range of 31-40, 20 percent were between the age of 18-30 while those in the age group 41-50 were scored 5 percent and above 50 were 15 percent.

The marital status distribution indicates that married respondent's makeup 80 percent followed by Widow 10 percent. Those single and divorced each scored 5 percent. The above table also presents the distribution of respondents by educational status. According to the collected data, the majority of respondents had a degree and above category 40 percent followed by diploma education

category 20 percent and read and right category distributions are 10 percent and the proportion of who had attained 1-8, 9-12 and certificate are similarly 5 percent.

4.4 Causes of Informal Settlements

4.4.1 Informal Settlements and their Geographic Location

There is no tangible information where informal settlement in Adama city emerged. However, according to the elder and land management official of the city revealed that most informality of land acquisition starts in bold the day next to the business activity of the city booming these phenomena has also strong linkage with the recognition of the political administration center of Adama city.

However, in the town, long year informal settler found in the center, according to the regulation of 2005 E.C those which much with a plan were formalized and those not match with a plan the administration took a measurement. While the study focused on the informality growth in the past years since the economic boom in the town as well as the problem of urban plan rural approval dalliance of existing structural plan.

Based on the previous structure plan, the location of the three most sub city Boku, Lugo and Dabe as shown in the map below indicates the expansion of informal settlement was the newly emerged settlement that shows short period booming of informal settlement which is shown in Figure 4.1.

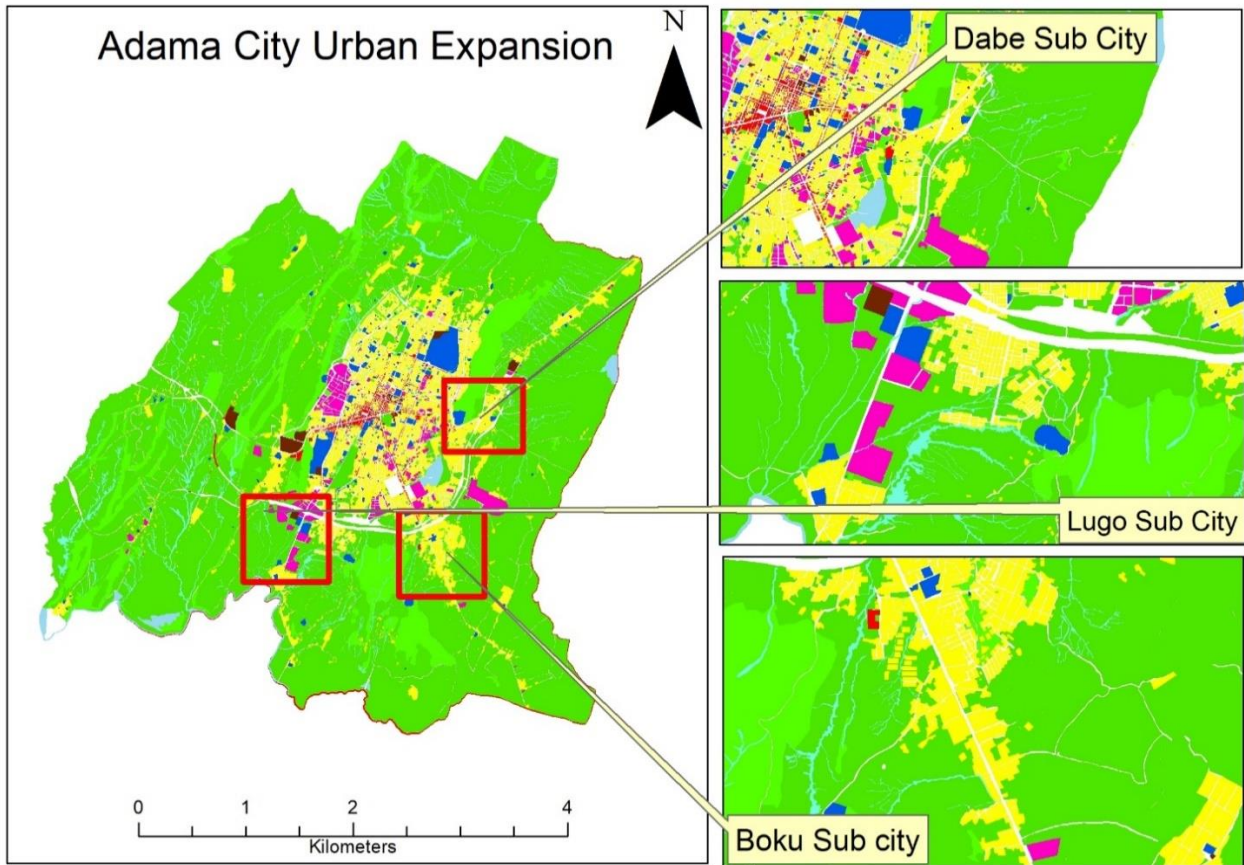


Figure 4. 1 Boku, Lugo and Dabe Sub city urban expansion location (Source; Adama City SP)

At Bole Sub city specifically Gandas kebele was rural kebele but currently it is the part of Adama city which is found in Bole Sub city. In this kebele, it has great tendency of urban expansion. In the Danbala Sub city, there is high rate of urban expansion as shown in figure 4.2.

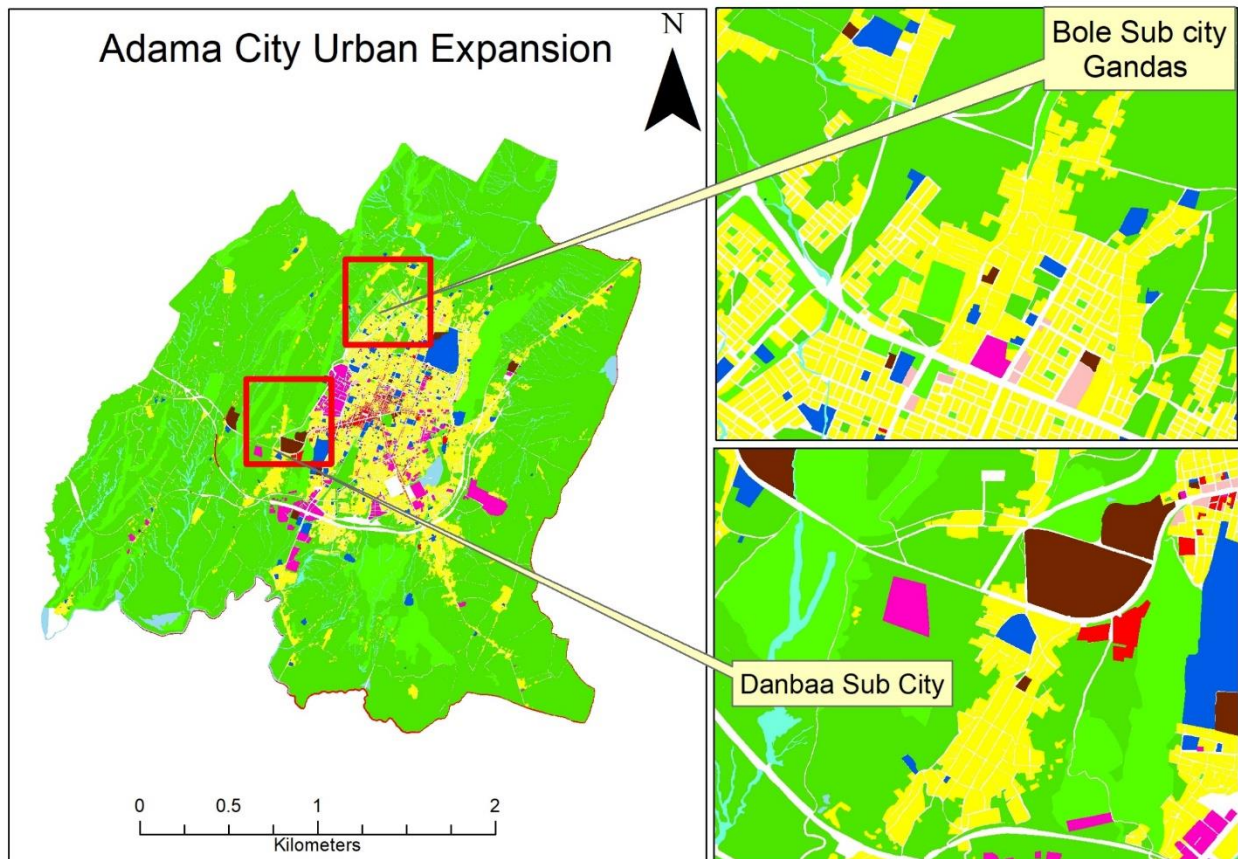


Figure 4. 2 Bole and Danbala Sub-city urban expansion location (Source; Adama City SP)

Landholders and farmers around the expansion area of the city sell land illegally by attracting residents and urban migrants who cannot afford the prices of the land management administration operating and those residents inhospitable and repeated to a municipality to get land and long time on the process.

Today Adama City plan that found on the process of implementation is not terminated and it will be handed on October 2014 E.C, and still, less than half portion implemented and it might serve for upcoming years of future. This problem is of increases carelessness and absence of an attempt to handle the boundary this trace for the expansion of illegal land acquisition around peri-urban.

Moreover, in the last six years of the plan implementation process and especially after 2006 E.C expansion of informal settlements increase in the rate, geographically the land around urban fringes and bounded with green frame pull in the residents.

The map blow demonstration of the planned land suffered for illegal acquisition and invasion. As the map in figure 4.2, the spatial change visible as peri-urban area of Bole and Danbala Sub-city within two years boomed and planned land suffered for illegal acquisition and invasion that is an implication of still in what extent growing.

Landholders and farmers around the expansion area of the city sell land illegally by attracting residents and urban migrants who cannot afford the prices of the land management administration operating and those residents inhospitable and repeated to a municipality to get land and long time on the process.

Based on the new structure plan of Adama City, there are new proposed features in those urban area. According to the municipal land administration response, to implement and functional this new structure plan in the city there is no any LDP and NDP plan. However, still the practical situation of providing service is by integrated old SP toward New SP without implementation strategies.

The new structure plan propose new feature in those urban expansion and in those area high number of residents are found as the observation result indicate in those sub-city except Gada Sub-city which is found at the center of the city. The new propose land use of Adama City is shown in the following maps.

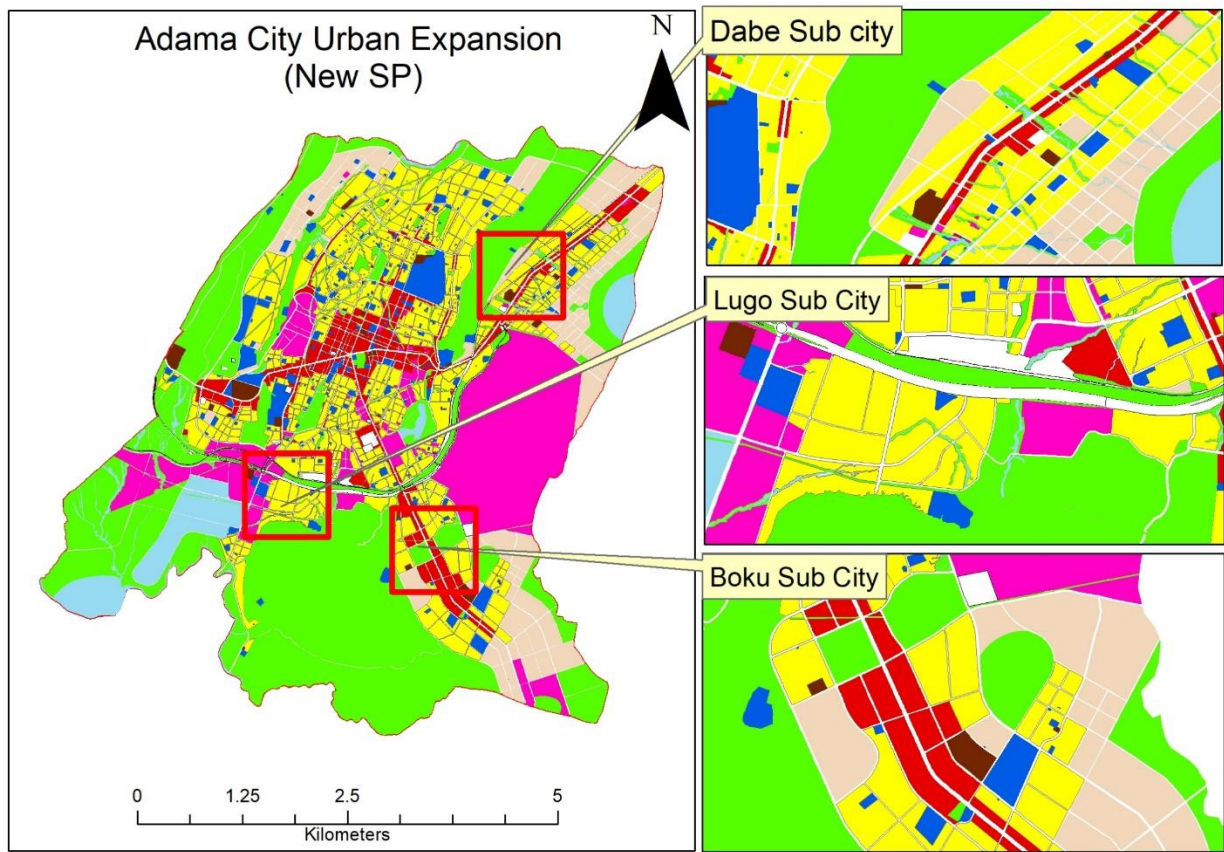


Figure 4. 3 Adama City SP Dabe, Lugo and Boku Sub city

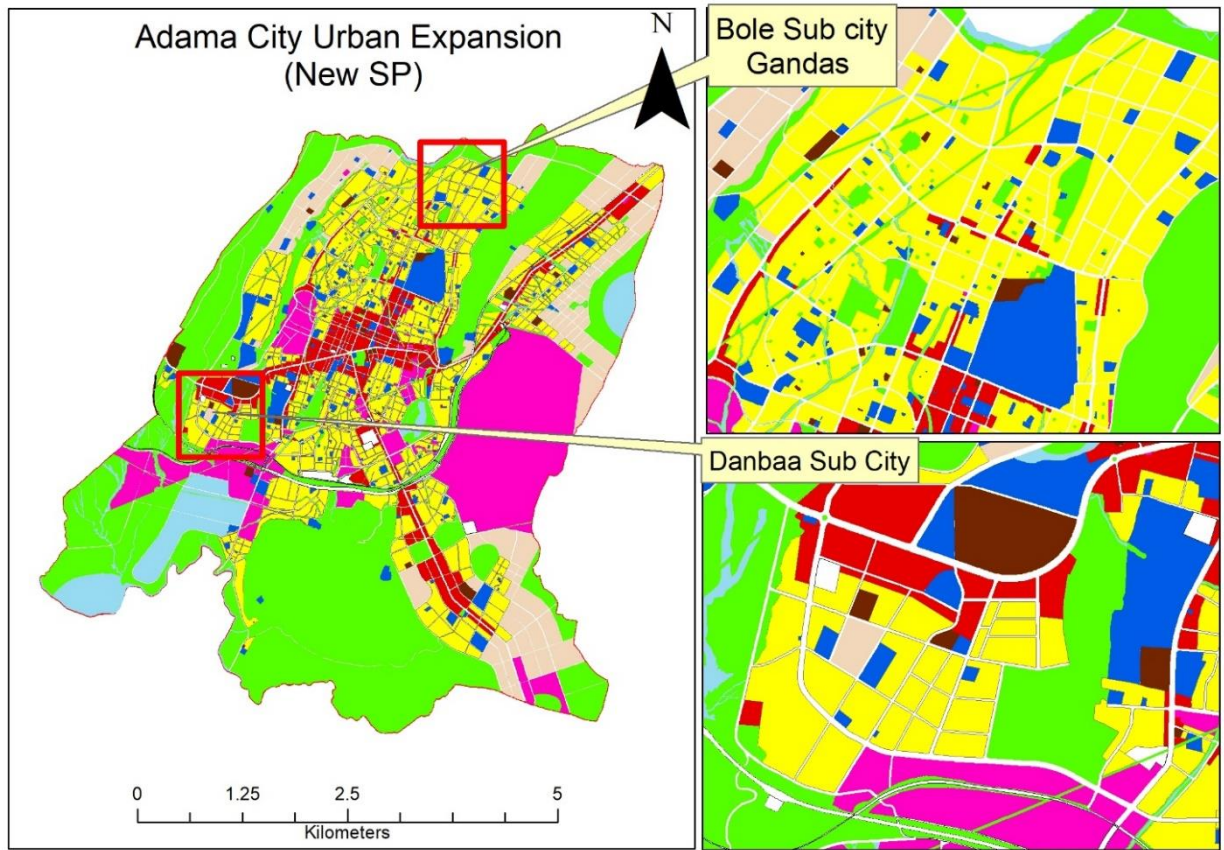


Figure 4. 4 Adama City SP Bole and Danba Sub city

4.4.2 The Trends of Informal Settler

According to a land administration official and Google earth, acquisition by informal settlement by different behavior depending on the different reason of the settler are shown in figure 4. From 2006 to 2010. However, the trends of informal settlers for the 2011 are not organized and it is on progress to collect this information.

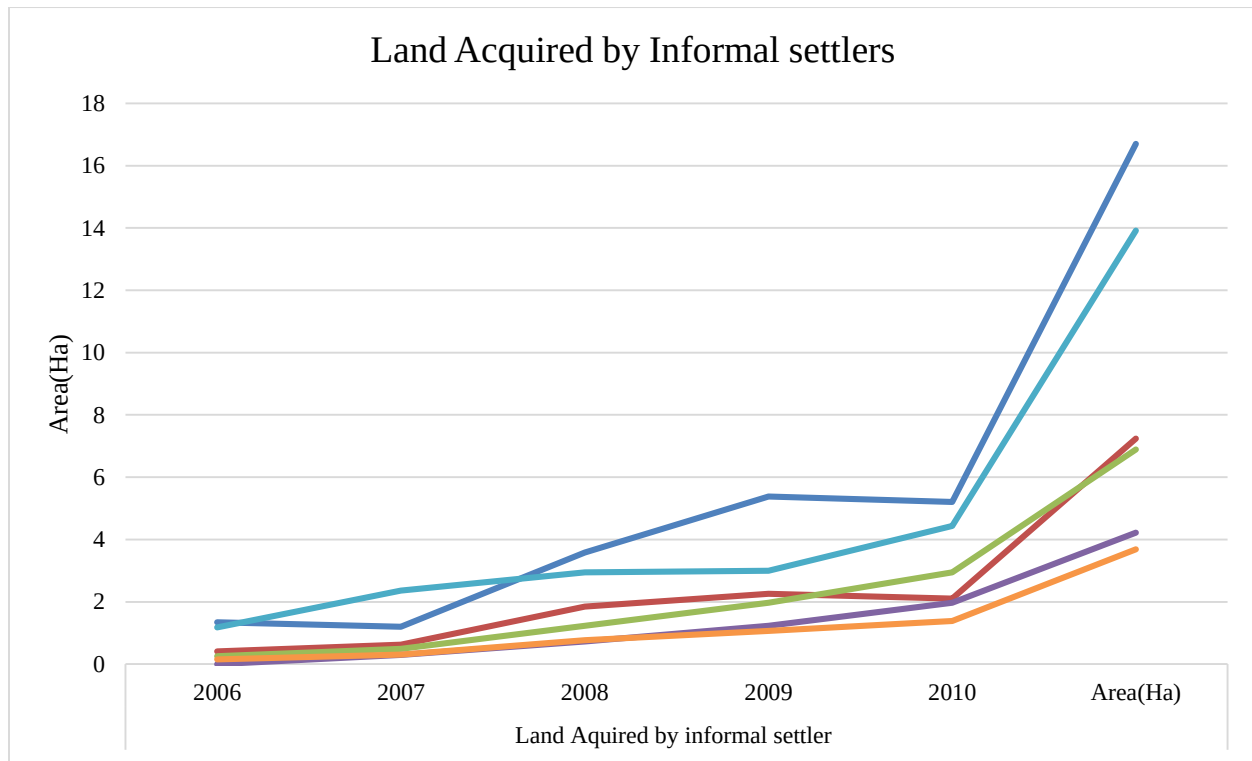


Table 4. 3 Land Acquired by Informal settlers

The table above indicates that the area of block acquired by informal settlement scored in the Boku and Gandas kebele from Bole Subcity which covers the highest portion with 16.7 ha and 13.92 ha respectively. However, the number of informal settlers mostly increases from time to time.

In Lugo Sub-city, informal settler at the area thinking or assuming the land covered by tree and thinking as the agricultural. The land administration office report and response shows that during the housing or building there is no complaint from either from a farmer.

In the same digging Dabe Sub-city out the condition almost have similar behavior with Boku and Gandas kebele the land before settlement was covered by a tree but half of them is farmland belongs to the farmer in which acquired by purchasing.

4.4.3 Informal Settler Push Factors

In developing countries as usually, the settlements are not for the purpose of luxury perhaps, seeking shelter, were as predominantly factors to push and informal settlement informally without any legal ground is no option rather than acquiring urban land and constructing the house.

Figure 4.2 Factor Push Informal Settlers

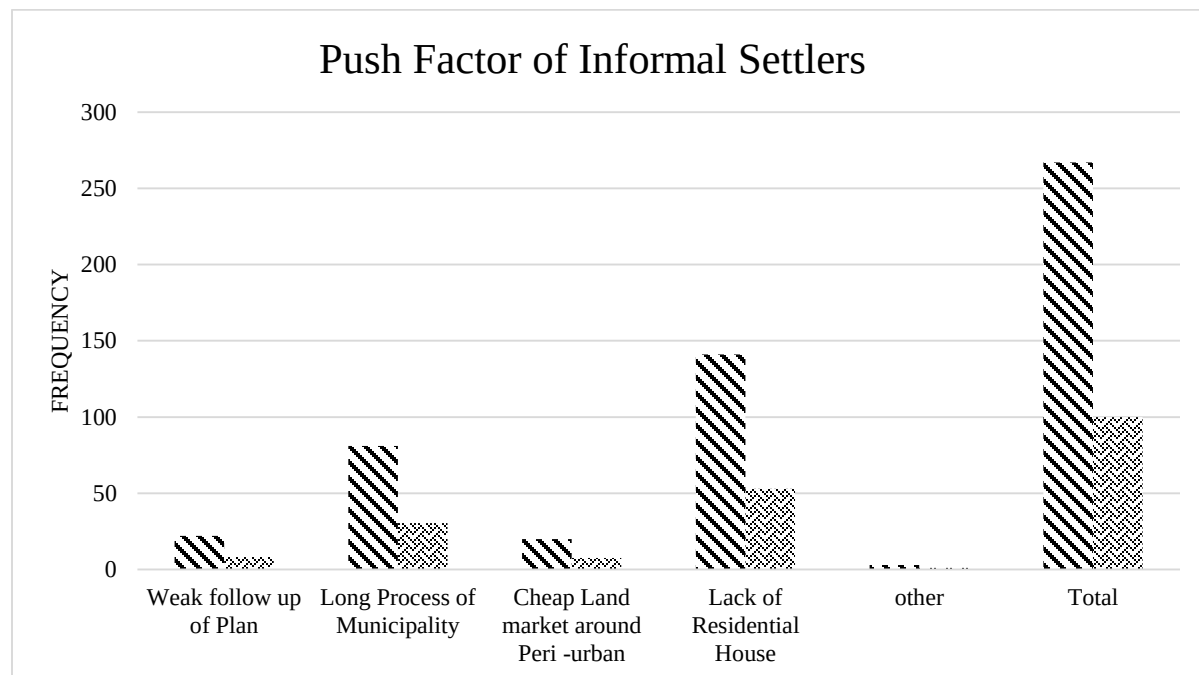


Table 4. 4 Push Factor of Informal Settlers Source: Field Survey, 2020

The above figure shows that the response of the respondent's reasons for the preference to informal settlement is due to no access to residential housing scores, 52.8 percent, the next is the long process of the municipality to afford house 30 percent. Additionally, weak follow up of plan from the officials' scores 8 percent; cheap land market scores 7.5 percent and others (those delegations by land speculation individuals, without any reason for marketing purpose) 1 percent. This implies

high score pursuing residential housing is the indication of insufficient land preparation of the land management office.

❖ Pursuing Affordable Shelter

Informal housing is the affordable option used by the majority dweller of many towns of developing countries. There are different causes for informal settlement in the study area was identified by the result of the study through a questionnaire, interview and personal observation. On the other perspective, peoples are forced to own when the current land administration and planning system fails to address the need for the residents and to meet housing demand.

Do you have Alternative Land in the Town?		
Response	Frequency	Percent
Yes	7	8.13
No	79	91.87
Total	86	100.00

Table 4. 5 Land Ownership Status (Source: Field Survey, 2020)

According to the respondent, questionnaires distributed and collected from the 86 respondents' shows that, the main causes of informal acquisition of land in the case of Adama City include, have no alternative land for housing share the highest were those who have alternative housing are very small shares, 91.87 and 8.13 respectively. This implies that the major who settles without the willingness of the authorized body has built shelter according to their capacity for they have no residential house and the other seven respondents are a land speculator and political instability and for business holding and selling for another person.

❖ Absence of Good Governance

Behind expansion of informal settlement, the respondent explained that they have a grievance on the existing governing body specially the land management office. As they explained, even if repeatedly go for the help, no satisfactory answer for their requests.

According to interviews held at Adama city administration official levels the time of anarchy created as a whole in the national level no obeying the rule and regulation and that creates a chance of illegal settlement.

Urban Land Management on Good Governance			
Categories		Frequency	Percent
Weak government structure		43	50.00
Poverty		24	13.95
Absence of sufficient government land supply		10	11.67
Absence of equal treatment with others		12	13.95
Other		2	2.53
Total		86	100

Table 4. 6 Urban Land Management and Good Governance (Source: Field Survey, 2020)

Political instability and on time response of the municipality causes Good governance as a means of decision-making and procedures by which that determination is implemented or not implemented. Good governance is characterized by eight important principles participatory, consensus oriented, accountable, transparent, responsive, effective and efficient, equitable and inclusive as well as the application of the rule of law if single principle diverted it may follow political instability. Political instability converted into anarchy all person starts to take his own decision rather than expecting and obeying the rule and regulation of the institution.

The questionnaires distributed and collected from the 86 respondents' shows that, the main causes of informal settlements, weak government structure contributes, 50.0 percent, financial limitation,

13.95 percent, the third, absence of equal treatment with others 11.67 percent, fourth, absence of sufficient land supply shares, 13.95 percent and final, other 2.53 percent (no reason or challenge faced to house and does not show a reaction to get land). This implies which; the majority of informal settlers agreed on political instability and weak government structure follows problem on a smooth and satisfactory answer for the land demand issues.

Interview held with the elder of Adama city claim, which, the major causes of formation of informality in terms of land grabbing settlement are socio-economic factors. Which includes population influx from a neighboring town, low income, and economic limitation to sustain the rental house, a large influx of people from the increasing demand for housing, cooperative housing is the only means and lease, yet another option of the land delivery system but in the last 3 years does not take place.

The urban land administration official of Adama city municipal also agreed upon the factors that forced to invasion and buying from farmer's plot of land area financial limitation, weak management of land, on-time handling of the land found in administration as rural kebele, providing and preparing sufficient land for residential purpose, lack of balanced compensation for landholder. The official heads stated that the majority of informal settlements located on the periphery because of the rural residents sell their land by subdividing to informal settlers.

How Urban Land Captured by Informal Settler

Land acquisition informal settlement have legal and illegal behavior for a being inheritance, inheritance is legal to get from their family but when come to the root and initial the land already acquired by illegal way.

The respondents acquired in the form of purchasing from the farmer and bought as built of the house, inheritance from their family and relatives, Allocation from farmer (not thinkable that freely

allocation imaginary sold concise idea according to the information obtained from elders) which, transfer (without transaction only for living purpose), invasion of state land mostly around peri-urban forest and recreational area.

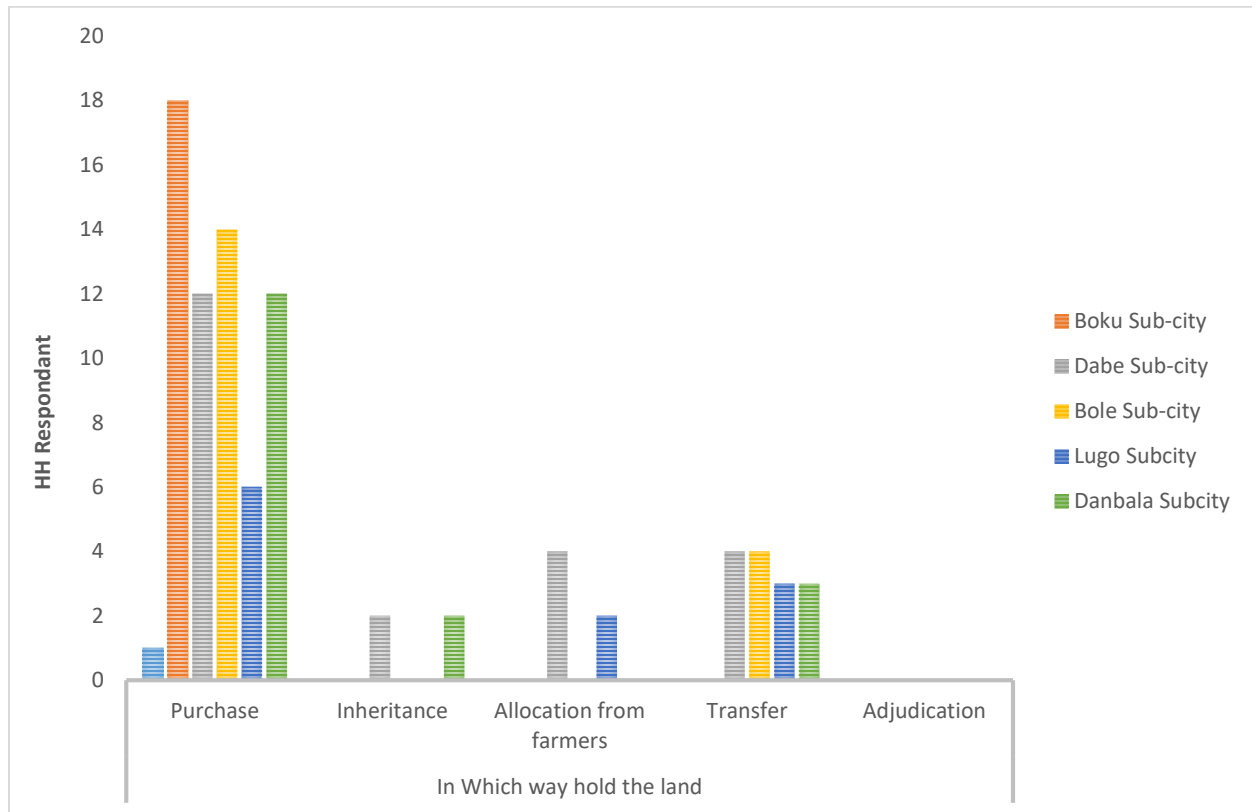


Table 4. 7 Summary of Land Acquisition (Source: Field Survey, 2020)

Informal settlers hold residential land in different ways. Among these, 62 households which were 75 percent purchased from farmers, 6 household own the land by allocation from the farmer with 6.97 percentage. 14 of the respondents also own the land by transfer system from the farmer and its percentage is 16.27%. As shown in figure 4.4 the acquisition of land in all city according to the respondents is by purchasing system.

The officials agreed on their interview responses concerning the informal settler's mechanism they used to transfer the plot were they make a fake contract of the gift of a plot because some of them

know selling of land is illegal according to Ethiopian law and perform a secret transaction to escape from legal responsibility.

4.5 Structural Plan Implementation Problem

4.5.1 Rural-Urban Boundary Recognition Dalliance

In per-urban boundary the intensity of the illegal housing without any authorized are very high for instance from the five sub-city of the city there is claim comes across the resident are in the rural even if they currently living in the city plan boundary.

The initial target of the plan is to implement as the will of the aimed purpose, whereas plan implementation taskforce organized from experience of cities like Addis Ababa according to regulation number 16/2004 to indicate urban redevelopment intervention areas. To implement this, an LDP shall be prepared and implemented within the validity period, but the expansion of the city is inevitable because of the flux of the society from surrounding rural and other urban areas while the string committee of the Adama city does not act to handle the plan boundary to administrative boundary.

According to the officials of municipality, issue of urban-rural plan boundary delineation is not today's issue but in every year, the Adama city tries to accomplish but some obstacle face as like a change of authority. The old SP of Adama city was revised and in the new SP there is no any intervention mechanism to solve rural-urban boundary to consolidate the problem. Rather there are new propose features and the over allocation of land use on the new SP. As far as the new boundary concerned, there are about 17,498.85 of hectares are added to the already existed boundary. Accordingly, the existing land uses that are within the newly added boundary are identified and summarized as indicated by the table 4.4

No	General Land Use	Existing Land use		New Expansion Area		Total Area	
		Area (Ha)	%age	Area (Ha)	%age	Area (Ha)	%age
1	Residence	2594.57	19.41	410.56	2.35	3005.13	9.74
2	Commerce and Business	107.35	0.80	0.00	0.00	107.35	0.35
3	Service	515.40	3.86	18.48	0.11	533.89	1.73
4	Green, Open Space/Reserved Areas, Recreation and Environmental Sensitive Area	7479.40	55.96	16015.83	91.53	23495.23	76.12
5	Administration	120.24	0.90	28.73	0.16	148.97	0.48
6	Industry and Manufacturing, Ware House, Depots and Workshop	518.85	3.88	29.99	0.17	548.83	1.78
7	Road, Transport, Utilities and Infrastructure	1625.85	12.16	220.51	1.26	1846.36	5.98
8	Others (Water Bodies, Under Construction and Gorge)	404.85	3.03	774.75	4.43	1179.61	3.82
Total		13366.52	100.00	17498.85	100.00	30865.37	100.00

Table 4. 8 General Land use summary of the newly added boundary (Source; Adama City SP)

4.5.2 Planning and Implementing Facilities and Equipment

Organizational capacity setout is a very important strategy to implement the prepared Plan. Capacitating an institution may be in workers that the city has and materials used for implementing the proposed land use. The insufficiency of these may result in failure to achieve the target to be prepared.

In Adama city, there is not enough preparation of workers and relevant educational background to run the task of plan lay down to earth. As to the department head, the required number of employees' almost half-professional gaps found. Similarly, the professions that intend to follow the plan are also undertaking additional job concerning the office. These have its own pressure even to address the on service delivery for the residents.

Concerning institutional gaps to implement the plan, all the sub cities land administration representatives replied as they have technical staffs affected the performing of their daily tasks. Since the current government is using decentralized means of administration there should be sufficient and efficient staff.

The required profession as process/team leader is contributing to the problem. Implementation of the plan as a usual project requires comprehensive project management skill, which in turn requires a high level of professional background.

This skill gaps and not enough manpower are extended and potentially reflecting even on the simplest other office works of documenting data and knowing full information about plan, having computer software that usable, exercise, etc., including other supportive work classification like personnel administration, development plan preparation and follow-up, beyond the technical expertise of implementing teams. From this, one can possibly understand to what extent the skill of plan implementing bodies hindering the implementation of the city plan.

The other major factor, which obstacle the effective plan implementation of the Adama city is a shortage or limited equipment and facility that are important for the implementation of the plan. These include surveying instruments, aerial photo, and internet accessibility, drawing instruments, computer programming, and logistic. For instance, in the case of Dabe sub-city there are four surveyors, three urban land administration officers, two civil engineers, one construction manager,

one economist and one computer science officers. However, for the preparation of LDP and NDP for particular urban area at least urban planner is necessary. In addition, sociologist, architect and urban designer are so necessary.

4.5.3 Urban Plan Implementation Performance

Lack of integration of the land management to implementation of the Adama City in the specific study area of Adama city, in particular, was uncoordinated and absence of any controlling manner from the Land management office and Municipality as well as the concerned body. The Land management office of the city ignored the reward obtained from effective plan implementation and could not attain the responsibility vested on it by the government when unlawful acts made by its own technical staff.

Due to well plan implementation problem the study site include, plan violation, inadequate integration of the city with surrounding rural Kebele, Inadequate land data management, good governance, Lack of preparing the land for the purpose of land use to be planned and the adverse impact of towns, informal settlement.

4.5.4 Structure Plan Violation by Informal Settler

One of the problems observed from the city is a structural plan violation by informal settler without any legal ground a structure plan encroachment were largely observed at different locations without any legal ground. The encroachment made based on the needs of individual desire and willingness of the people. In this case, most of the selected study sub-city found around per urban is for residential purpose.

The study research has proved the presence of plan violation in the city the implication of plan violation by informal settler is lack of awareness of the society and whereas, no corrective measures taken to protect the land use from the illegal occupation of the settler activities. Even

though, the problem appears, Proclamation No. 574/2008 of the federal government states the city has full authority to inspect and stop any development activities if they are against the structure and local development plans

For what purpose do you think land use is?		
Categories	HH respondents	Percentage
Agricultural	23	26.74
Buffer	12	13.39
Residential	35	40.69
Recreational	11	12.79
other	5	5.81
Total	86	100.00

Table 4. 9 Informal Settler Land Use Perception (Source: Field Survey, 2020)

The questionnaires distributed and collected from 86 respondents shows that, perception of the household on land use, and initial service of the land ought as residential purpose shares 40.69 percent, those consider as agricultural purpose shares 26.74 percent, buffer shares 13.39 percent, those think recreation and other shares 12.79 percent each. This implies the severity of residential housing problem in the city as well as inadequate plan implementation by mobilizing the society until they internalize as usable.

The field observation shows that on the above map informal settlers have settled; on land, use proposed for other service-protected forests. That has no urban infrastructures and services, no water supply electric line and, sub-standard houses, poor in urban implementation, social insecurity, social exclusion, and become an incident for the future growth of the city to settle formal residents. Moreover, illegally has resulted in a reduction of government revenue bases.

Violated land use means those land uses that have been implemented against the proposed structure plan of the city. It can be happened either by not considering the structure plan while implementing the plan or by changing the functional use of the structure plan by the authorized responsible body. The one which has been performed by later process is said to be the changed land use and can be accepted from structural plan points of view (being it is flexible).

As identified during existing land use updating process, some of the proposed structure plan of the city has been implemented in violation. Accordingly, sample violated land uses are discussed here under.

No	Proposed Land Use	Actually existed land use
1	Commerce & Business center	• Hospital (H/Mariam) • East Shoa Zone Administration • Municipality, justice office, zonal court office • Stadium • Mosque • Orthodox Church • School • Health center • Youth center • Primary school, Rift Valley College, Nafyad primary and secondary school.
2	Mixed use	• Goro high school & preparatory school • East Shoa Zone prison • Old Muslim Cemetery

	• Silase church & Mako Bili school • Abdi Boru, Adama Youth academy, Holy Angeles • Oda Health center • Endolus school, youth center • 05 ganda • Adama No.3 school
--	--

4.6 Urban Plan Implementation Problem and Informal Settlement

4.6.1 Urban Planning and Related Problems

The primary goal of the urban plan is to implement a prepared plan assignation of plots for various land use functions. Allocation of a plot for various roles ought to carry out in an orderly and intellectual manner in order to ensure not only consistency but also efficient utilization of the scarce resource of land. The conceptualization of a rational and consistent set of standards is important to the efficient operation of any system of development control.

According to field observation, the structural plan did not consider the potential development direction of the city, higher order services particularly those social services that occupied a huge area of lands for different investment areas while the plan was not prepared.

4.6.2 Public Participation in Planning Issue

Since plan prepared to serve the community and function on the community inevitable to participate in any issue concern. To Promote the implementation of the plan; government and any concerned stakeholder have to facilitate community and create awareness for the purpose what ought to be planned.

Public participation is important for the plan implementation process by providing feedback to improve policy packages, strategies simplifying the problem. In addition, to identify gaps and monitoring for an upcoming plan preparation session on existing realities of the structure plan, it is important to have implementation and monitoring stage.

		Happy the town to have Structural Plan		
		Yes	No	Total
Participate in Discussion of Planning Issue	No	80	6	86
	Yes	6		

Table 4. 10 Participation Level and Awareness of Informal Settler on Planning Issue Source: Field Survey, 2020

Table 4.5 shows that there is a different perception concerning the plan a bold problem occurs during the plan implementation. Since the initial situation the society having understanding concerning the plan. While the plan made was for society on society, they should have to adopt the reality and discuss problem by participating in a good manner. Whereas, 93.02 percentage of the respondents did not participate during preparation of Adama City SP and 6.97 percentage of the respondents were participate but this is not significant level to show the rate of public participation during preparation of SP of the Adama City. On the other hand, the respondent's perception indicate that by preparation of SP of the city they are so interested.

The interview held with peri-urban farmers that, they agreed on socio-economically role of the urban plan since the policy and strategies of government is not to hurt the citizens, to participate and facilitate the legal planning and standing with it was as far as securing land holding right. However, participation and integration with the land management office are very weak.

The field observation during data collection shows that the majority of informal settler houses in the study area are not now about land use. Moreover, at present days, it has resulted in the

expansion of informal settlements in the study area because of a lack of awareness about planning and inadequate integration with the land administration officials

Generally, the overall collected data from the field observation, questionnaires focus group discussions and interviews, indicates that the structural plan implementation are institutional factors are deficit of equipment and facility, manpower, weak data management awareness creation and transparency with society as well as weak integration of city and rural Kebele administration and weak controlling and monitoring mechanism of the town.

4.6.3 Plan Implementation Problem and Expansion of Informal Settlement

The effectiveness of plan implication utilizing the service targeted to protects illegal squatting and urban sprawl. Table 4.11 blow emphasizes the effectiveness of the plan and formation of peri-urban informal settlement.

The questionnaires collected from 20 formal settlers respondents shows that, the implementation of urban plan carried out effectively responding “Disagree” and at the same time urban and rural plan recognition dalliance on expansion of informal settlement responding “Strongly Agree” “scored 80 percent .similarly respondents scores “Agree” on both variable share, 80 percent. This implies that the urban plan of city still does not consider the peri-urban and those respondents agreed on both variables perceiving implementation only focus and carry out the core city or old plan.

	Formation of Informal Settlement Occurred	Total
	Due to Dalliance of Urban-Rural	
	Administrative Boundary Recognition	

			Strongly Agree	Agree	Not Sure	
Implementation of the urban plan carried out effectively.	Strongly Agree	Count	0	2	0	2
		Percentage (%)	0.0%	100.0%	0.0%	100%
	Agree	Count	0	4	1	5
		Percentage (%)	0.0%	80.0%	20.0%	100%
	Not Sure	Count	2	5	1	8
		Percentage (%)	25.0%	62.5%	12.5%	100%
	Disagree	Count	4	1	0	5
		Percentage (%)	80.0%	20.0%	0.0%	100%
Total		Count	6	12	2	20
		Percentage (%)	30.0%	60.0%	10.0%	100%

Table 4. 11 Informal Settlers and Plan Implementation (Source: Field Survey, 2020)

4.7 Major Findings

The major findings of the study are the following:

4.7.1 Causes of Informal Settlement and How Capturing Urban Land

- Landholders and farmers around the expansion area of the city sell land illegally by attracting residents and urban migrants who cannot afford the prices of land management.
- The area of block acquired by informal settlement scored in the Boku and Gandas kebele from Bole Sub city which covers the highest portion with 16.7 ha and 13.92 ha respectively.
- Rate of informal settlement increasing from time to time due to deferent socio-economic effects like influx people to city, increase in economic activity of the city, maladministration of the city,
- The respondents who have any alternative housing and land share a very small portion of the total respondents were 8.13 percent
- Majority of informal settlers agreed on political instability and weak government structure follows problem on a smoothing and satisfactory answer for the land demand issues.
- Lack of inadequate land preparation for residential house open door squatting illegally and land grabbing

4.7.2 Structural Implementation Problem

- Plan violation that has no urban infrastructures and services, no water supply electric line and, sub-standard houses, social insecurity, social exclusion, and become an incident for the future growth of the city to settle formal residents.
- Lack of skilled professional for implementing structure plan in the case of Adama city is so difficult and it is one of the bottleneck for the implementation of SP.
- The respondents land use preference to settle are residential land uses are the highest share, 40.69 percent, and the next is agricultural land 26.74 percent.

- The respondents are glad the city to have a structural plan share high proportions were 93.02 percent happy and 6.97 percent not interested.
- Issue of public participation on planning issue only 6.97 percent participate during an official discussion with the community where 93.02 percent does not participate.
- Inadequate land data management, the city should provide land cadaster technology to control and facilitate each activity on the plan boundary

4.7.3 Structural Plan Implementation Problem and Expansion of Informal Settlement

- Rural-urban plan boundary delineation dalliance impact on plan implementation, and plan implementation cause for the expansion of informal settlements.
- If they get the opportunity to compute any means of legal land acquisition like either Lease land tenure or cooperative house they can take part.
- The causes of the informal settlement are socio-economic factor following regional city recognition of Adama City. Hence, population influx to the city and institutional factors which include population growth, low income, rural-urban migration, lack of legal or policy support and weak urban poor housing program delivery.
- Informal settlers have resulted in the reduction of government revenue bases, urban sprawl, and invasion of lands around the peripheries, expansion poor urban planning, corruption and land speculation, and inadequate service provision.
- Informal settler does not understand the role of plan and obedience of rule and regulation.
- Absence of LDP and NDP
- Rule and regulation of the plan especially compatibility issue concerning the informal settler is not considerable. This is an implication of plan violation by an informal settler

CHAPTER FIVE

CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

The focus of this chapter is to conclude and recommend possible solutions to promote and improve urban plan implementation problem and figure out the expansion of informal settlement in Adama City. Moreover, the chapter is about conclusion and recommendations from theoretical and empirical literature reviews and findings of the results. The conclusion highlights the results of the study and the recommendation suggest the possible solutions overcome the plan implementation problem and expansion of informal settlement in Adama City.

5.2 Conclusion

Causes of Informal Settlements and how they Capture Urban Land

The major causes of the informal settlements are the absence of commitment to handle according to a structural plan approved 2004 E.C, rural-urban boundary recognition dalliance following the land grabbing includes migration (rural-urban and urban-urban), increase demand of land and escalating of a rental house. In addition, too long process of municipality and land management to afford and provide land for the residents, lack of awareness creation about rule and regulation for peri-urban farmers, and that urban poor who cannot afford a house is the main issue for expansion of informal settlements. As a hint, informal settlers found around urban fringes has no any type of infrastructure provision that is why most of them no option rather than to squat.

Urban land captured mostly in purchasing from peri-urban farmers, invading openly, the farmers have two factors push him for land marketing, not interested for compensation, and the other dilemma of the boundary in which the property found either rural administration boundary or urban

administration boundary pushes to sell rather than awaiting compensation even they do not satisfied.

Structural Plan Implementation Problem

The primary objective of urban planning is to implement and solve the problem of urban land utilization in accordance of law and regulation to meet planned development of the city and generate urban revenue, thus, the performance of plan implementation in city was low compared to the time of preparation. Task crew and equipment do not adequate to run the task of the plan implementation to facilitate and achieve the initial target the plan was prepared. Most of the plan violation by illegal was the drawback of the implementation problem. in which, land use of urban expansion area is mostly covered on planning as a green frame and environmental sensitive but it was conquered and controlled by informal settlers.

Structural Plan Implementation and Expansion of Informal Settlement

These two variables have interrelation, casual for each other and looping that is why the failure and vacuum creation of structural plan implementation drawbacks and expansion of informal settlement challenges implementation of the structural plan as Bent Furi (2012) stated. Plan implementation starts after boundary approved and handled in according to the proposed plan but lack of public participation and discussion during plan prepared and approved undertake to now role of urban plan for the development of city and improvement of life standard of residents.

However, without cognizing the true demarcation (plan boundary) with an administrative boundary to register and being control of each activity going on, it is difficult to implement in a well and effective manner. In addition, peri-urban farmers included within the planning boundary

of Adama City even have no awareness of the urban planning policy and land management regulations.

5.3 Recommendation

The following recommendations forwarded based on the conclusion, for the concerned bodies as a solution for the prevailing problems in Adama City.

Causes of Informal Settlement and how they Capture Urban Land

- The Adama City political administration should have to give a considerable attention on the expansion of informal settlement to control the new emergence of the illegal squatting. Hence, the land supply for residential urban dweller (for lease, cooperative housing program) alters the increase of informal settlement.
- The city administrative should provide adequate and affordable land for housing to meet the demand of the land.
- The Adama City should keep supporting the urban poor in affording a house within both kebeles with the integration of NGO. However, such attempts have so far does not alter problem rising in plan violation and expansion of informal settlement.
- Attention must be given land compensation budget to improving both side win-win logic. While sufficient and equivalent compensation changes and improve the lifestyle of a farmer on the other side, the municipality allocates the land with service additional to revenue unless the farmer starts to blame the government.
- The government should facilitate the investment of real estate to dispatch housing demand in the future.

- The government should improve the manner of urban land to the medium and low-income groups would be affordable in efficient way.
- Those farmers who participate in land marketing should have to orient the compensation reward that enables them they have the legal right on their property.at the same time, the city should give attention to price rate of urban land.
- The city should have to strengthen the structure up to ketena level that simplifies workflow and creates transparency.

Structural Plan Implementation Problem

- The Adama City should accomplish boundary recognition and create integration with kebele administrator, community representative, any other stakeholder, to work on the same consensus of the urban plan.
- Prepare training seminar of government officials on land management and bureaucracy of any technical matters at Adama City and subcity and kebele levels.
- The city should promote and arrange through media otherwise any meeting chance to create public awareness, community participation, and transparency.
- The city should decentralize workers to sub city kebele and all ketena to keep up and follow plan implementation activities as a floating assignment. Hence, the city administration should have facilitated to build skill gap, employ additional workforce and provide sufficient equipment.

Structural Plan Implementation Problem and Expansion of Informal Settlements

- As soon as possible, the city should have to relocate informal settlements, protect new emerging settlement on the environmentally sensitive area, and provide infrastructure.

- Particular attention should be given for peri-urban farmers to protect the expansion of informal settlements with the integration of rural kebeles
- Special attention should be given for informal settlers not to feel discrimination those settlers match with plan treat according to the government standard and regulation and those do not match
- Land use proposed for the residential purpose should have to return to the land bank by compensating the private and well managing public land under residential purpose.
- Land management should have to active cadaster and land registry system to manage an urban land ineffective way.
- The city administration should have to give consideration and capacitate a way in which, the emerging city can prepare LDP and NDP for themselves.
- Issue of urban land must not be restricted for land management office it must be for any dwellers and as a policy government structure attention should be given in every government houses.
- Finally, the government should have to give attention time vacuum formed during the approval of the plan and implementation of an urban plan by handling boundary recognition.

For Other Interested Researchers: This study does not incorporate the bureaucracy problem behind the plan implementation. The study only focuses on plan implementation problem and the expansion of informal settlements, so those interested researchers can do researcher with the mentioned idea and fill the gap in this study.

Bibliography

- Alshuwaikhhat, P.,2014. *Planning Legislation, Planning Legislation*, Accessed at (December, 2020). Dharan: Priscilla Horn. Available at:
<https://slideplayer.com/slide/7358379/%0A>.
- Cersigis.and Mapple.,2010. *Structure plan guidelines*, Accessed at (January ,2018). Available at: <http://www.tcpghana.gov.gh/doc/structureplan.pdf>.
- Bent.F.,2012. *Challenges of Urban Plan Implementation in Oromia Region: The case of Sebeta city Three Kebeles in Focus*, Accessed at (January, 2020). Addis Ababa. Available at: <http://etd.aau.edu.et/bitstream/handle/123456789/10491/BentiFura.pdf?sequence=1&isAllowed=y>.
- Dukale, Y.,2012. *Assessment Of Urban Plan And Design Implementation And Management In Ethiopian Secondary Towns*. Addis Ababa. Available at:
<http://etd.aau.edu.et/bitstream/handle/123456789/3613/YohannesDukale.pdf?...1...%0A>.
- Edwin, I. ; and Eme.Okechukwa .,2013. *Urban Planning Problems in Nigeria A Case of Onitsha Metropolis of Anambra State*, Singaporean journal of business economics and management studies, Accessed at (April, 2020). doi: 10.12816/0003828.
- Habitat III.,2015. *Informal Settlement, Informal Settlement*, Accessed at (December,2018). Ne York, USA. Available at: <https://unhabitat.org/wp->

content/uploads/2015/04/Habitat-III-Issue-Paper-22_Informal-Settlements.pdf.

Kidane, G. Y. K.,2015. *Informal Settlement and It's social, economic and political problems in The Peri- Urban Areas*, Accessed at (April,2020). Ethiopia. Available at:
https://www.academia.edu/16047241/Term_Paper_on_Informal_Settlement_and_Its_social_economic_and_political_problems_in_The_Pre_Urban_Areas.

Lamba, A. O.,2005. *Land tenure management systems in informal settlements*, Accessed at (April, 2020). Available at:
https://webapps.itc.utwente.nl/librarywww/papers_2005/msc/gim/lamba.pdf.

Mahiteme, Y.,2007. *Rapport / Report ' Carrying the Burden of Long-term Ineffective Urban Planning ' An Overview of Addis Ababa ' s Successive Master Plans and their Implications on the Growth of the City Working papers on population and land*, Accessed at (December,2018). Addis Ababa. Available at:
http://www.svt.ntnu.no/geo/Doklager/Acta/serie_a_16_yirgalem.pdf.

Marzuki, A.,2015. *Challenges in the Public Participation and the Decision Making Process, Sociologija i proctor*, Accessed at (January, 2020). doi: 10.5673/sip.53.1.2.

Mendelsohn, J.,2018. *Informal settlements in Namibia : their nature and growth*. Windhoek. Available at: <https://www.researchgate.net/publication/322200418>.

MUDH.,2018. *Structure Plan Preparation and Implementation Manual*, Accessed at (May,2019). Addis Ababa, Ethiopia.

Mulugeta, Z.,2017. *Assessment of the Existing Structural Plan Implementation Situation in Injibara Town, Amhara Regional State, Ethiopia*, *International Journal of*

Advanced Multidisciplinary Research, Accessed at (January, 2020). Adis abba, Ethiopia. doi: 10.22192/ijamr.

OSCE .,2011. *Assessment of municipal responses to informal settlements in Kosovo*, Organization for Security and Co-operation in Europe, Accessed at (April, 2020). Kosovo.

Oliveira, V., & Pinho, P. . 2010. "Evaluation in urban planning: Advances and prospects." *Journal of Planning Literature* 343-361.

Paridah, M. . *et al.*,(2016. *Urbanization and Meeting the Need for Affordable Housing in Nigeria Temi, Intech*, Accessed at (December,2018). Lagos, Nigeria. doi: <http://dx.doi.org/10.5772/57353>.

Perperidou, D. G. and Tziortzioti, E..2007, *Informal settlements in Greece : problem characteristics and new technologies ' contribution for its solution*, Accessed at (October,2018). December, Athens, Greece. December. Available at: http://library.tee.gr/digital/m2267/m2267_perperidou.pdf.

Taylor, T. K., Banda-thole, C., and Mwanangombe, S.,2015. *Characteristics of House Ownership and Tenancy Status in Informal Settlements in the City of Kitwe in Zambia*, *American Journal of Sociological Research*, Accessed at (Novemeber,2018). Zambia. doi: 10.5923/j.sociology.20150502.02.

Wamani, B.,2014.*The Impact of Informal Settlements on Land Markets in Nakawa Division*, Accessed at (December,2020). Available at: https://www.researchgate.net/profile/Brayan_Wamani/publication/255720126_The

[_Impact_of_Informal_Settlements_on_Land_Markets_in_Nakawa_Division/links/02e7e5207595f3da84000000/The-Impact-of-Informal-Settlements-on-Land-Markets-in-Nakawa-Division.pdf?origin=.](#)

World, B.,2013. *Strategic Environmental Assessment of The Urban Development Plan*, Accessed at (January, 2020).