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SCHOOL OF GRADUATE STUDIES

URBAN EXPANSION AND ITS EFFECTS ON THE

LIVELIHOOD OF PERI-URBAN FARMERS:

EVIDENCES FROM SEBETA TOWN

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July, 2017

Addis Ababa

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Declaration

I, the undersigning person declare that this research paper is my original work and has not been conduct in these particular areas for degrees or above in any other University. Besides, all secondary data sources employed for the accomplishment of this thesis have been cordially acknowledged. Finally, this thesis has been submitted in partial fulfillment of the requirements for MA in Development Economics and never submitted to any University for award of a degree.

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ENDORSEMENT AND APPROVAL

As the Advisor of this Research paper, I hereby certify that I have read and evaluated the Thesis entitled “URBAN EXPANSION AND ITS EFFECTS ON THE LIVELIHOOD OF PERI-URBAN FARMERS: EVIDENCES FROM SEBETA TOWN” to be finalized accordingly by ESHETU MIDEKSA TIKUR under my advice. I recommend that it could be submitted as a fulfilling the Thesis requirement.

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Board of Examiners

As member of the Board of Examiners we have read and examined the thesis prepared by Eshetu Mideksa Tikur. We agreed that it is accepted as fulfilling the thesis requirement for the Master of Arts Degree in Development Economics.

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ACRONYMS

ANRS:	Amhara National Regional State
ARLVCPE:	Assessment of Rural Land Valuation and Compensation Practices in Ethiopia
CSAE:	Central Statistical Agency of Ethiopia
ESLAP:	Ethiopia-Strengthening Land Administration Program
FRULP:	Federal Rural and Urban Land Proclamations
IVSC:	International Valuation Standards Committee
ORLAU:	Oromia Rural Land Administration and Use
RUPRI:	Rural Policy Research Institute
SCLDAA:	Sebeta City Land Development and Administration Agency
SNNPRS:	Southern Nations, Nationalities and Peoples Regional State

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ABSTRACT

Ethiopian is characterized by fast population growing and this resulted in unplanned urban expansion towards peri-urban areas. The Ethiopian urban population was 11.4% by 1984 whereas increased 13.6% in 1994 and 16% by 2007. By 2050, the urban centers of Ethiopian will reach 42%. The mentioned population growth indicated expansion in urban areas but shrinking in rural land. To accommodate the ever-increasing of population, cities have been expanding horizontally towards peri-urban areas. In the case of Oromia Region, the share of urban inhabitants account for 11.3% by 2007 census. The population of Sebeta town has increased from 49,331 (2007) to 256,868 by 2015/16; an increment of about 86.93%. Therefore, investigating effects of urban encroachment on the livening standards of peri-urban farmers is the central issue of the paper. This study employed quantitative and qualitative methods. It used primary data gathered from focus group discussion, Key Informant Interview and 150 household respondents. Interviews were conducted with knowledgeable village leaders. The secondary data were collected from Sebeta. In the paper, descriptive, economic and livelihood data analysis method were employed.

Urbanization has resulted in positive and negative effects. From the positive side, it improved access to better social services and infrastructures. Landholders displaced due to urbanization were paid compensation. 9.4% of them have exhausted for investment, and thus their livelihoods have been well improved. But 90.6% of them spent on consumption good. The livelihoods of this group are identified as challenging. Most of them are left jobless; and experiencing low standard of livelihood. Majority of the farmers were not benefited from rehabilitation strategies set by the government. Compensation is expected to be faire to reimburse the value of lost properties. But the study revealed that the payment is mainly unjust in amount and takes long period. 79.4% of the expropriated farmers were paid from 9 months to 2 years.

Key words: Urban expansion, peri-urban, Land expropriation, compensation payment and livelihood

CHAPTER ONE: INTRODUCTION

Land is the main economic, political, social and cultural asset as well as source of generating livelihood income in rural residents. Urbanization is one of the most important dimensions of economic, social and physical changes. Rapid urban population growth means an increasing demand for urban land. The same geographical area like urban fringe, the periphery, inner rural, and rural commuting zone all described the peri-urban. Peri-urban is an area adjacent to built up areas of high population concentrations. In Ethiopia, land is the common property of the 'state and the people'. Rural farmers are given possessory or holding prerogatives right. Expropriation is taking of land by the state for public purpose upon advance payment of compensation. Expropriating farmland deprives landholders of one their most important income generating assets and forces them to find new livelihoods.

1.1 Background

Urbanization is shift of population from rural areas to cities, and the resulting growth of urban areas. It also refers to a growth in the proportion of a population living in urban areas and the further physical expansion of already existing urban centers. Nowadays, more than half of the world's population resides in the urban areas. Urbanization has brought economic development to many countries, with substantial improvement in the provision of social services to many communities. However, conversion of farmland into urban built-up areas reduces the amount of lands available for food and crop production. In many developing countries urban expansion has been resulting from the industrialization policy adopted since the 1970s when it attracted a large group of young people to move to urban centers. This massive migration has placed pressure on the existing social services, and challenges the state to meet the demand for an ever growing urban population. The demand for housing and related services pushed built-up areas towards the peri-urban areas and encroached into the hinterlands. (Narimah, et.al; n.d: p3-4)

Peri-urban (the urban fringe) may be the dominant urban form and spatial planning challenge of the twenty-first century. In older or post-industrial countries the peri-urban

is a zone of social and economic change and spatial restructuring, while in newer industrializing countries, and most of the developing world, peri-urban is a zone of chaotic urbanization leading to sprawl. In both cases the peri-urban can be seen as not just a fringe in-between city and countryside and a zone of transition, rather it is a new kind of multi-functional territory. Peri-urban is a region characterized by a relatively low population density by urban standards, scattered settlements, high dependence on transport for commuting, fragmented communities and lack of spatial governance. Peri-urban zone is where poverty and social displacement are more common, a front line between the problems of the city and the countryside. Ravetz et.al; 2013: P1-2)

Expropriation has been surrounded by controversy, stretching right back to its origins in international law. It represents both the most serious infringement of private property rights and the manifest exercise of state sovereignty. It can be explained as the formal withdrawal of property rights for the benefit of the state or for private persons designated by the state. This description covers direct expropriation or formal expropriation. Besides, a state acts in a way that is detrimental to a private investment where the investor formally retains its property rights over the investment. This is known as indirect expropriation, or a “measure tantamount to expropriation.” In general, expropriation is a forced taking of land by the state for public purpose and upon advance payment of compensation. (Daniel; 2014: P20)

Compensation may be conceptualized as “full indemnity or remuneration for the loss or damage sustained by the owner of the property taken or injured for the public use”. Compensation requirement demands the expropriator to reimburse the expropriated party for the property taken and places the latter in as good a pecuniary position as if the property had not been taken. There are two theories concerning the amount of compensation: “owner’s loss” and taker’s gain theories. Under the “owner’s loss” theory, the owner is entitled to be put in as good a pecuniary position as he would have been if his property had not been taken. The “taker’s gain” theory holds that “the government should pay only for what it gets. (Daniel; 2014: P10)

Livelihood is an array designed to assist people to convert available assets into a sustainable and resilient means of earning a living. Livelihood attempts to take advantage of the “window of opportunity” and increase income-generating activities. Livelihood may be direct, indirect, or combination of both. The direct livelihood focuses on improving livelihood strategies whereas indirect livelihood aims to influence the social, economic, and political environment. (Darren; 2005: P40). Livelihoods are formed within social, economic and political contexts. Institutions, processes and policies, such as markets, social norms, and land ownership policies affect our ability to access and use assets for a favorable outcome. As these contexts change they create new livelihood obstacles or opportunities. (Darren; 2005: P7- 8)

1.2 Statement of the Problem

Urban expansion, and hence spreading out of peri-urban areas, may be occurred due to migration to these areas seeking for new options which improves their conditions of livelihoods. Peri-urbanization could be an effect of the current globalization phenomenon, with social as well as economic aspects. Urbanization is necessary, though not necessarily drives to sustain economic growth in developing countries and it yields other benefits as well. Managing urbanization is an important part of nurturing growth; neglecting cities-even in countries in which the level of urbanization is low, can impose heavy costs.

The nationwide phenomenon of urban expansion threatens the existence of agriculture which provides large people in both rural and urban areas with staple food. As urbanization intensifies, agricultural and non-agricultural land use conflicts worsen. Consequently, many farmers and people with employment related to farming have to seek sources of income other than those obtained from farming production. Furthermore, farming or subsistence economy, the major source of livelihood of the farmers has been profoundly transformed. Although farming has not been eliminated completely, most of the farmlands are most likely be converted to other purposes. Farming and related activities might disappear soon if no serious action is taken by planners and policymakers. (Narimah, et al., n.d; p:25-26)

The impact of urban expansion on peri-urban environment and livelihoods show mixed results: positive and negative aspects. The negative aspects revealed that some dislocated households are working on agriculture with limited access to land, few work as daily laborer and others are in worsening situation as a result of the change in the mode of life. Urbanization has exposed the displaced farmers and their families without jobs, make them to remain on low income level and standard of living. The prices of land and house rent increases; food becomes expensive; and the occupations of households have tended to shift from farming activities to non-farm sectors like trade. (ibid., et al; n.d. p: 4; Leulseggel, et.al. n.d: p. 3)

From the positive side, urban expansion creates opportunities in wage employment, trading for people in peri-urban areas, provides them with access to services and infrastructure. The infrastructural developments coupled with emerging business enterprises were found to be the main factors that enhanced the opportunities for household engagement in non-farm activities. Cities play a vital role in economic and social foundation by offering opportunities for education, employment and health services. Education determines the ability of a nation to develop new technologies and adopt existing technologies. Health can influence economic activity directly through its impact on labor productivity. Expanding education systems in urban areas is easier and costs less than expanding it in rural areas. Urban populations have more chance to reach hospitals, care centers and sanitation. Moreover, urban workers have better access to transport and to other facilities. (Amuori, et.al.; 2014: P. 2-3.)

However small attention has been given for unplanned urban expansion, several studies investigated its impact on the socio-economic conditions and livelihood of local communities living within areas experiencing intense urban development. The study, thus, attempts to fill the gaps observed when the research has been conducted through making assessment on land expropriation process and its socio-economic impacts on local communities; impacts of urbanization on economic opportunities in formal and informal sectors; agricultural activities and land ownership among local land owners

living within urban development areas. In addition, it assesses the land conversion process; the timeframe; mode of and procedures for compensation payment; the rehabilitation strategies; the institutional framework as well as its implementing capacity and practicability of laws and regulations.

The research also emphasizes on investigating the impact of peri-urban development on household livelihood asset formation; attempts to answer the research questions; changes observed in the land use in the region of peri urban and identifying factors contributing for living standards of expropriated farmers.

1.3 Objectives of the Study

General Objective

Overall objective

- To examine the effects and intensity of urbanization on the livelihoods of expropriated farmers in the peri-urban areas of Sebeta town

Specific Objectives

- To point out degree of urban expansion and its effects on the living standards of expropriated farmers after displacement;
- To investigate implementation of compensation payment versus expropriation laws and regulations;
- To assess the existence of rehabilitation strategies and its practicability;
- To disclose operational expropriation and compensation approaches;

1.4 The Research Questions

The paper employed both qualitative and quantitative data analysis to reveal the effects of urban growth on the livelihoods of expropriated farmers. Thus, the following research questions are answered thoroughly in the paper.

- How the residents could renovate livelihood strategies in response to changes in livelihood assets and how these changes are reflected in their livelihood outcomes (quality of life)?

- What assets have been accumulated as a result of urban expansion? i.e. from value addition of land and in other forms of natural capital?
- Does infrastructure development due to peri-urbanization have effects on the livelihood of displaced people? That is, changes observed in relation to housing stock; and access to social services?

Indigenous residents of the peri-urban communities are anticipated to respond to the new opportunities by devising new livelihood strategies: the leasing of land to developers and other investors, agricultural intensification, waged employment, trading, diversification of employment and income sources are among other questions assessed in the paper.

1.5 Significance of the Study

This research has targeted on addressing the impact of urbanization on peri-urban expansion of Sebeta areas. Therefore, it has a significant contribution to fulfill the research gap situated in the area. The study might also be used as a reference material for future researchers who wish to deal on the same topic but different areas. The output of this research may help government or other concerned bodies for future policy formulation and well functioning institutional setup endeavourer.

1.6 Scope and Limitations of the Study

Sebeta is a town divided into nine Administrative Units (Kebeles) with a population of more than 256,868. The research could be conducted to identify impacts on various factors like economical, social, cultural, political, technological and institutional aspects occurred as a result of urban expansion. However, due to budget constraints, scattered mode of dwellers reside in the target areas and limitation of time, the scope of study is confined only to the assessment of impact of urbanization on the livelihood of expropriated farm households in the target per-urban areas and ignores the other factors. Secondly, all nine Administrative Units /Kebeles/ of the town are experiencing rapid urban expansion. However, my target areas are limited to two peri-urban Kebeles, namely, Rogie and Karabu Hurbu and excludes the remaining. Thirdly, even if a total number of 51,082 residents are dwelling in these target areas, a sample size of 150

people is taken. Furthermore, households who had been dwelling in these Kebeles for at least 10 years and whose land is expropriated for public purpose are considered. The study encompasses 10 years periods (2005/6 to 2015/16).

1.7 Organization of the Paper

The structure of the paper comprises five chapters many subheadings. Chapter one is introduction of the paper and it explains an overview of population growth and urban expansion; and its effects on peri-urban areas, expropriation, compensation and livelihood. Chapter two deals with review of various related literatures by focusing on theoretical, conceptual and empirical explanations as well as description of the study area. Research approaches, method of data collection and analysis are dealt in chapter three. Chapter 4 is about results and discussions and explains about awareness level of farmers towards expropriation and compensation. This section is describing the major findings of the paper. And finally chapter 5 deals with conclusions and recommendations.

CHAPTER TWO: LITERATURE REVIEW

2.1 Theoretical Review

In developing countries, urban expansion is often rapid and unplanned which can lead to unintended and detrimental consequences. Cities are often located on the most productive agricultural lands so any expansion of built-up areas quickly consumes natural resources, compromising not only food production, but also the provision of ecosystem goods and services. Peri-urban change is a direct result of urban expansion where the urban area is spreading outwards into rural areas. Different reasons may be raised to justify the outward expansion of population. But some of the main forcing conditions may be population and economic growth, which result in demand for residential and commercial areas as well as its convenience for transport accessibility, employment opportunities, services facilities, and the attractiveness of the environment and increased in land values. (Javetz; 2013: P. 9).

Urbanization can be understood as the demographic process whereby an increasing share of the national population lives within urban settlements¹. Throughout history, urbanization has been a key force in human and economic development. (Arouri, et.al; 2014: P.2). Urbanization, the integration of rural inhabitants into new economic and social relations with town-dwellers, can be interpreted either as the destruction of the countryside or as the cooperation of rural and urban inhabitants, resulting in the disappearance of the town/country dichotomy. Urbanization leads villages to become towns but they no longer suffer from social and economic underdevelopment. These changes are arising from a combination of urbanization, de-ruralization and modernization (of agricultural techniques and formation of farming cooperatives) which alter both the composition of the rural population and the structure of the agricultural family. (Laquinta, et.al; 2000: P. 24).

¹ Settlements are defined as urban only if most of their residents derive the majority of their livelihoods from non-farm occupations.

Shifting nature of the peri-urban, coupled with its indeterminate and ambiguous status as a place and/or space, questions about sustainability of the place, of the environment and for poor people become crucial. Conceptualisations of the peri-urban as transitional, as place-based, as flows-orientated, as urban or as rural have major implications for peri-urban planning and policy processes and these, in turn, affect the wellbeing of the poor and the sustainability of the environment. When regarded as a place, the peri-urban often becomes a site of expulsion with poor people being expelled or pushed out of the city to make way for visions of modernity, but it can also become seen as a threatening urban fringe, where communities become associated with health and environmental hazards which require some form of mitigation and/or control. (ibid: p 5). Today, the expansion of peri-urban zones becomes the most common type of living and working situation in the world. In some parts of the world it is characterized by affluence and conspicuous consumption. In others it is where poverty and social displacement are more common, a front line between the problems of the city and the countryside. Underlying this is the changing nature of the city itself as well as the physical expansion of urban and/or suburban form where there are wider interests on economic, social and cultural dynamics of change. Mandere, et. al, 2010: P 1-5)

'Peri-urban' and peri-urbanization terms have generally loose meanings. They are often used to describe the newly urbanized zones at the fringes of cities, especially in developing countries, which are then called the 'peri-urban interface'. From European perspective, peri-urban areas are often understood to be mixed areas under an urban influence but with a rural morphology. The Council of Europe explains peri-urban as a transition area moving from strictly rural to completely urban, related to a high pressure towards urban development. Conversely, peri-urban areas can be far from ephemeral (short-lived), but instead can form a new kind of permanent landscape. Furthermore, the development is not necessarily limited to purely physical development with urban characteristics, but is often marked by the emergence of urban activities in rural areas like hobby farms and second homes. The fact that the residents can be considered urbanized even if they do not live in a strictly urban spatial type, because of their lifestyles and social focus on the urban, for example, emphasizes the uniqueness of the

zone. The urban transformations which take place outside the urban cores can be summarized by the term peri-urbanization. (Ravetz, et.al. n.d: p.4)

The historical dichotomy of urban and rural space started to blur in Europe with the formation of nation states, industrialization and the liberalization of the economy in the nineteenth century. However, with the introduction of mass commuter transport systems, the countryside close to towns became a potential place for living, recreation and sometimes working for former urbanites. This development led to an expansion of cities not only in physical terms with low density housing but also in terms of functional relationships, creating an area of urban influence around cities, also called the urban field. In this urban field a variety of places developed, characterized by a mixture of urban and rural features. (ibid: p.5)

The blurring of the urban–rural boundary inspired research into the idea of an urban–rural continuum. It is described as the urban-rural region ranges from core city through inner and outer fringe, a zone of an urban shadow and out to the rural hinterland. However, in reality, the complex pattern of actual cities and their surroundings, with all their different spatial structures that emerged through geographical, historical as well as political precursors, is often difficult to fit completely. This is the case regardless of the fact that the idea of the continuum includes several dimensions (or several continua) of urbanization in the urban–rural space, which can result in complex spatial patterns. From view point of geographical location, peri-urban area could be characterized by population density congestion; accessibility for better services and quality, responses from the administration and the like. (ibid: p.5).

Most countries in the world distinguish four different kinds of compensation which is to be assessed as part of the expropriation process. These are compensation for land taken, disturbance, severance and Injurious affection. Land taken is assessed as the purchase price usually based on 'market value' or reinstatement value for the landholdings, buildings, structures and standing crops taken by the authority. The second type of compensation internationally agreed on is payments effected for

disturbance during displacement or undertaking resettlement. This may not be necessarily associated with land values, but a payment made to compensate for costs incurred as a result of having to vacate the premises. The third category, severance, which is the compensation paid for the depreciation in the value of the land retained after the land has been taken. Last kind of compensation is injurious affection, which is the diminution in the value of land held by the claimant that would be arising from various construction activities.

The term expropriation is an old concept which existed even before the emergence of modern states. Although it is not an easy task to tell the exact time when the concept of expropriation came into picture, there is an evidence that elaborates its existence in old times, where rulers were using excessive power to restrict private property in the interest of their sovereign power not for the interest of the public, which constitutes the prime rationale for expropriation of private property nowadays. During this time, expropriation was incomplete legal institution because of the absence of legal, procedural and other preconditions that could justify the taking of private property. Afterwards, the notion of expropriation was familiarized as a legal institution particularly with the rise of modern states and at the time when statesmen started representing and safeguarding the interest of the general public. Due to this reason, there are a number of pre-requisites that must be fulfilled before taking private property against payment of compensation in the current expropriation laws. (Girma; 2011: P.45)

In Ethiopia, it is believed that the concept of expropriation was introduced, at least in law, during the reign of Minelik II when the first regulation, which made land a private commodity, was enacted in 1907 for the city of Addis Ababa. The provisions became applicable to other parts of the country soon after. Since the enactment of the 1907 regulation, few landlords; regional chiefs became private owners of the large tracts of land. In the interest of the public, however, the government was allowed to have the right of expropriation (dispossession) of private owners. Despite the right to own and dispose of property was given legal recognition in several articles of the civil code of Ethiopia; the government had eminent power to expropriate private property for public

purpose. The Ethiopian Civil Code Art 1460 defined expropriation proceedings as proceedings whereby the competent authorities compel an owner to surrender the ownership of an immovable required by such authorities for public purposes. According to Art 1461, expropriation should be realized for its own purposes. That is, expropriation may be used for acquiring or extinguishing a right of usufruct (legal rights to use another's property), servitude or other rights in rim of an immovable. Such proceedings may be used for terminating prior to the agreed term contract of lease relating to an immovable the property of the public authorities. (Belachew; 2013: P. 90)

The power to expropriate land holdings means “the power to expropriate rural or urban landholdings by a Woreda or an Urban Administration for public purpose paying compensation in advance where it believes that it should be used for a better development project to be carried out by public entities, private investors, cooperative societies or other organs, or where such expropriation has been decided by the appropriate higher regional or federal government organ for the same purpose” (Proc. No 455/2005; Article 3).

2.2 An Overview of Conceptual Framework

2.2.1 Peri-urban

The term periurban is used frequently in the literature and in policy discussions, yet definitions are largely situational and case specific. The dichotomous basis of "urban" and "rural" definitions arguing that many of the characteristics that define rural areas exist along a continuum within which individuals, households, communities and institutions distribute themselves. A key feature of periurban environments is their dynamic nature, wherein social forms and arrangements are created, modified and discarded. They are areas of social compression or intensification where the density of social forms, types and meanings increases, provoking conflict and social evolution. It also refers to the transition or interaction zone where urban and rural activities are juxtaposed, and landscape features are subjected to rapid modification, induced by human activities. (Laquinta, et.al: 2000: P. 2-4).

Most literatures defined peri-urban as a place where mixtures of urban and rural livelihoods are being pursued. A place-based conceptualisation of the peri-urban is thus juxtaposed with, and sometimes superseded by, a 'flows-based' understanding of the peri-urban which emphasises the 'flows of produce, finance, labour and services' and the influence of processes of rapid economic, sociological, institutional, and environmental change. Recognition of these flows and processes of the dynamism inherent in peri-urban spaces is evident in the use of the terms 'space', 'zone' or 'interface'. One definition is that that 'the "peri-urban" is an area outside existing urban agglomeration where changes are taking place over space and time'. Picking up on the notion of change and time, it is stressed that the rapid trajectory of change in peri-urban areas as the critical features. A working definition of the peri-urban- which overcomes the need to situate the peri-urban 'beyond' the city - as instances is where rural and urban features co-exist, in environmental, socio-economic and institutional terms. (Marshall, et.al; 2009: p 4).

Peri-urbanization can also be defined as the process through which urban fringe areas physically and/or functionally get incorporated into the urban system. It involves various transformations on the edges of large cities, such as transformation of existing rural settlements into urban settlements without necessarily displacing the rural residents (UNFPA, 2007). The urbanization process also incorporates changes in the structure of the peri-urban local economy, including changes in both sectorial composition of economic activities and labor force. Furthermore, the expansion involves changes in demography, social structure, land use, land use management and architecture in the peri-urban zone as well as increased demand for land in peri-urban communities where indigenous and long-term settlers have depended on agriculture for centuries. (Yaw, et.al; 2015: P 81-82)

There are few unifying components that have become apparent and have formed the basis of the peri-urban despite an inability to reach an all-encompassing definition. First, peri-urban areas are places of conflict or competition which exist between new urban settlers and the traditional rural indigenous people land uses. Second, the outer limits of

the peri-urban zone are demarcated by maximum daily commuting distances into the urban areas determined by the means of transportation available for large portions of the population. Based on these two discussions, peri-urban areas can be said those areas which are transitioning between the urban and traditional landscapes as determined by daily commuting distance to the nearby city and/ or town.

2.2.2 Land Expropriation

Development requires governments to provide public facilities and infrastructure that ensure safety and security, health and welfare, social and economic enhancement, and protection and restoration of the natural environment. An early step in the process of providing such facilities and infrastructure is the acquisition of appropriate land. Government may use alternative land acquisition mechanisms such as purchase, to secure land for public purpose activities. But, it is impossible to rely totally on the land market as individuals may create a holdout on the projects or the land required may involve the interest of many owners that warrants the exercise of land expropriation power.

Theories of land expropriation contain three requirements: public purpose, adequate compensation paid in advance and a fair process of land taking. Public purpose is the use of land defined as such by the decision of the appropriate body in conformity with urban structure plan or development plan in order to ensure the interest of the peoples to acquire direct or indirect benefits from the use of the land and to consolidate sustainable socio-economic development. Besides, it is a service given to the public directly or indirectly assumed important to the development of people by the Government and to be implemented on the rural land. (Johan, et.al; n.d: p5, 46 & 84). Adequate compensation is described as just compensation which would be calculated so the expropriated person can put himself into the same situation as before. (ibid: p 44).

Expropriation represents both the most serious infringement of private property rights and the manifest exercise of state sovereignty. It is a formal withdrawal of property

rights for the benefit of the state or for private persons designated by the state. There are two types of expropriation: direct and indirect. Direct expropriation usually involves formal and explained in an expropriation decree or law. Expropriation of this type is undertaken against one or several investments. Expropriation, or nationalization, can also be against several investments in one economic sector. The second involves indirect expropriation. This type of expropriation may result from measures that a state takes to regulate economic activities within its territory, even where such regulation is not directly targeted at an investment. (Suzy; 2012: P 5).

Expropriation will assume different names in different countries such as, compulsory purchase in the United Kingdom (UK), expropriation in Europe, and eminent domain in the United States (US). However it differs in naming, expropriation can be defined as a forced taking of land by the state for public purpose activities and upon advance payment of compensation. It is an inherent power of the state that stems from the very existence of the state, and hence it is argued that the constitutions do give only recognition to it instead of authorization. Ethiopia, being a follower of the Civil Law legal system, uses the terminology expropriation. The concept of land expropriation is the right of the nation or state, or of those to whom the power has been lawfully delegated, to condemn private property for public use, and to appropriate the ownership and possession of such property without the owner's consent on paying the owner a due compensation to be ascertained according to law. The governments, therefore, have the right of compulsory land acquisition, with compensation, for the broader public service. The main idea, here, is that the state must ensure due process of law before appropriating the property. (Daniel; 2014: p. 3-4).

2.2.3 Compensation Payment

There are four kinds of compensations identified by different scholars: Land Taken, Disturbance, Severance and Injurious Affection.

A) Land Taken or Displacement

Displacement or Land taken compensation refers to a compensation to be paid for permanent or temporary expropriation of use rights over landholdings itself. The reference

point for assessing compensation in most market economies is 'market value'. According to International Valuation Standards Committee (IVSC), 'market value is the estimated amount for which a property should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. A fundamental issue determining the entitlements of the parties to compensation for land taken is the nature of the legal interest. That is, defining what exactly it is that the claimant is being compensated for. This in turn will be dependent upon the clarity of the legal framework and also the more practical aspect of accurate land records. (Daniel; 2014: P 16)

In most developed countries the 'bundle of rights' concept is evidently stated under their laws, and important data are held on lands record system. The recognition of the legal interest and its effect on 'market value' vitally includes not just rights in relation to the existing use, but also other use rights, like rights in relation to undertaken developmental activities. Moreover, in many countries, when assessing 'market value' for compensation, any increase in value due exclusively to development under the acquiring body's scheme is ignored. However, importantly, the level of compensation is not limited to existing use, as the assessment may reflect the potential for development in the absence of the scheme, in as much as the market would reflect it.

B) Disturbance or Resettlement Costs

The principle behind this category of compensation is that the claimant should be reimbursed for all of the expenses and losses incurred, or likely to be incurred, by the claimant as a direct result of, or incidental to, ceasing to use the acquired land and commencing to use the new land for the same purpose. These may include dislocation costs incurred due to expropriation, professional fees, temporary loss of earnings, and in some jurisdictions permanent loss of business profits and goodwill. UK legislation preserves this principle by stating that the assessment of compensation based on the market value of land taken 'shall not affect the assessment of compensation for disturbance or any other matters not directly based on the value of land'. The

justification for the inclusion of this compensation package it to make the compensation equivalent to the loss sustained. In other words, the expropriated person would not have incurred extra cost for the above type of disturbance costs had he not been forced to do so under the compulsory purchase procedure. (Daniel; 2014: P16).

C) Severance

Severance occurs when the physical taking of the part of a parcel of land depreciates the value of the remaining land. (Girma; 2011: P.75). A situation frequently occurs where only part of the land is taken, for example in the case of the construction of a new road through a farm, which separates one parcel of land from the farmhouse and the remainder of the land. In most market economies, the owner will be compensated not only for the land taken (at market value) but also for any diminution in value of the land remaining that has been severed. This may be due to increased working costs, such as increase in the cost of normal ploughing operations or additional labour and supervision required in driving cattle to pasture, or depreciation in market value due to it being unable to be operated as a single compact holding, or its unattractive shape or size. Compensation is therefore assessed upon the basis of either the capitalized increase in operational costs or the diminution in market value of the retained land: on a 'before and after' basis. (Ethiopian Consultancy Report; 2012: p129-132)

D) Injurious Affection

The idea of injurious affection is that during valuation, assessors should consider not only the land taken, "but also the damage... to be sustained by the owner of the land by reason of the severing of the land purchased from the other land of the owner, or otherwise injuriously affecting that other land. Severance occurs where the land acquired from the claimant contributes to the value of the retained land, so that when severed from it, the retained land loses value. Injurious affection is the depreciation in value of retained land as a result of the compulsory acquisition and the proposed use of all the land acquired by the acquiring authority. What is important is that the land taken and retained must have been interrelated and the severance (taking) of part of the land must cause harm on the retained one. The harm could be a total loss of value or a

depreciation or reduction in market value. Severance may injuriously affect retained land because the loss of the part acquired depreciates the value of the retained, or because the claimant's land is severed into two or more parts and the severed parts are depreciated in value because of the increased cost of working (Ibid: p. 292; Daniel; 2014: P 16; Girma; 2011: P 75).

Compensation, in case of land expropriation, deals with a mode of compensation not only in cash, i.e., money but also of *direct quid pro quo* (something given/ received for something else) relationship between the owner and the government. In other words, the government must pay compensation to the owner for what it has taken away from the individual which seems that the payment of compensation should be the actual value of the property taken. It also adds that a land belonging to the state does not provide a constitutional compensation. Compensation payment made for expropriation is an essential remedy to protect not only private owners' property rights but also disciplines the government branches to exercise their powers only for legally and economically justified reasons. Once it is accepted that compensation should be paid in the proceeding of expropriation, and then it is accustomed to ask how to compensate the owner. (Girma; 2011: P.70-71)

Compensation has largely been understood to refer to specific measures intended to make good the losses suffered by people displaced. It usually takes the form of a one-off payment, either in cash or in kind and is principally about awards to negatively affected persons. The manners of determining compensation is a debatable issue since the terms used in legislations often create confusion among valuers. In this discussion, we can recognize two major controversial theories: principle of indemnity (Owner's Loss) theory and the "Taker's Gain" theory which will be discussed below. (ibid; p71)

A) Owner's Loss Theory

The central idea of the "Owner's Loss Theory" is that the owner whose property is expropriated should be entitled to be put as good a pecuniary position as he would have

been if his property had not been taken. Thus, its targeted message is the reinstatement of the owner to the original position he would have had his property had not been taken. So that the dispossessed owner would go out into the market and purchase with his compensation money a property roughly similar to that which had been acquired, any incidental loss or expense being met from the proceeds of the disturbance claims. In general, the laws of the countries which follow the indemnity principle/ owner's loss theory/, takes the loss of the property owner into consideration in the course of valuation of compensation, irrespective of the benefit of the expropriating organ. The main purpose of compensation is to reinstate the owner of the expropriated property in the same economic position at the time when the property was taken. The principle of indemnity suggested that any claim for increased compensation due to the value of expropriated property should not be allowed. This implies that the possessor is to be compensated for the increased value of expropriated property. There could also be tantamount to compensating the land owner for the loss he/she has not suffered. (ibid; p74)

B) The Taker's Gain Theory

The Taker's Gain Theory elucidates that the government is required to pay only for what it gets. This argument emanates from the discrepancy between the value of the property taken away by the government and the amount of loss the owner suffered from. The variation may be caused due to disturbance of the life of property-owner or other similar remote damages, which would drain the purse of the government. These two contradictory speculations have tried to reply how to value the compensation to be paid to the possessor of the landholder in case of expropriation. Regardless of their operation in countries accepting them with few important qualifications, the principle of the owner's loss theory has received predominance recognition over the taker's gain theory. (ibid; p 76)

Principles of indemnity have also been stated under the Ethiopian Civil Code, Art 1470 to 1477 which elucidates about compensation. These provisions apply regards to compensation due to persons whose rights are taken away or restricted from make use

of it. It again dictates concerning the amounts of compensation by stressing that the amount of compensation or the value of the land that may be given to replace the expropriated land shall be equal to the amount of the actual damage caused by expropriation. The amount of damage stated under Art 1474 (2) is to mean the payment assessed by the committee on the day when it makes its decision.

2.2.4 Conceptualizing Livelihood in the Peri-Urban Area

Livelihood is well recognized as humans inherently develop and implement strategies to ensure their survival. The hidden complexity behind the term comes to light when governments, civil society, and external organizations attempt to assist people whose means of making a living is threatened, damaged, or destroyed. A livelihood comprises the capabilities, assets (both material and social resources) and activities required for a means of living. It is a function of resources available to and utilized by an individual or household. A livelihood is sustainable when it can cope up with and recover from stress and shocks, and maintain or enhance its capabilities and assets both now and in the future, while not undermining the natural resource base. A sustainable livelihood framework has four main components: livelihood assets; external environment; livelihood strategies; and livelihood outcomes. (Darren;2005: P7; Yaw, et.al, 2015: P82).

2.2.4.1 Livelihood Assets

These are the resources that individuals and households draw upon to build livelihoods. There are five types of livelihood assets (or capital): (i) natural capital; (ii) physical capital; (iii) financial capital; (iv) human capital; and (v) social/political capital. Natural capital refers to natural resources such as land, forestry, water and mineral resources that can be consumed directly, sold or converted to consumable or merchantable products. It can be a private good (e.g. private land) or a common pool resource. Physical capital includes man-made, tangible assets that directly or indirectly contribute to livelihoods, including infrastructure such as roads, electricity, water and markets, as well as private assets like buildings, machinery and equipment. Financial capital refers to all financial resources and services used by individuals and households to pursue various livelihood options. Examples include personal savings, loans from relatives,

friends or moneylenders, as well as credit and financial services received from formal financial institutions. Human capital refers to both the quantity and quality of labour available to households to undertake productive and reproductive tasks. For example, an individual may utilize his human capital by participating in waged employment or undertaking a business venture. Education, vocational and managerial skills as well as health status determine the quality of human capital while the total labor time available for productive activities determines the quantity of human capital. Social capital refers to “the rules, norms, obligations, reciprocity and trust embedded in social relations, social structures, and society’s institutional arrangements” that help individuals and households to devise livelihood strategies. (Yaw, et.al; 2015: P 3)

2.2.4.2 Livelihood Strategies

Livelihood strategies are the actions taken by individuals and households to improve upon or maintain their current well-being, or to cope with impoverishment, using a stock of livelihood assets at their disposal. For example, a household may choose to produce its own food because it has access to land or some household members may participate in waged employment since they possess some employable skills. (ibid; 82)

2.2.4.3 Livelihood Outcomes

These are the direct effects of the livelihood strategies of individuals and households on their socio-economic wellbeing. Examples include: increased income; reduced vulnerability; improved food security; and increased ability to meet other basic needs. Some livelihood outcomes can also be converted back to livelihood assets. For instance, a household may choose to reinvest its income in productive assets like land and equipment in order to generate income and accumulate more assets. (ibid; 82)

2.2.4.4 External Environment

The kinds and quality of livelihood strategies open to people also depend on their ability to take advantage of opportunities and ward off threats presented by the external environment. One element of the external environment in the livelihood framework is vulnerability context. Vulnerability here refers to the insecurity of an individual’s,

household's or community's well-being as a result of environmental changes. These environmental changes include trends such as population growth, urban expansion and resource depletion; they are continuous, cumulative and predictable events that directly or indirectly affect livelihood assets and strategies. (ibid; 4)

An individual may take on several activities to meet his/her needs. One or many individuals may engage in activities that contribute to a collective livelihood strategy. Within households, individuals often take on different responsibilities to enable the sustenance and growth of the family. Livelihood outcomes are the direct effects of the livelihood strategies of individuals and households on their socio-economic wellbeing. Examples, increased income; reduced vulnerability; improved food security; and increased ability to meet other basic needs. Some livelihood outcomes can also be converted back to livelihood assets. (Yaw; 2015: P82)

2.2.5 Rationale and International Practices

2.2.5.1 Rationale of Expropriation and Compensation

At the time acquisition of land for public development purpose is found to be inevitable, the taking of land and related properties and the implementation of expropriation should be rationally undertaken and convincing from the landholders' point of view. Even though the action of expropriation has taken place for various developmental purposes, the target destination and end output should benefit the society at large, and not target specific individuals. On the other hand, payment of compensation may be justified on the grounds of economic, social and political issues. The economic justifications argued that payment of compensation can encourage the governments to make wise decisions. Because of high expropriation cost the government sacrifices for compensation, it usually strives to make rational economic decisions that will bring beneficial development to the target parties. The owners may not have interest to take risks and make investment on their properties. The other justification rests up on the principle of distributing the burden of public improvements. If property of an individual is taken for public purpose without payment of any form of compensation, the individual whose property has been taken would be compelled to contribute a disproportionate share to

the common good, where there is no strong reason to single him out and compel him to bear all the expenses the society requires to satisfy its needs of development. (Girma; 2011: P.72)

Accordingly, compensation is a means to keep the balance of social justice. It requires the government to bear the inconveniences resulting from expropriation. Hence, it is argued that no single individual should bear the costs of government development activities that are intended to be for the common good as there are no justifiable reasons to single out an individual and oblige him to bear the entire burden for the benefit of the society at large. The third reasoning for compensation is to protect private property from arbitrary and unauthorized takings of the government organs that exercise the power of expropriation. Thus, the requirement of compensation is to serve as a shelter for private property against the strong power of the government. (ibid; p72)

2.2.5.2 International Practices of Expropriation and Compensation

Owner's Loss Theory stated that compensation does not reflect what the taker has gained, rather than what the owner has lost. Besides, its goal is not to directly pay the cost of equivalent reinstatement but to compensate for the taking. In France, for instance, the taker has got nothing from it, loss of rent, trading loss, moving expenses, dismissal benefits, severance damages, and the like are also coverable, in addition to the market value of the deprived property. In the same token, in Sweden, the gain made by the expropriator does not affect the amount of damages that the land owner and other parties affected by an expropriation are compensated on the basis of their loss.

The experience of England a little bit differs from that of aforementioned countries in that the state is obliged to pay compensation for disturbance of interests and compensation for severance and injurious affection in addition to the full compensation of the land acquired. In China, compensation shall be made according to the original purposes of land expropriated in which the compensation standards and methods of land expropriation cannot change in accordance with the change of the use of expropriated land. If the original land is cultivated land, it will be compensated for the

standard of cultivated land. If the original land is forest land, it will be compensated for the standard of forest land. If the original land is barren hills and has no revenues, it usually will not be compensated. The government only gives compensation to attachments to the land, which exist before land expropriation, but it will not give compensation to attachments to the land which are newly built after land expropriation. (Girma; 2011; p. 74-75).

2.3 Empirical Review

The world's urban population reached 3.2 billion in 2005 and is expected to rise to 5 billion by 2030. On the other hand, the rural population of the world is expected to decline slightly from 3.3 billion in 2005 to 3.2 billion in 2030. About 30% of the world population lived in urban areas in 1950 whereas the proportion rose to 49% by 2005. The average annual rate of urban population growth in less developed countries reached 3.4% in the period 1975-2005 compared with 0.8% in the more developed regions. In the future, the growth rate will continue to be particularly rapid in the urban areas of the less developed regions, averaging 2.2% per year during 2005-2030. In contrast, the urban population in the more developed countries will be growing at an annual rate of change of only 0.5 per cent. (UN Report; 2005: P. 10)

Urbanization has brought economic development to many countries, with substantial improvement in the provision of social services to many communities. However, conversion of farmland into urban built-up areas reduces the amount of lands available for food and crop production. In US, for example, the total area of cropland, pastureland, and rangeland was decreased by 76 million acres in the lower 48 states between 1982 and 2003, whereas the total area of developed land increased by 36 million acres or 48%. China has also experienced a drastic decrease of farmland due to urban expansion. For example, between 1996 and 2002, cultivated land was reduced from 130 million hectares to 126 million hectares. Urban expansion creates high pressure on agricultural lands, and subsequently, brings negative impacts on the socio-economic conditions of communities and the environment. (ibid; p.3)

The process of urbanization is one of the most important dimensions of economic, social and physical changes in developing countries. Most of the world's urban growth occurs in the developing world. Even though Africa is the least urbanized region in the world, it has the fastest rate of urbanization. According to the United Nations' Department of Economic and Social Affairs (2014), the share of Africa's population living in urban areas increased from 14.5% in 1950 to 38% in 2010 with the annual growth rate of 3.6%, compared to Asia's 2.5%. This fast rate of urbanization has various effects on peri-urban zones that surround the continent's cities. Rapid urban growth leads to the proliferation of unplanned settlements and in the last peri-urban informal areas have accommodated most of the demographic expansion in African cities. Those processes have shaped highly fragmented and dynamic rural-urban interfaces, characterized by constantly changing land uses, activities, social and institutional arrangements as "forms of hybridity" due to the coexistence of urban and rural features. (Yaw; 2015: p81)

Rapid urban population growth means an increasing demand for urban land, particularly for housing, but also for various other urban uses. In many countries, the increasing demand is most likely to affect (or is affecting) rural-urban fringe areas. As the city expands, the rural-urban fringe experience its direct impacts on those living there facing new challenges and opportunities in meeting their life needs and accommodating the by-products of land use changes. Although urbanization of these fringe areas provides opportunities for employment, better housing, education, knowledge and technology transfer, and ready markets for the agricultural products, increase in population places enormous stress on natural resources and existing social services and infrastructure. (Aggrey; 2013: p.1)

In African nations, agricultural production and land use in areas that surround urban centers have been affected by urban expansion. In Kenya, for example, have found a sharp decline in farming activities in the peri-urban area of the capital, Nairobi, where the number of full-time farming households declined from 90% in the 1960s to 49% in

2010. This decrease is an indication of the declining economic significance of agriculture. The decline of household agricultural activities was mainly due the sale of land for residential/business premises and land bequests to children. The rapid conversion of agriculture land to non-farming purposes jeopardized farming activities, which are considered the major source of livelihood of people living in the peri-urban areas. As a result, these areas have become exposed to all sources of vulnerability, which has led to negative effects on the livelihoods of local communities. (Narimah, et.al; n.d: p 6-7)

Since peri-urban area is very important in providing linkages between urban and rural areas, there is an urgent need to strategically plan and manage the spread of urban spatial growth. Likewise, uncontrolled economic growth and urbanization can cause adverse environmental impacts and pressurize the livelihood of the local communities. Therefore, proper planning control and management should be in place in order to ensure the local communities are benefited from urban development. However, lack of rigorous policy on managing and planning of urban expansion aggravates the negative impact of urbanization in many developing countries. (ibid; p 4)

During the last three decades, many cities in the developing nations have shifted from a mainly agriculture-based economy to one of industrialization in order to foster economic growth. This shift induces large group of the rural people, who lose their major source of livelihood, land, to flee to the urban centers. Even if urbanization creates various opportunities for people living within the peri-urban area, a few negative consequences accompany the development. It leads to significant reduction of agricultural land and green space and becomes potential threat of resource depletion due to rivers contamination from industrial discharge. During the last half of the 20th century in Western Europe, relatively steady economic and population growth and stable patterns of governance have led to outward urban growth, creating what has been referred to as dynamic and/or multiple use of landscapes in these areas. Urbanization in Africa, on the other hand, has generally been more rapid and chaotic than in Europe with deficiencies in regulation and infrastructural development. The rapid urban growth is often in

conjunction with inadequate governance systems, infrastructural development and land administration and most often, lack of industrial and economic growth has led to what is often called the African urban crisis. (ibid; p.5-6).

Urban population growth results to increased population densities within established urban areas as well as in the outward thrust of urban agglomerations (that is peri-urban regions). It is therefore anticipated that this enormous urban growth will result in outward population thrust of the urban agglomerations. Following the outward urban population drive, many recent rural areas around the cities have been converted to peri-urban status. The rural-urban migration is considered as one of the major driving forces behind the rapid urban growth. This massive migration has placed high pressure on the existing social services, pollution increase social problems: it has become a challenge for the state to meet the demand of continuous growing urban population. (ibid; p.6).

On the contrary, urbanization brings economic development with substantial improvement in the provision of social services to various communities in many countries. Apart from the urban expansion or physical increase of built-up environment, urbanization also brings ecological and socio-economic effects. Conversion of farm and vegetation lands cover into urban built-up areas reduces the amount of lands available for food and crop production. The major rehabilitation support programs include land reallocation, alternative job creation, skill training, alternative housing, and social security provisions. For example, the Chinese government negotiates with respective industries located on expropriated land to provide permanent employment for the expropriated farmers. As a result, about 14 percent of total workforce employed in the industries in Shanghai between 2000 and 2001 comprised those affected by land acquisition. (Zemenfes; 2014: P.3)

Urban areas of many developing countries, and particularly Africa, are expanding rapidly by incorporating the surrounding rural villages. This form of urban expansion eventually affects the production and consumption behaviours of farm households in the peri-urban areas. It is also important to note that the rapid urban expansion in Sub-

Saharan Africa (SSA) is structurally different from that of the East Asian or the developed countries. This is because food production has remained low and the manufacturing and service sectors are small and inefficient. (Tsega; n.d: p1-2)

Land scarcity in urban vicinity and marginalization of agricultural lands results in the failure of farmers in the peri-urban areas to meet the consumption need of their family which has a negative impact for attaining food security in the area. The number of livestock reared also declines along with the decline of farm lands. The money given for compensation to those farm households who are displaced from their land does not replace what they have lost. It is also not enough because the valuation method does not exhibit the current land market and cost of living. This conversion of farmlands along with the expansion of cities result the decline in income and livelihood of the fringe farmers (Zemenfes, 2014). The negativities associated with rapid urbanization, particularly the environmental consequences in cities and peri-urban areas, are among the most documented issues in urban environmental research. (Kassahun; 2014: P 15-16)

The urban hinterland is clearly subject to the direct impact of urban expansion, resulting in great significant stress on the ecological footprints of natural resources. Furthermore, the conversion of farmlands and watersheds for residential purposes implies negative consequences for food security, water supply and the health of local populations, both in cities and in peri-urban areas. In different parts of the world, especially China and parts of urban Europe in the mid 19th century, rapid urbanization often produced unique settlement morphologies in peri-urban areas, a pattern characterized by an intensive combination of agricultural and non-agricultural activities. Expansion of cities has direct impact on rural-urban fringe experience with those living there encountered new challenges and opportunities in fulfilling their life needs and accommodating the by-products of land and other recourses use changes. (Thu; 2013: P.1)

Urbanization has been resulted in new income opportunities for the people who originally had to contend to either working on their farm as farmers or laborers, or seeking for paid job opportunities. With increases in population from new comers, who

are urban based in terms of their employment, the villagers have an opportunity to start small scale business such as shops, to cater for the increasing needs of the new comers. The expropriated farmers do also have opportunities in the construction sector within the area as new houses are coming up in their midst. Land and other resources in the rural-urban fringe are a bit expensive when compared particularly with land prices of the same quality of land in a more rural setting. This is beneficial to the landholders in that they are able to sell their portions of land and buy bigger ones in further rural distances. This is happening to a good number of landholders in the areas who have sold either their whole parcel of land or just some portions of it and bought some land in neighboring province. Urbanization and its expansion are highly distinctive between developing and developed nations. In developing countries, rapid urbanization is considered as the outward expansion of urban centers towards to the country side. Most of the time, this process is employed at the expense of agricultural land. On the contrary, urbanization in developed countries is characterized by industrialization. (Thujo; 2013: P 72-73.)

In Ethiopian context, land is owned by the state and the land policy grants compensation to the dispossessed household (individual) when land is expropriated for investment purposes (FDRE, 2005). Although urban and rural areas have clear administrative boundaries, urban territories can expand over time. Demarcation of a new boundary of the urban center is enacted after the respective development plan is defended in a public hearing and approved by the respective council (FDRE, 2008). Whenever new space is needed to implement the development plan, the urban administrative body amalgamates the surroundings rural villages in consultation with the surrounding rural administration or the regional council. This procedure ultimately creates a new boundary to the urban center and continually shrinks the land resources of the nearby rural villagers.

We mentioned in detail that urban growth could be caused by growth of population as the impact of pushed from the rural areas or pulled by urban areas. However, the push factor became less and less after the land reform of 1975. This is because the 'Derg

Regime', in its land reform of 1975, appropriated all land and abolished the diverse tenure arrangements in the imperial regime. The land reform destroyed the feudal order; changed landowning patterns in favor of peasants and small landowners; and arranged remarkable opportunity for peasants to participate in local matters by permitting them to form associations. Landlords lost their land rights and land was distributed to individual households/, with household system size being the main criterion for land allocation. Under Proclamation No.31/1975, all rural lands were nationalized and private ownership of rural lands was totally abolished.

The "Public Ownership of Rural Land Proclamation" nationalized all rural land and set out to redistribute it to its tillers and to organize farmers in cooperatives, thereby abolishing exploitative landlord-tenant relations so pertinent under the imperial regime. The provisions of the Proc No. 31/ 1975 include: public ownership of all rural lands; distribution of private land to the tiller; prohibitions on transfer-of-use rights by sale, exchange, succession, mortgage or lease, except upon death and only then to a wife, husband or children of the deceased. This time urban expansion was curbed remarkably because most tillers were provided with the rights of owing and benefited from land reform. In a nutshell, the rate of rural- urban population migration was declined to the stage having insignificant contribution for urban expansion.

On the contrary, adult person was not allowed to use hired labour to cultivate their holdings, problems associated with declining agricultural productivity and poor farming techniques were prevalent. The government endeavours to put land reform in practice again created problems related to land fragmentation, insecurity of tenure, and shortages of farm inputs and tools. In addition, diminution and land fragmentation of holdings, tenure insecurity, land degradation and inefficient allocation of land by the way of restrictions on land transfer, lack of appropriate land use and administration were among commonly cited problems in relation to the land policy. (Girma; 2011. P. 24). These problems pushed up the rural landless peasants to migrate to urban areas and gradually, in the long-run, became contribute to urban expansion.

Throughout the developing nations, high population growth has mainly caused by migration from rural areas to towns. The key drivers of these trends include push factors, such as increasing agricultural commodity prices; worsened livelihood opportunities and insufficient rural land to confer social standing. There are also pull factors which comprises the prospect of cash employment, perhaps with the government, the availability of public services in town and the intrinsic excitement of urban areas. More to the points, even in rural areas many people aspire to urban as the availability of non-manual labour employment. Strong kinship traditions have, even, encouraged rural migrants to fulfil these aspirations by moving to towns. (World Bank, 2000: p1; UNDP, 1997: p5)

This explanation seems to be asserted in a country where land is owned either privately or by state; because in countries where private ownership of land is prohibited such as in China, compensation is recognized constitutionally and paid to landholders for the termination of use rights over the landholding. These thoughts have essential elements regarding compensation such as the principle of indemnity, the concept of mode of payments (in cash or in kind), the importance of securing the consent of the owner/holder on the amount and kind of compensation to be paid, the concept of severance damage, etc, which are also relevant to the principles of compensation. In the recent years, many governments have developed various mechanisms to compensate landholders in excess of market value² because of the involuntary nature of the taking away of their lands for public purposes. Great Britain, for instance, provides special compensation when expropriation of agricultural land disturbs farmers operations. In addition to compensation paid for the expropriated farmland, if any person is displaced from his own agricultural landholding, that person is entitled to a farm-loss payment, provided that the owner has an interest in agricultural land with at least 3 years remaining; loses interest in the land because of the state's expropriation;

² Market Value: The highest price in terms of money that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. It is the price at which a willing seller would sell and a willing buyer would buy, neither being under abnormal pressure. The price expectable if reasonable time is allowed to find a purchaser and if both seller and prospective buyer are fully informed. (Daniel: 2014. P11-14)

and within 3 years, one begins to farm another agricultural unit within Great Britain. (Girma; 2011: P 71)

2.4 Descriptions of the Study Area

2.4.1 Population

The Ethiopian statistical data indicates that there is a fast growing of population which results in rapid urbanization and hence forces the expansion of peri-urban areas. The 1984 population census data shows that the total population of Ethiopia was 40 million of which 88.6% were residents of rural area while 11.4% were urban dwellers. The 1994 census depicted that the total population accounted for 53.5 million of which 86.4% are resided in rural area while 13.6% were urban dwellers. From these two censuses, we recognize an increment of urban population by 2.2%. According to the census undertaken in 2007, the Ethiopian population has increased to 74 million where 84% and 16% were dwellers of rural and urban areas, respectively. The census result indicated that about 2.5% of the total population has migrated to the urban dwellers. The rapid population growth trends mentioned above illustrated that large number of people migrate from rural to urban areas. This resulted in high demand for basic needs, mainly living home. Finally, the situation pushes people to expand to the rural land and thus form peri-urban zones. (Kassahun; 2014: P 27; CSA, 2014)

However Ethiopia is characterized by fast population growth, it is still one of the least urbanized countries in the world. It has experienced only 16% of its population living in urban centers with the annual rate of urbanization increasing at a 4.4%. (CSA, 2010 & MoFED, 2006). By 2050 about 42% of the total population is expected to be inhabited in Ethiopian urban centers (UN-Habitat, 2007). To accommodate the ever-increasing population, industry concentration, and commercial expansion, Ethiopian cities have been expanding horizontally towards its peri-urban areas which have documented the effect of urbanization in terms of forest and soil degradation, water pollution, and overall decline in agricultural farmland and hence, production, agricultural community displacement, and unlawful tenant settlement. (Leulseged, et.al.; n.d: p.2).

Ethiopia is administered under a federal system of government which is composed of nine Regional States and two City Administration councils where Oromia is one of these regional states. The following map shows the location of Oromia Regional State.

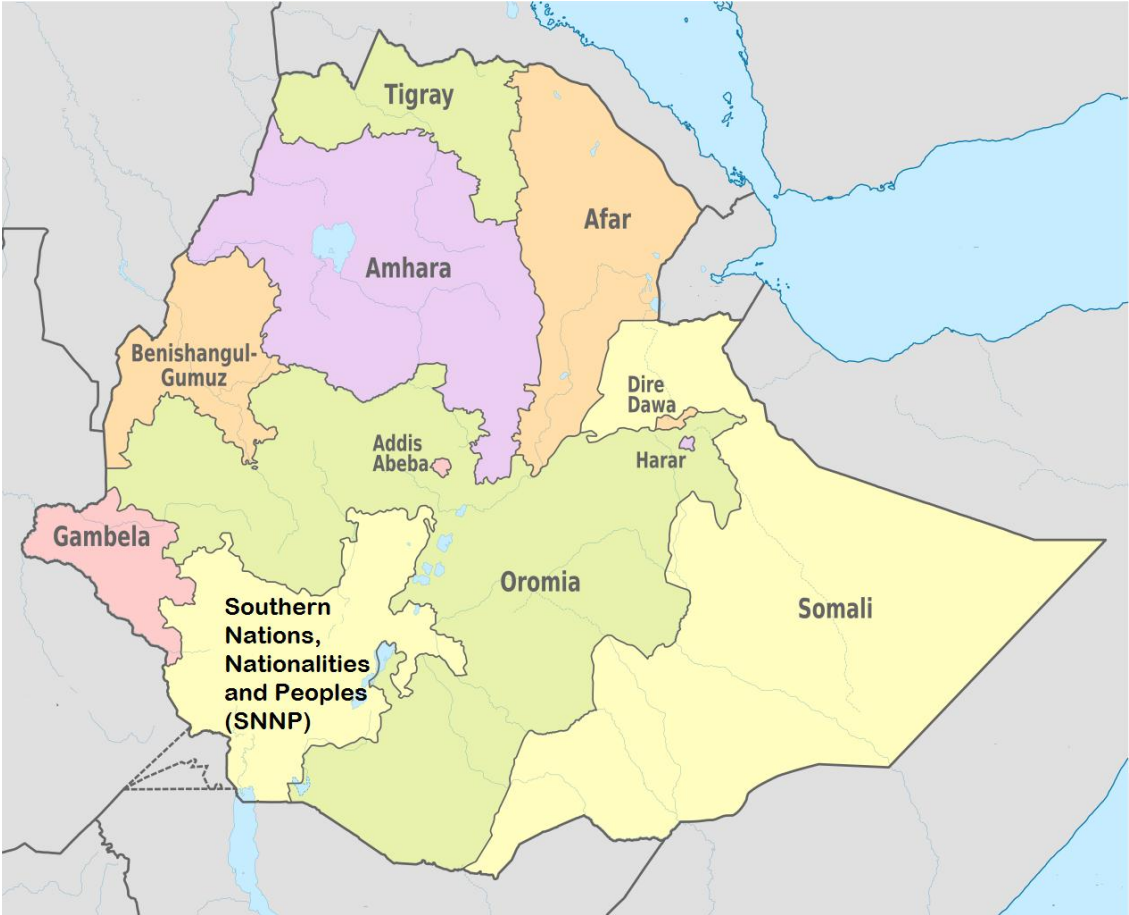


Figure 2.1: Administrative Regional Map of Ethiopia

Source: <https://www.google.com> Ethiopian Government portal

According to the 1994 census conducted by CSA of Ethiopia, the total population of Oromia region was 18,732,525 of which 9,371,228 were males and 9,361,297 females. The 2007 census again indicated that the region has a total population of 26,993,933, consisting of 13,595,006 male and 13,398,927 female where urban inhabitants account for 11.3% of the population. Nearly 4 million people are urban areas residents and growing at an urbanization rate of 13.8%. The region extends from the western end of the country to the eastern parts from 34°E longitude to 43°E. Its south-north expanse runs from 4 $\frac{2}{3}$ °North to 10 $\frac{2}{3}$ °North latitude. The following map of Oromia serves to show the location of Sebeta and it is indicated by an arrow.

Sebeta is one of the towns found in Oromia National Regional State, Finfine, Rounding Oromia Special Zone (West Shewa) as indicated above on the map of Oromia. It is located at a distance of about 25 km to the South West of Addis Ababa to the direction of Jimma main road. It is also serving as the capital of Sebeta Awas Woreda. By the year 2006/2007, the town was administered under only four Kebeles, namely Sebeta, Alemgena, Walate and Furi. But, table 2.3 indicates that by 2015/2016, the town has been expanded and classified into nine Kebeles (lowest administrative units). It covers a total area of about 9800 hectares. The town is situated between 8°55'N latitude and 37°E longitude. It has an altitude of 2,356 meters above sea level.

The 2007 CSA census indicated that the population of Sebeta town accounted for 49,331 where male and female were 24,356 and 24,975, respectively. But, based on the 2015/16 population count undertaken by each Kebele, the number of Sebeta residents accounted to 256,868 (male 127,859, 49.8%, and female 129,009, 50.2%). The following figure shows the population number and age composition of each Kebele based on recent data extracted from the town.

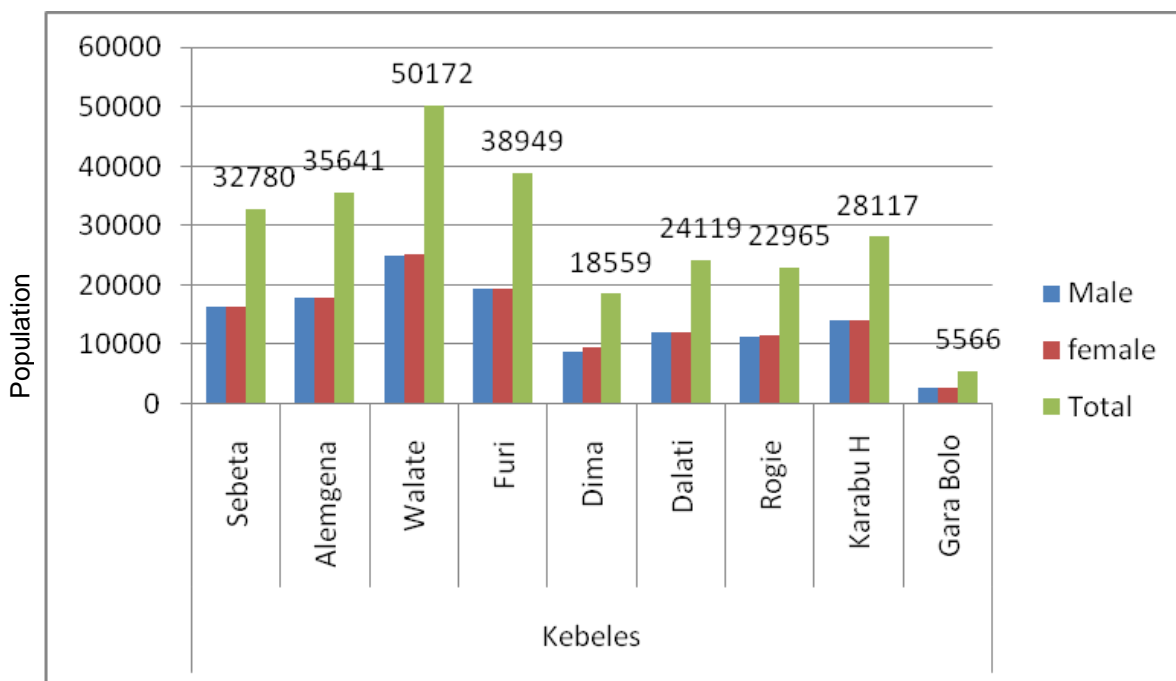


Figure 2.4: Male-female Sex composition of 2015/16

Table 2.1: Population number of Sebeta City

Name of Kebeles	Number of population by year											
	2012/13			2013/14			2014/15			2015/16		
	Male	female	Total	Male	female	Total	Male	Female	Total	Male	female	Total
Sebeta	14312	12669	26981	16235	13365	29600	10848	12171	23019	16369	16411	32780
Alemgena	9920	7852	17772	10150	8325	18475	14200	18600	32800	17787	17854	35641
Walate	16856	15311	32167	17256	16256	33512	26740	24293	51033	25011	25161	50172
Furi	7424	9506	16930	8520	10652	19172	13445	10563	24008	19438	19511	38949
Dima	6590	4393	10983	7920	5632	13552	5724	5402	11126	8948	9611	18559
Dalati	4721	4365	9086	5929	5835	11664	8691	8457	17148	12037	12082	24119
Rogie	7168	6334	13502	8150	6752	14902	8742	8664	17406	11460	11505	22965
Karabu H	5106	4884	9990	5620	5083	10703	8986	9450	18436	14032	14085	28117
Gara Bolo	-	-	-	-	-	-	-	-	-	2777	2789	5566
Total	72097	65314	137411	79780	71900	151580	97376	97600	19497	127859	129009	256868

Source: Sebeta Finance and Economic Development Office

The table above depicts four consecutive years' population growth trends of Sebeta town. Four years ago, (2012/13), the population count and registration indicated that about 137,411 (male 72,097 & female 65,314) dwellers were living in 8 "Kebeles". By the year 2015/16, i.e. four years later, according to the data extracted from Sebeta town, the number has been increasing to 256,868 people, an increment of about 86.93%^{3*}. What was interesting during data collection is that one newly established Kebele, named, Gara Bollo, containing population number of 5566, has been identified, legally registered and included in the city's political map. The overall trend demonstrated the existence of fast population growth and hence rapid urban expansion. The following figure indicates how population expansion uniformly increases in four consecutive recent years.

³ Means; 137,411 plus (137,411) times X% = 256,868 which is equal to 86.934% population growth

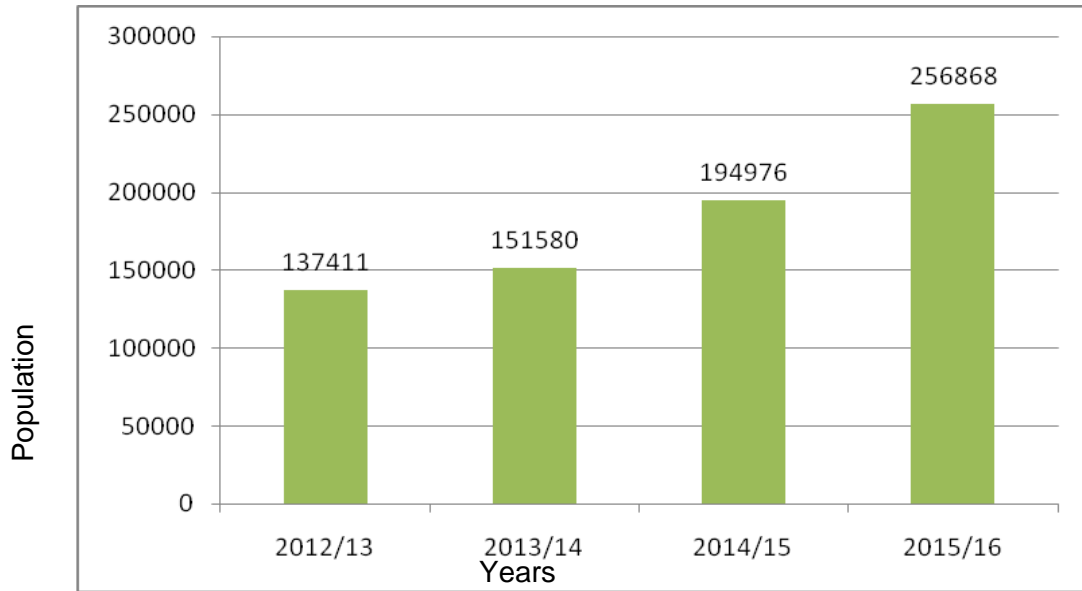


Figure 2.5: Population Growth Trends of Sebeta

2.4.2 Rural - Urban- Fringes

This research has attempted to portray highlights of rural–urban relationship of Sebeta from the nearest theoretical concepts explained in different literatures. The urban-rural-region classification shows, bearing the urban expansion factors in mind, how the center of the urban area sprawls outward to the surrounding semi-urban and rural areas. The basic spatial classification of the rural-urban region is shown in the following diagram.

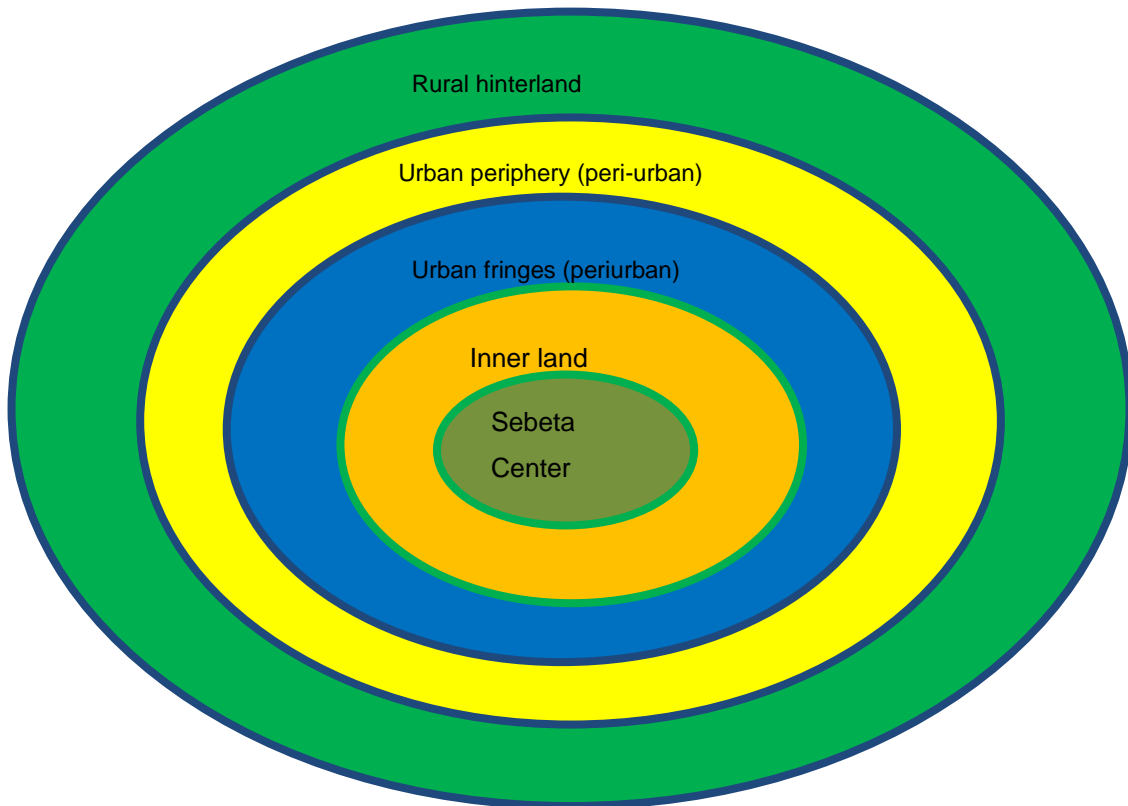


Figure 2.6: Shows Peri-Urban Areas and Rural–Urban-region

Figure 2.6 indicates the geographical regional classification of Sebeta area resulted from urban expansion. The categorization merely considers population density, volume of business activities and the overall rural- urban region economic strategies. According to this plain classification, five zones are identified and demarcated by colored concentric circle. The first category is appropriated by urban center where served as the main business centre of the town. This is where overcrowded people are dwelling in

small area. Almost all government offices and political administration region are situated in this center. The second region is the inner urban land and characterized by higher density built-up. The built-up may include residential, commercial and industrial sorts of uses and in some cases public open and green space. These are centers whose boundaries are adjacent to the main asphalt extended from Addis Ababa to Jima & Butajira roads. It is characterized by high population density, large market potential, and fast exchanges of business activities.

The third category is identified as urban fringe. It is located along the boundaries of and thus overwhelms the inner urban area. Its population pattern is relatively a scattered type, i.e. lower density settlement, low rate of business activities, less access to transport hubs, diminutive social as well as infrastructural facilities. The fourth category, which is the focus area of this paper, is urban periphery region. This is a vicinity where diversified, and in fact, mixed economic activities are carried out. The livelihoods of these inhabitants mainly stay on primary economic activities, not full-fledged services and immature trades. The mainstay of the dwellers is renowned by both semi-rural and semi-urban behavior, a scattered population settlement and thus identified for a typical peri-urban area. Landholdings of these farmers have, totally or partially, been expropriated. Those whose land has totally been taken by the government started to carry out business activities whereas farmers remaining with farmland undertake both agricultural activities as well as run petty trades & provide services. The last category is rural hinterland which is surrounding the peri-urban area. It is the rural-urban-region and accessible within a practical commuting time and so their rural character is affected by residents with urban incomes and lifestyles.

CHAPTER THREE: RESEARCH APPROACH AND METHODOLOGY

3.1 Research Approach and Design

The objective of the study is to make an assessment on major causes of urbanization and its consequences on the livelihood of peri-urban farm households. Hence descriptive research design as well as casual study approaches has been employed. For the accomplishment of the paper, both qualitative and quantitative research methods have been applied. The research looks for a qualitative understanding of a place (rural-urban fringe) processes and perceptions associated with it. In-depth interviews with diverse individuals and groups were done, documents reviewed and, casual and participants observations were also undertaken

3.2 Sample Size and Sampling Procedure

The study uses both probability and non-probability sampling techniques. The estimated sampling frame considered from the population for the study are 300 expropriated farmers. After alphabetical order arrangement of the sampling frame, 150 households are selected on an interval of 2 target groups using systematic sampling. The local people living within these areas were chosen as respondents for the quantitative and qualitative surveys. The respondents were interviewed using scheduled questions designed to examine opportunities and challenges experienced by the local community.

The population number of Karabu Hurbu is registered as 28,117 as of 2015/16 while that of Rogge Kebele is counted 22,965 in the same year. To keep the fair distribution of the sample size, the research employed the ratio of the total population of both Kebeles. Accordingly, 90 farmers (60%) of 150 were selected from Karabu Hurbu peri-urban areas whereas the remaining 60 respondents (40%) are from Rogge peri-urban farmers.

3.3 Data Sources and Data Collection Method

The study implies both primary and secondary data sources. The secondary data has been collected from Sebeta town concerned Bureaus based on developed format and variables. Primary data are collected through observations, focus group discussion

(FGD), Key Informant Interview (KII) and household survey based on pre-developed semi structured and unstructured interview instruments.

Semi structured household level questionnaire and unstructured questions (checklist) for FGD & KII are designed. The feasibility of the instrument is also pre-tested to make early correction on the shortcomings of assessment tools as well as to estimate the time it will take to complete the data collection. Semi structured household level questions are closed ended with few open ended questions included to capture essential ideas useful to accomplish the research but missed by the questionnaire, any additional problems raised and recommendations suggested by respondents (qualitative information) than what is given in closed ended questions. For ease communication, the questionnaire is translated into Afaan Oromoo (local language). In addition, 12 in-depth interviews were conducted with village leaders, government officers, knowledgeable persons, and other farmers to supplement the findings obtained from the questionnaire and to obtain clear picture of development and its implication on the local communities.

3.4 Method of Data Analysis

After completing post-coding qualitative information and providing identification number for households, data entry design, data entry and logical cleaning was completed. Quantitative data frequency has been grouped using tally system and excel is used to generate descriptive statistics, frequency distributions, and various graphs. In the paper, descriptive analysis, economic analysis and livelihood analysis are employed.

3.4.1 Descriptive Analysis

The paper used descriptive analysis to describe the livelihoods status of farmers whose land is expropriated for public purpose. Questions like who lost land ownership, what benefits do they enjoy and how is expropriation process going on? The proportions of advantaged and disadvantaged farmers due to peri-urbanization are also explained using descriptive analysis.

3.4.2 Economic Analysis

Even though the process of land expropriation takes place with compensation payment, it comes out with loss of livestock asset; and inaccessibility to income generating schemes. Casual study has employed to identify cause-and-effect relationships between urban expansion and peri-urban life. The gain-loss of the target groups concerning capital accumulation would be analyzed in the paper.

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3.4.3 Livelihood Framework Analysis

In a broad term, a livelihood framework can be conceptualized from four main components. These are livelihood assets, livelihood strategies, livelihood outcomes and external environment. Thus, the overall livelihood situations of the farmers are going to be discussed in the paper

CHAPTER FOUR: RESULTS AND DISCUSSIONS

4.1 Respondents' Profile

Ages of the respondents are categorized under five groups. Respondents whose ages are less than 30, between 31 and 40, 41 and 50, 51 and 60 and greater than 60 years old were identified. Accordingly, farmers of age less than 30 take the share of 5 in number and 3.3% in percent. The ages of 8 respondents range between 31 and 40 years old and accounts for 5.3%, 25 respondents (16.7%) are of ages range between 41 and 50 years old, 68 respondents (45.3%) have the age ranges between 51 and 60 years old while 34 of them (22.7%) age varies between 61 and 70 years. Finally, 10 of them (6.7%) have an age greater than 70 years old. According to the survey, the mean age of all respondents is computed as 47years old. The respondents' age category and composition illustration has been depicted by the following figure.

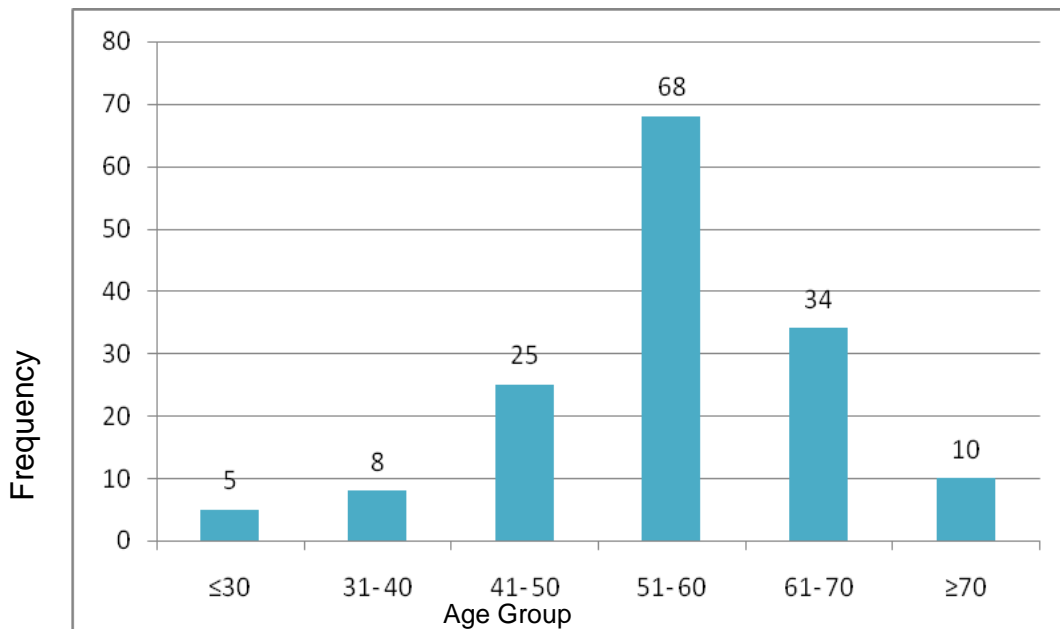


Figure 4.1: Age Composition of the Respondents

During data collection, we face challenges to come across with female headed households farmers because the number of female involved in farming is generally fewer in the area. Among the respondents, however, 137 (91.3%) were males whereas the remaining 13 (8.7%) were females. Both males and females selected for the target

are considered to be knowledgeable, mature enough to understand and thus answer the questions with full information. To make the communication simple, the questions were translated to “Oromiffa”, a local language the respondents best understand. Moreover, the selected respondents were peasants who lived for at least 10 years in the area, have legal landholdings, involve in land expropriation and receive compensation.

The survey conducted to reveal the family status of the respondents depicts that 115 (76.7%) of the peasants have five and above children whereas 35 (23.3%) give birth for children less than 5. The following table illustrates the respondents’ family size.

S/No	Number of children	Frequency	%age
1	0	0	0
2	1	0	0
3	2	5	3.3
4	3	13	8.7
5	4	17	11.3
6	5	48	32
7	6	33	22
8	7	18	12
9	8	16	10.7
	Sum	150	100

Table 4.1: Respondents’ children classification

According to the survey result, 94% of the target groups are married whereas the remaining 6% are identified as the sum of divorced and widowed family. But no respondent is either separate or single. Based on the data collected and summarized in the table, most of the farmers are having 5 and above children where peasants with 5 children is the highest. Accordingly, respondents with 5 children comprises 32% followed by of 6 children takes the share of 22%. The details of family size situation of the respondents are portrayed by the following figure.

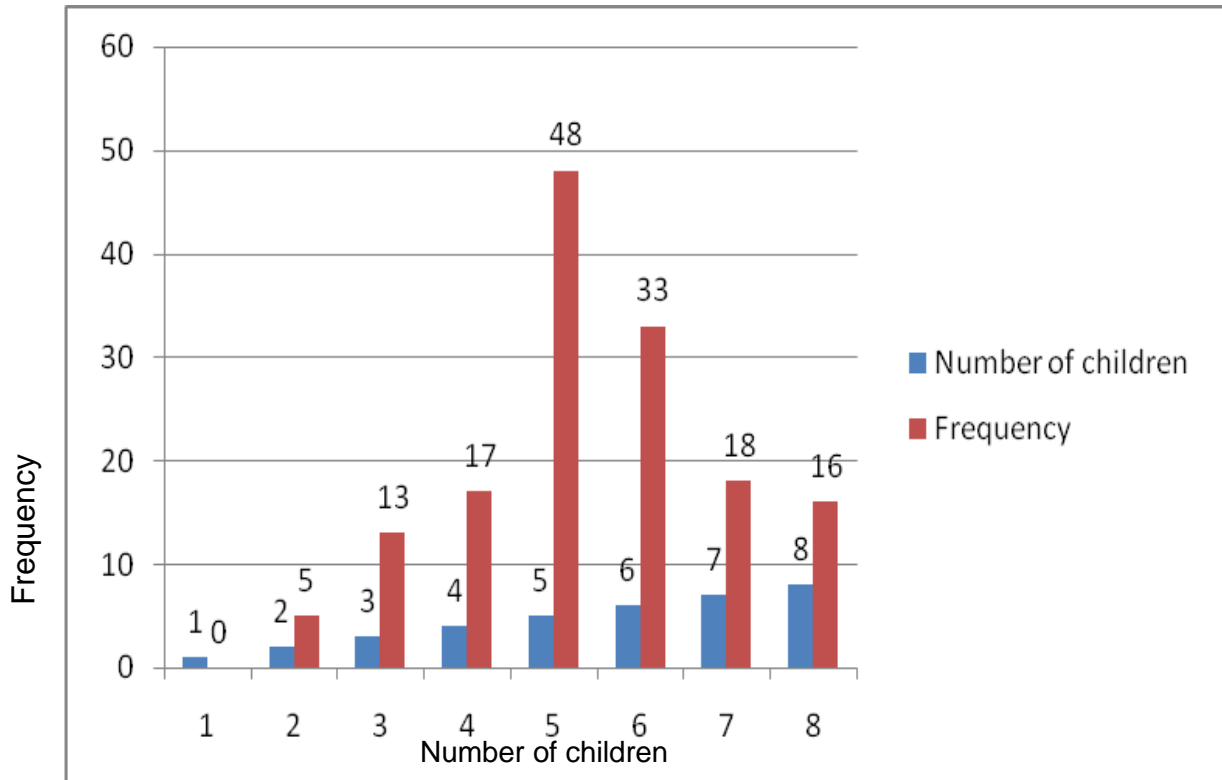


Figure 4.2: Respondents' Family Size

The educational status of the respondents has also been revealed by the survey. Thus, 8.7% of them are unable to read and write i.e. illiterate while 37.3% of them can read and write by their own effort but never join formal education. Target groups completing primary school (grades 1 to 6) accounted for 24% while 14 of them completed junior secondary school (7 to 8 grades). The remaining 24 and 2 respondents learned up to senior secondary school (9 to 12) and holding technical and vocational education training certificate respectively. However, none of the respondents joins university and hold degree. The educational status of the target groups has been indicated as follows:

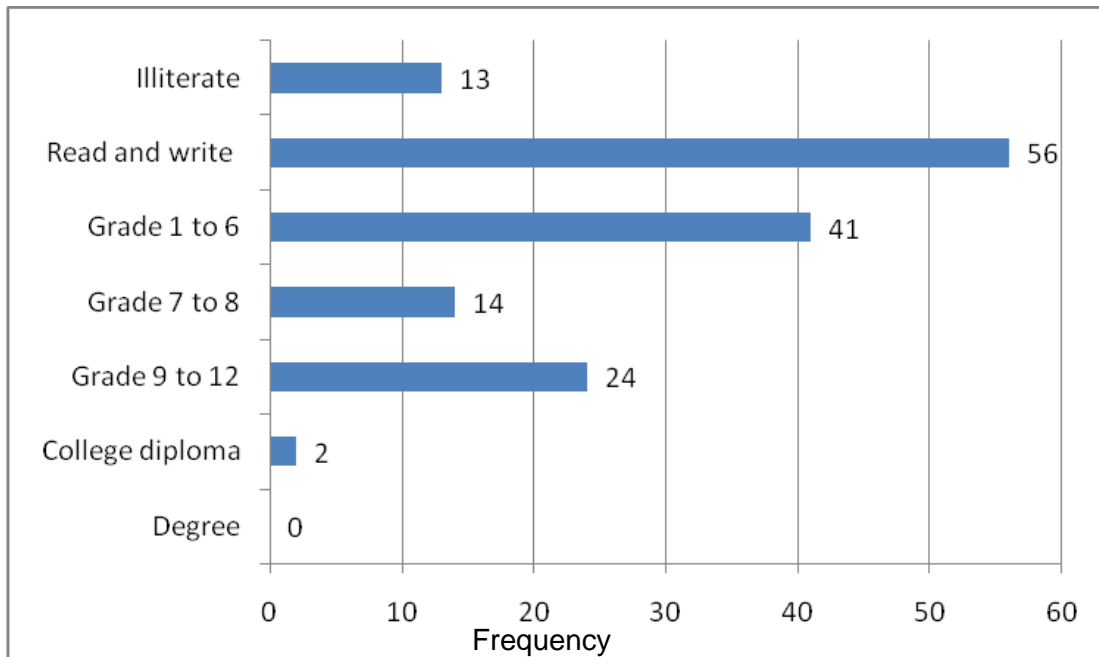


Figure 4.3: Educational Status of Respondents

4.2 Legal Rights and Awareness Level of the Farmers

Analysis of the population expansion in the research area shows that majority (46%) of the respondents are non-school attendant (i.e. illiterate as well as able to read & write only) and very few joined secondary school or college education. The low level of education influences them not to well understand about the constitutional rights and laws relating to compulsory acquisition. Most of the landholders under the survey lack adequate awareness about compensation processes and how can they approach to deal with the concerned body. It is revealed that majority of them do not know properly what their rights and obligations are in the event of being expropriated. The expropriated farmers were asked if they were clear with the expropriation regulation and proclamation, payment mode of compensation and expropriation procedures. On the other hand, they were enquired about the defined property rights and expropriation powers of the government. Accordingly, 14% of the compensated landholders replied that they know the existence of the laws as information whereas the majority of them (86%) did not know anything about the expropriation and payment of compensation laws. But, the Ethiopian expropriation and compensation payment legal frameworks

(Proc. No. 455/2005 and Regulation No 135/2007, for instance) clearly explain about the rights and duties of farmers concerning expropriation of private landholdings.

4.3 The Expropriation Procedure and Rights of Expropriatees

Most countries have adopted procedural guidelines for expropriation of assets. However, many of the guidelines results in remarkable constraints on state power because the laws didn't well protect the rights of expropriatees (the affected people) against excessive expropriation and an irrational compensation the government (expropriator) power. The expropriation decrees required to notify the compelled people regarding the state's plans before entering into the action to expropriate land. The issues of putting lists of owner's properties, the timeframe within which compensation payment should be completed and the resettlement strategies & schedules for displaced people are clearly explained. The farmer's access to full information in the process of expropriation and the opportunity to actively participate in the decision-making of their rights are not yet institutionally organized to accomplish in an effective procedure. ⁴

The Federal Democratic Republic of Ethiopia (FDRE) Proclamation No. 455/2005 which states about expropriation of landholdings for public purposes & payment of compensation; and Regulation No 135/2007 which declares about payment of compensation for property situated on landholding expropriated for public purpose are central point for this discussion. The proclamation begins with the definitions of major terms like compensation⁵, landholder⁶ and public purpose⁷ which are boldly and repeatedly mentioned in the paper. The proclamation also clarifies about the power to

⁴ **Effective procedures** means the right to receive adequate notice and information, the right to participate and influence decision making, and the right to appeal on decisions to independent bodies such as courts. (Belachew yirsaw, p181)

⁵ **Compensation** is a payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding; (Johan Faust et.al. p51, Daniel. P1)

⁶ **Landholder** as an individual, government or private organization or any other organ which has legal personality and has lawful possession over the land to be expropriated and owns property situated thereon;(proc. No 455/2005; p2)

⁷ **Public purpose** as the decision of the appropriate body in conformity with urban structural plan or development plan in order to ensure the interest of the peoples to acquire direct or indirect benefits from the use of the land (proc. 455/2005)

expropriate landholdings as a Woreda or an urban administration shall, up on payment in advance of compensation, have the power to expropriate rural or urban landholdings for public purpose where it believes that it should be used for a better development. The research considers the procedures of expropriation when the data collected is interpreted; and the implication is analyzed.

The expropriation and compensation laws described decisions how expropriations of private landholdings are made, and notification has to be given to the landholder. The notification includes the period within which the holding has to be vacated and the amount of compensation to be paid in writing. To facilitate the notification process, the law puts an obligation on implementing agencies to prepare detailed data pertaining to the land needed for the work and send the same, at least one year before the commencement of the works. However, the field survey indicates the practice is far apart from the rights privileged by the laws. That means majority of the respondents were not well informed as well as given formal written notifications orders except verbal information, for what purpose the land is required, what benefits they will obtain from expropriation and what will be their future destiny by the expropriators. This can be taken as an indicator of absence of procedural laws; the government authorities do not make consultation with the affected peoples on compensation and resettlement, to hear the affected people's concerns about their future, to make adjustments based on such concerns, or to address grievances through additional supportive measures.

The other issues identified are lack of transparency during realization of the laws in determining the values of property for compensation purposes. Despite the fact that few of the property owners/ holders involved when their holding boundaries are identified and measured, valuation computations were kept secret from property owners. According to the data, only 16% of the respondents respond as the valuers are transparent and willing to create awareness about the expropriation. However, 24% replied that there are few valuers who are willing to provide information as about the taking away of our landholding whereas the majority (60%) responded that the valuers are totally blocking information and tell us nothing about expropriation except giving

urgent order to depart from the area for development. This information concealing habit resulted in disturbance among the property owners to inquire about their rights of knowing how the compensation values were derived and what rates had been used. According to the survey, property owners living in target peri-urban areas are more or less incapable of asking adequate sources of information concerning expropriation. When the expropriated farmers have raised objections or show sign of disagreements, the expropriators are pressurizing them for impeding development targeted for public purpose.

The other issue identified by the study is about expropriation order notification rights vested to the expropriated individuals. The proclamation guarantees that as soon as the decision of expropriation has been made, notification in writing should be given for the landholders to be displaced in accordance with the Proclamation No. 455/2005 Article 4 (1). The notification should fully denote the time period within which the landholders have to be vacated from required areas and the amount of compensation to be paid. The notification process puts an obligation on city administration to prepare comprehensive data pertaining to the land needed for the public purpose and send this compiled data, at least one year before the commencement of the works, to the organs empowered to effect compensation payment. However, the discussions made with displaced individuals and focus group discussion revealed that the one-year notification letter has not disseminated by implementing agencies. Due to this reason the expropriated farmers replied that they were not given adequate time to solicit about their rights and obligations.

4.4 Economic and Livelihoods Analysis of Target Groups

4.4.1 Income Generating Analysis

Planned and well implemented urban expansion will ensure socio-economic opportunities to the local communities. The urbanization process definitely comes out in positive results or negative impacts. The survey, thus, attempted to point out the livelihoods situation of target areas by making comparison before and after incorporated

under peri-urban. The parameters considered as the measuring tools are the livestock asset/capital, produced crops, widely practiced income generating schemes as well as wages. The development outcomes could surely enhance various employment opportunities in either formal or informal economic sectors. It also facilitates better market potentials for local products. For instance, farmers can easily provide local tradable commodities like milk & milk products, eggs, hens, sheep, goat, cereal crops and so on for markets in general and hotels in particular on time. Again urbanization may improve access to better social services like health, education, recreation and economic infrastructures like telecommunication, roads, power, sanitary system and so on so forth.

As illustrated on Map of Sebeta (figure 1), the two selected research areas, Karabu Hurbu and Rogge Kebeles, are located at South-east and Southern direction of the town, respectively. Based on the 2015/16 population registration, the two Kebeles encompass 28,117 and 22,965 dwellers, respectively. The distance estimated from the specific study areas, called "Dhanku" of Karabu Hurbu and "Atebela" of Rogge (both are urban periphery regions, see figure 2.5) is about 8 Kms and 5 Kms from the center of Sebeta town, respectively. These areas are identified as distant places from the center of town and inaccessible for most social and economic services as well as transportation facilities. Before incorporated under peri-urban zone, the existed means of transportation was either traveling on foot or horseback due to unopened rural roads. However, after included under peri-urban, development of various all-weather roads have partially solved the transportation problems. And now, the dwellers commenced to utilize better transport modes, i.e. horse or/and donkey drawn carts which are always available. The other options of transportations are of three leg Bajaj and old minibus taxes which provide public transportation services in some cases. The carts and Bajaj are also used to transport different tradable commodities and drinks for shops and groceries. This benefited groups of the respondents account for 8.7%.

At the time the livelihoods of the peasants have been evaluated based on set the criteria, the living standards of 120 respondents (80%) have been declined after

sacrificing their farmlands for urban expansion. Before urbanization, the farmers were having large farmlands to carry out agricultural activities so as habituated producing adequate amounts of cereal crops which could able to fully cover food consumption of their families. But after compulsion from the landholdings, situations don't go in a way the government officials make the "bright future of life" propaganda, i.e. the land is required for diversified public purpose developmental activities which will make the evacuated farmers more beneficial than before. However, in reality, the respondents replied that we have encountered two major challenges:

First, we do not have knowledge and skill of managing the compensation we received due to expropriation. Because of improper utilization, and mismanagement of our money, we extravagantly spent much of the compensation to momentarily satisfy the wants of consumption foods and now left empty of money; second, because of the loss of much land size, the amount of agricultural product we accustomed to produce before displacement has voluminous been decreased or remain with none to produce. Thus, we have no option rather than purchasing primary foodstuffs from the market. The problem here is that the money provided for compensation is not saved to gradually use to purchase and stay the lives of our families. Furthermore, respondents told us that the housing condition, the house furniture and equipment of the respondents remain as similar as before included under peri-urban.

On the other hand, 15 respondents (10%) were identified that their living standards remains the same before and after urbanization. Before urbanization, the main source of income generating means was product from cultivation. This was the mainstay of their livelihoods. After included under peri-urban the displaced landholders were paid compensation. However, they were not properly managing and wisely handle the money received for expropriation, and thus cannot engage in profit making non-agricultural activities. In fact, some of them have attempted to deposit portion of the money at bank anticipated to solve future problem. But most of them drain their account by withdrawing for unintended, unplanned and unproductive purposes. On the other

hand, 4 of the 15 respondents have, unfortunately, remained with small pieces of farmland which is not included under peri-urban and still cultivate to harvest various crops enough to feed their families. Therefore, these farmers do not necessarily go to market to buy consumption foods; but habituated to buy factory products.

They also added that they are not benefited from all-seasons transport services providing roads because the constructions do not access their surroundings. Other infrastructures like sewerages, potable water and culvert are not introduced. Thus, they are still continuing persistence livelihood which is similar to the life before urbanization. Contrary to indifferent life, two respondents (1.3%) replied that they get worse life after expropriation of landholdings for public purposes. They reason out that they are remaining only with 500 meter square provided for residential purpose. Even though the mainstay of the farmers is harvesting agricultural products, they lost their source of income. Thus, they are incapable of buying foodstuffs to sustain their families in life.

Besides, the government is very ignorant in creating additional income generating schemes like organizing under cooperatives and facilitates access to credit. The survey revealed that 12% of the respondents have been promised by the government to be organized under different types of cooperatives. They will be prioritized with additional alternatives like to approach loan providing financial institutions; for instance, Oromia Saving and Credit Association. But the reality is not as simple as they have been promised. When approaching to the institutions, the loan taking procedures and processes are very long and intricate; the question of collateral is very tight; the interest rate (17%) on loan is unaffordable and the loan size and the demanded amount mismatches (very small) when compared with the loan provision policy of the institution. Due to these challenges, the evacuated farmers prefer to drop approaching loan requesting rather than attempting to breakthrough those long-chained bureaucratic procedures. Therefore, none of the respondents were having the opportunity to be organized under cooperative with facilitated access to credit and working place like shed. Besides, anyone of the target group is provided with skill development trainings.

They finally inclined to conclude that the livelihood during the peasant period, to some extent, seems comfortable when compared with peri-urban time living condition.

The survey attempts to reveal the family planning awareness level of the respondents. The local health station, as they replied, regularly provides family planning guidance and makes timely distribution of all necessary free cost contraceptives. Thus, most of them have equipped with adequate knowledge of keeping the balance between the family size and their incomes. However, they have fewer tendencies to reduce the number of children and still give birth for many children. Most of them believe that children are source of asset and born with their own affluences. Accordingly, the survey indicated that about 15.3% of the target group have willingness to use family planning in order to maintain the balance between income and number of children they can afford cost of living. On the contrary, the remaining 84.7% have inclination to refuse incorporated in family planning program and are identified for living under poor condition.

The research attempts to make assessment on the target groups' peri-urbanization off-farm economic activity situation. Accordingly, 32% of the respondents have experiences of engaging in income generating activities, in addition to farming, before included under peri-urban. However, the remaining 68% of them were dependent only on agricultural activities. Out of the 32% individuals who have been participating in off-farm economic activities, 8%, 3.3%, 19.3% and 1.4% were having experiences of involving in animal fattening, poultry, livestock trade and animal rearing for milk production, respectively. The livelihood condition of the peasants has been assessed in order to identify for what purpose do the compensation has been employed. The assessment certainly considers the past business idea of those farmers with special focus on milk producing persons.

According to the assessment, the living standards of farmers engaged in investment have been improved after included under peri-urban areas. It illustrates that 9.4% of them have used the compensation for investment purpose by fulfilling necessary

conditions required by the government. For instance, respondent coded No 3 from Karabu Hurbu, Dhanku peri-urban area says:

As soon as I receive payment for compensation, I started to think about the fate of my families in the future because no land is remaining to produce crops. Then, I decided to consult persons having experiences on money management. They encouraged me to assess the major problems existing; i.e. demand gaps in our areas; to identify what exists in sufficient or inadequate amount and what is missed. I identified that there were shortage of primary private schools. Thus, families are not encouraged to send their children to faraway school, especially for kindergarten. Finally, I decide to use the compensation for new school establishment.

This respondent believed in establishment of schools nearby children's vicinity targeting at least two advantages: social benefits and income generating. From social benefits view, some families may not send their children to school even if they are at school age due to lack of access to nearby school. Thus, opening school in their surrounding with reasonable payment encourages many families to schooling their children since closer distance minimizes risk of travel. It will also contribute to increase school attendant children. It is still economical to reduce cost of transportation the families will pay for taxi contract to school services which saves from an extra expense. The secondly intended benefit is means of income generating options.

To keep on benefits of the community as well as to use the money for productive purpose, this person started to invest on primary education to contribute to minimizing children's long distance travel, i.e. Alemgena, to join private school. Then, he completed all legal procedures required to commence investment. This includes transfer of landholding rights from farming purpose to investment after dealing with the government bodies. Based on the provided documents, the government allowed him investment permission, approved site plan as well as map and land size of more than 5100M² from his landholding to be expropriated with issued legal map. Soon the construction of school has been completed in 2012. By now, 180 students have gotten the opportunity

to learn in the nearby school. The establishment of the school also created job opportunity for 9 teachers, 1 guard and 1 janitor workers.

According to the respondent, students are charged reasonable monthly school fee which considers the paying capacity of their families. A student from kindergarten to grade 4 pays an average of 200.00 school fee per month. The survey, thus, indicates that the formerly farmer, but now investor, started to earn a gross monthly income of 36,000.00 Birr. The monthly expense for salary, different teaching aids and sanitary materials, government tax and other miscellaneous expenses will not exceed 20,000.00. Therefore, the monthly and annual net income of this respondent will be 16,000.00 and 160,000.00 birr, respectively. However, this respondent has never counted such amount of money before urbanization. Therefore, the livelihood of 9.4% of the target groups has been improved. That is, they are comparatively living in houses of better standard and quality, having a separate well furnished salon, master bed room, guests and children bed rooms; have well equipped cooking class (kitchen), common latrine, modern sofa, Television with deck, dish with receiver service and so on. On the other hand, the remaining 79.3% and 11.3% of respondents consumed compensation for unproductive purposes and deposited at bank, respectively. To sum up, the living standards of 90.6% target groups are identified as miserable. They reside in a low standard mud-made and grass-covered poor housing condition; some of their children are almost unclothed and go on bare foot; hardly get food twice a day without bothering about the nutritional value (calorie); sending school aged children to formal school is very unlikely and the farmers wear worn out clothes.

The second successful farmer taken as an example from the same Kebele has made possible endeavor to maintain better livelihood assets by engaging in other income generating activities after urbanization. He had tried to participate in almost existing business opportunities like poultry, animal fattening, livestock trade and animal rearing. He also has livestock assets of pair of an ox for plowing the expropriated but not distributed farmland; 5 indigenous (habesha) and 3 foreign cows for milk production. The milk produced from cows is provided for the consumption of local market

(customers) living at the vicinity of newly settled peri-urban. These farmers do not have market problem since milk renters make prior registration to take it by paying one unserved month in advance. In case there is surplus milk, they have better opportunity to sell it for milk producing factories operating in Sebeta area.

The survey examines that the 5 'habesha' cows provide 10 liters per day and the 3 foreign cows produce 30 liters per day, on an average, i.e. 1200L per month. Based on the responses, around 200 liters of the product will be used for house consumption in different forms (cheese, yoghurt, butter, fresh milk drink, etc) per month. Thus, this farmer can sell the remaining 1000 liters of milk 16,700.00 birr (a faire price of 16.70 birr per liter). The estimated monthly expenses to keep and take care for the cows like to buy feeds, health care, water, workers' salary will be nearly 9,000.00. Thus, the farmer will earn a net income of near 7,700.00 birr per month from sales of milk. The cost-benefit situation of the respondent involved in milk production is shown as follows:

S.No	Description	Qty	Milk per day	Rent Price/ liter	Total Sale per month	Remark
1	Indigenous cow	5	10 Liters	16.70	5,010.00	
2	Foreign cow	3	30 Liters	16.70	15,030.00	
	Sum				20,040.00	
	Minus: Cost of milk consumed at home (200LX16.70)				3,340.00	
	Estimated cost of cow feed, treatment, wage etc per month				9,000.00	
	Sum of Expenses				12,340.00	
	Net income of the person				7,700.00	

Table 4.2: Gain-Loss Estimation of Asset due to Expropriation

The third respondent coded 05 was entirely dependent on sources income anticipated from farm products. He owned small land size, about half a hectare, to cultivate. Thus, his life was subsistence before the urbanization process takes place. However, his livelihood has been improved after urbanization. He constructed of four class house for rental purpose. Each class is rented for 150.00 birr per month and he collects net income of birr 600.00 per month. This respondent has also been participating in other

additional income generating schemes such as animal fattening, sheep, goat and poultry trading and bee keeping using modern hives. From these business activities, he can earn a minimum of net 3000.00 birr per month. Thus, he is living in good standard and neatly kept resident with better furniture, construct a separate house to keep livestock and send his children to better quality private school.

4.4.2 The Livestock-Asset Capital Gain-Loss Situation

The livestock/asset capital (the livelihood asset) conditions of the respondents are one of the focus agenda in the study. The number of oxen, cows, sheep, horses, goats and hens are the major livestock which are intended to use as indicators to measure the status of wealth accumulation. However, the number of respondents having horse, goat and hen are found insignificant to convert to monetary value in order to measure asset gain or loss. Thus, because the value is having a minimal effect on indicating wealth status, they are omitted from using as variable in making analysis. Therefore, comparison of livestock number and conversion to income is computed on the remaining three animal assets (ox, cow and sheep) importantly measuring the economical status.

Livestock	Livestock Asset before urban		Livestock Asset after urban	
	Number	Frequency	Number	Frequency
Ox	0	15	0	63
	1	48	1	51
	2	66	2	29
	≥3	21	≥3	7
Cow	0	31	0	81
	1	65	1	42
	2	35	2	21
	≥3	19	≥3	6
Sheep	0	75	0	48
	1	13	1	25
	2	34	2	22
	≥3	28	≥2	55

Table 4.3: Comparison of Livestock Asset before and after urbanization

The survey attempts to identify the livestock asset situation of the respondents and the effects on their livelihood before and after peri-urbanization. During the rural life, only 10% of them do not have oxen; i.e. 90% of the farmers were having oxen. It is again revealed that 32% of the peasants possess at least one ox whereas 44% own 2 oxen. And the remaining 14% were having more than 2 oxen before their landholdings expropriation. However, because of urban expansion, the number of persons losing their oxen has been raised from the previously 10% to 42%. On the contrary, the number of farmers with an ox has been increased to 34%.

Similarly, the number of respondents having no cow account for 20.7% whereas 43.3% of the farmers owned only a single cow. In the same way, 23.3% and 12.7% of the peasants owned 2 and, 3 & above cows, respectively, before urbanization. On the contrary, the survey depicted that 54% of the respondents were not totally having cows after urbanization; i.e. a difference of 33.3% missed asset when compared with the livestock possession before urbanization. Again, 28% of the target groups are identified as owning one cow; 14% own two cows whereas 4% of them are having 3 and above cows after the inclusion under peri-urban. In the same token, 11.3% of the respondents were having 2 or 3 sheep whereas the remaining 88.7% of the respondents do not have sheep.

The gist of the survey, here, is to depict the implication of losing the livestock assets on the livelihood of farmers due to urbanization. As aforementioned, the majority of respondents have drained their livestock (oxen, cows and sheep) because of urbanization. Urban growth has been resulted in shortage of grazing land, home to hoard cattle, and especially left oxen idle because of farmland expropriation. For these factors, the farmers were forced to sell their livestock after the landholding has been expropriated for urbanization. To summarize the peri-and-post urban sprawl loss/retain comparison of selected livestock is indicated by the following figures.

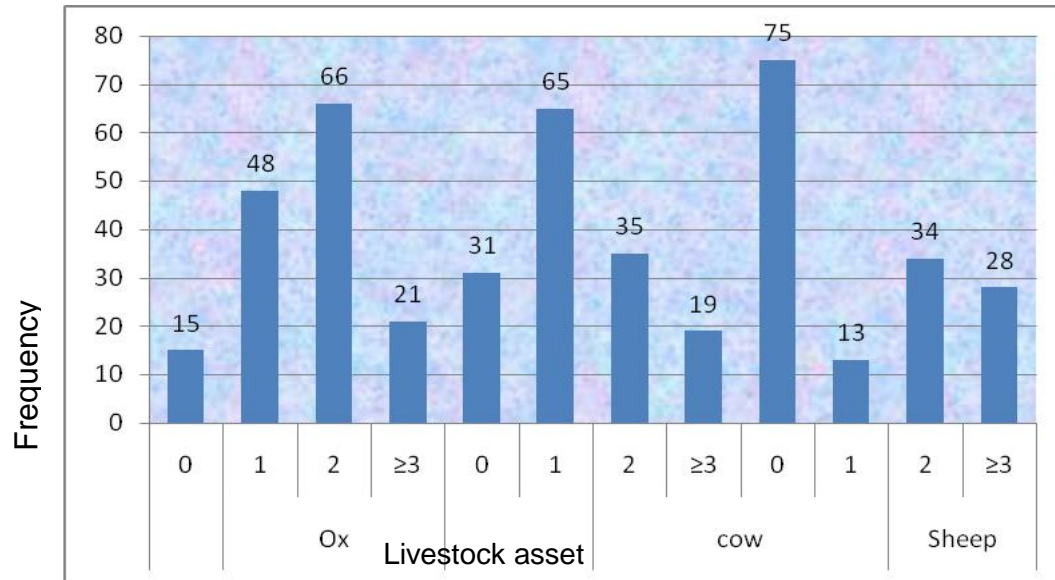


Figure 4.4: Livestock Asset Capital before Peri-urbanization

Before urbanization, majority of the farmers were keeping cows for milk production; uprising their calves to oxen; otherwise sell to earn extra money to solve their problems; children were available with drinking milk. With oxen, they cultivate their farmlands to produce different crops and use for consumption, or else, provide the surplus to market to earn additional income. By the money, they purchase manufactured goods like food oil, coffee, gasoline and others. In general, the survey revealed that the objective of keeping livestock asset was not mainly for commercial purpose but to show their wealth status in one hand and to carry out agricultural activities. The livestock asset gain/loss situation of the target areas will be indicated by the following figure.

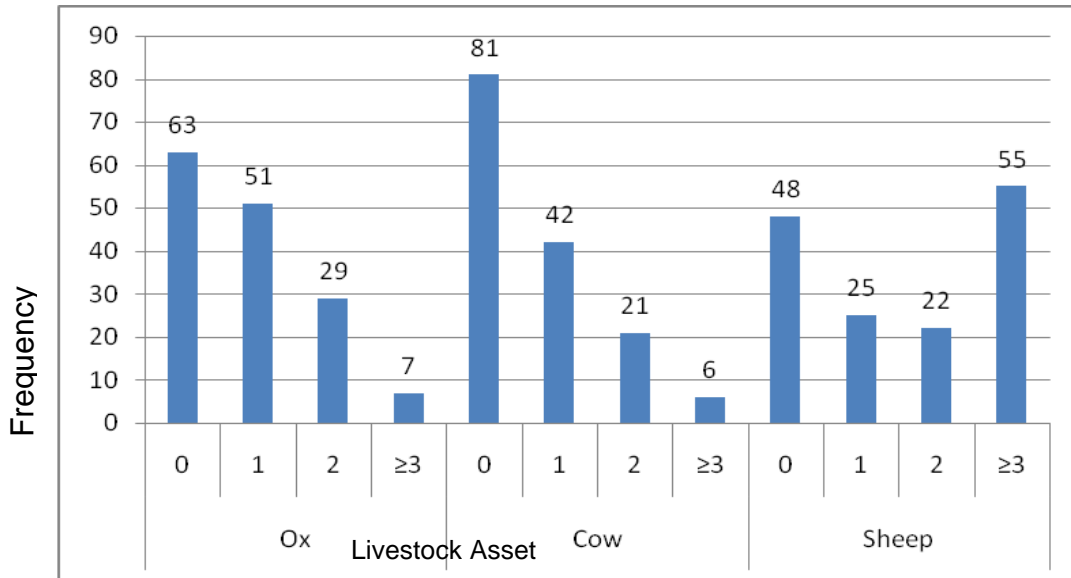


Figure 4.5: Livestock Assets after Peri-urbanization

However, introduction of peri-urban restricted those opportunities since farmers are missing the farmland due to urban spreading out. Hence, they are forced to sell their livestock. Milk for their children is scarcely available and thus forced to take contract. But the rent payment is found beyond what they can afford. The simplest business to earn money was keeping sheep in their surroundings, and after few months, they sell for better profit. But after urbanization, the additional income generating alternatives have been collapsed due to lack of place to hoard the cattle.

In general, the livestock capital gain/loss description and the livelihood scenarios of the target group have been demonstrated by the following table.

Livestock	Number	Frequency			Average Unit price	Total Loss Estimation	Average Loss per person After urban
		Before urban	After urban	Lost Asset			
Ox	0	15	63	-48	9,000.00*	-432,000.00	
	1	48	51	3	9,000.00	27,000.00	
	2	66	29	-37	9,000.00	-333,000.00	
	≥3	21	7	-14	9,000.00	-126,000.00	
Sum						-891,000.00	-5,940.00
Cow	0	31	81	-50	7,000.00*	-350,000.00	
	1	65	42	-23	7,000.00	-161,000.00	
	2	35	21	-14	7,000.00	-98,000.00	
	≥3	19	6	-13	7,000.00	-91,000.00	
Sum						-700,000.00	-4,667.00
Sheep	0	75	48	-27	2,100.00*	- 56,700.00	
	1	13	25	12	2,100.00	25,200.00	
	2	34	22	-12	2,100.00	- 25,200.00	
	≥3	28	55	27	2,100.00	56,700.00	
Sum						81,900.00	-546.00

Table 4.4: Asset Capital Gain-Loss Estimation

* Indicates the average selling prices of the livestock estimated from the local farmers.

The sample survey attempts to identify the livelihood asset and outcome of the target groups. Accordingly, 10% of farmers were not totally having an ox before urbanization; 32% of them had been identified for a single ox owning; 44% were having a pair of ox and the remaining 14% were having 3 and above oxen before incorporated under peri-urban. In a simple computation, these farmers lost livestock assets of value equivalent to birr 891,000.00 due to forced selling of 99 oxen because of urbanization. On the

other hand, 20.7% of respondents were not having cows; 43.3%, 23.3% and 12.7% were having a single cow, 2 cows and 3 & above cows, respectively, before peri-urbanization. After urbanization, 54% (a decline in 33.3%) of them were none cow owners which indicates a loss of 350,000.00. The survey depicted that farmers whose land is expropriated have lost benefits of birr 700,000.00 because of urban spreading out to rural hinterland. In general, an individual expropriated farmer incurred a total loss of 5,940.00, 4,667.00 and 546.00 birr from ox, cow and sheep, respectively, due to urbanization.

4.5 Access to Infrastructure and Services

One of the features of urbanization is its anticipated new infrastructural development. That is improvement of social services like education, health, new technology; and infrastructure such as road and transport facilities, electric power and communication accessibilities. The survey attempted to identify whether the target groups are fortunate to enjoy the benefits of urban development, particularly infrastructure, and other related services realized because of peri-urbanization or underprivileged. Before included under peri-urban, they were suffering from lack of roads favorable for vehicle transportation, especially in rainy seasons, and subsequent problem of transportation, shortage of quality service providing school and health centers and mill for flour making were main challenges.

After integrated under peri-urban, however, 66.7%, 60% and 58% of the respondents are fortunate to get better access to education, health services and market information, respectively. Besides, 4% of the respondents are benefited from the introduction of new technologies like modern poultry equipment and beekeeping hives. The survey also depicted that 87.3% of the respondents are satisfied with the roads development that maintains its standard to the level of their knowledge. But 12.7% are still marginalized from the privileges of road accessibility even if included in peri-urban. It is observed that some roads are paved with shaped stones (cobblestones) and well constructed waterways on edges of both sides of the roads, good culverts and bridges on water streams. Few respondents amounted to 17.3% appreciate the benefits of urbanization

since get access to electric power. The introduction of power has been changing their livelihood in many ways. It enables the peasants to own television, install satellite dish to enjoy clear pictures than watching without dish and attend various recreational programs. Some of them bought refrigerator to keep different food items fresh and protect their ceilings from dirtying smoke. Besides, 12% of the respondents replied that the network connection was usually intermittent, and hence suffering from making clear communication. However, after urbanization, the farmers take pleasure from improved network wireless telephone services.

The development of all-weather roads, moreover, encouraged the local communities to search for new income generating opportunities. The road facility coupled with an increased number of dwellers results in a large market potential, i.e. better purchasing power. This situation attracts more people to establish many small stalls to start various services like restaurants, kiosks and groceries along both sides of roads. One respondent from Karabu Hurbu Kebele replied that:

“after expropriation, I started to run petty trade in small shop to sell different commodities and fruits. Now, on an average, I can earn gross income of 175.00 birr per day, i.e. about 5250.00 birr monthly. When I compare the farming life time and after urbanization, it has big difference. Now my living standard is improved. Of course, trading requires more working hours, but less energy to exert and not tiresome as that of participating in farming”.

In the other hand, introduction of peri-urban areas also increases the market for rural products. Respondent coded no 82 from Rogge, a 47 years old male who engaged in dairy product trade activity, expressed that road facilities as well as increased number of urban people has encouraged him to involve in transport providing business. Thus, he bought Bajaj and horse drawn cart. By this means of transportation, he distributes fresh milk to the dwellers. Thus, demand for fresh milk is increasing and has become a profitable business. According to the survey, this person can earn an average of 200.00 birr net income from bajaj service and 60.00 birr from cart which he didn't earn this amount when engage in farming. Similarly, money-making activities along the roads in

the periphery of urban (those not included under peri-urban for the time being) in both study areas provide farmers with outlets to sell products or to purchase what is desirable for farming. This business also enables the new peri-urban dwellers to get access to commodities and other basic necessities without the need of traveling long distance to Sebeta town center.

4.6 Expropriation and New Job Engagement

In principle, change of rural areas to the peri-urban makes the local communities beneficial in that it creates to more employment opportunities in both formal and informal sectors and has better livelihoods because of its conduciveness to easily carry out urban development than rural. In contradiction to this principle, most of the displaced individuals are secluded from being integrated in rehabilitation strategy as well as provision of start-up capital promised before expropriation. The survey attempts to reveal what has the government been promising for the farmers lose their landholdings because of expropriation and what has practically implemented. The vowing of the government were organizing under micro and small enterprises, cooperatives, give priority to hire in the newly established organizations or participating in investment. Surprisingly, only 8% of the expropriated farmers are fortunate to take one of these opportunities whereas the majority (92%) are either refusing the alternative or didn't get adequate information on what strategies arranged by the government. The government bodies, instead, come to their sites and inform them everything should be urgently carried out rather than being transparent on the existing benefits. They are speaking with terrorizing words and give warning to depart from the areas because the land is required for development; the right issues related to landholding could be treated after completion of expropriation. Because of this unexpected request of dislodgment, they are confused and don't settle to think about their rights.

Before expropriation, different off-farm income generating opportunities are settled and discussed with the farmers. Thus, the government has set various livelihoods benefiting strategies and tried to implement in order to pull out them from poverty and enables to lead better live standard after expropriation. For the realization of the livelihood

strategies, the government exerted much effort to make these groups of the society more advantageous. But the practical finding indicates that only 28% of the respondents were found beneficial while the majority, 72%, were rather unfortunate. The survey revealed that 54.8% of the 28% fortunate respondents have gotten prior opportunity to be hired in the factory established in their surrounding while 12.7% of expropriated farmers were benefited from prior owning of adequate land size for investment fulfilling the criteria required for investment regulation of the region.

It is mentioned earlier that 8% of the displaced farmers were participating in the opportunities facilitated by the government. In fact, some are getting either permanent or temporary works by their own effort. The survey, thus, give due attention for those farmers employed in factories on permanent work. The monthly salary earned by the farmers is indicated by the following figure.

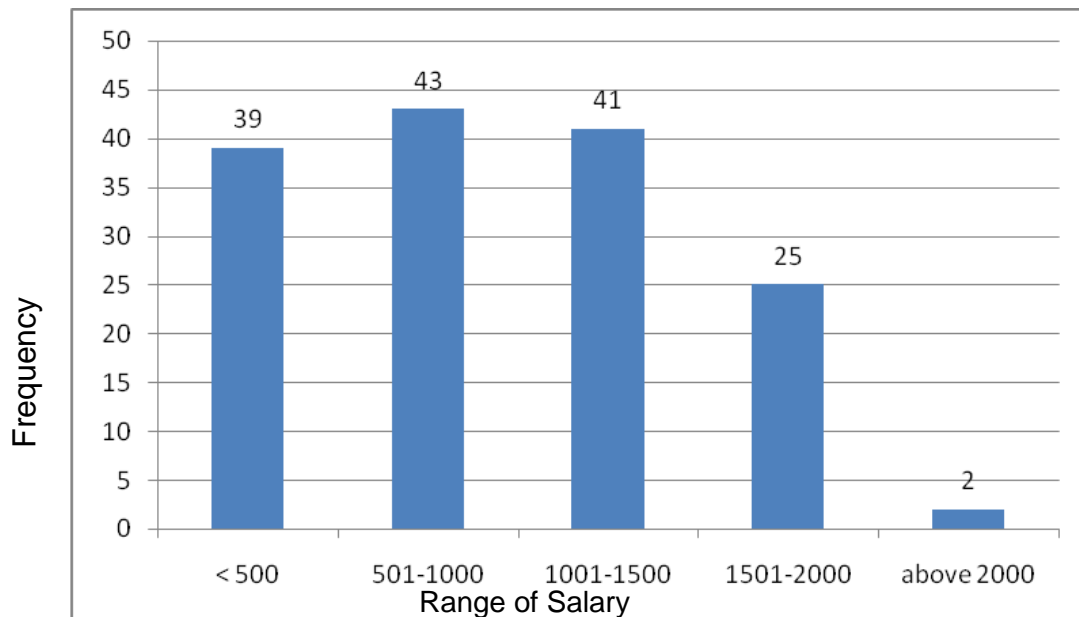


Figure 4.6: Monthly salary of Households after expropriation

The survey shows that most of the farmers employed in the factories with an average monthly wage of 750.00. As indicated by the figure, 28.7% of the respondents earn from 501.00 to 1000.00 birr per month while the second earned wage ranges from 1001.00 to 1500.00 Birr, which accounts for 27.3%. The third laborers are those employed for

guard and warehouse keeping. They are paid a monthly wage of 500.00 and less. The remaining, i.e. 16.7% and 1.3% of the expropriated farmers have earned wage ranges between 1501.00 to 2000.00, and above 2000.00 birr, respectively.

From the concept of poverty line which states that anyone living on less than \$1.25 a day or \$2 per day in Purchasing Power Parity (PPP) dollars are found under international poverty line. According to this concept and the data collected, farmers earning a monthly wage of below 900.00 are considered to live under poverty line. Taking the reference of first Millennium Development Goals (MDG1) performance report (2014), Ethiopia reached at 550.00 USD Gross National Income (GNI) per capita which estimated to be 46.0 American dollars or 920.00 Birr per month. This indicates that farmers employed by wage less than 920.00 are found under national per capita income.

4.7 Legal Supports and Compensation Payment

The Federal Democratic Republic of Ethiopia (FDRE) Constitution requires the government to pay compensation commensurate to the value of the property taken. The Civil Code of Ethiopia also adopts principle of indemnity by stating that the amount of compensation or the value of the land that may be given to replace the expropriated land shall be equal to the amount of the actual damage caused by expropriation. This implies the idea that the landholder must be indemnified for the whole loss he has suffered due to the expropriation.

The currently operational Federal Rural and Urban Land Proclamations (FRULP), and Regulations provide significant emphasis to the issue of compensation and the principle of market value in the country. In this respect, Art 7(3) of Proc No.456/2005 stipulates that holder of rural land who is evicted for public purpose shall be given compensation proportionate to the development he has made on the land and the property acquired or shall be given substitute land thereon. Art. 7(2) of proc No.455/2005, which states that “the amount of compensation for property situated on the expropriated land shall be determined on the basis of replacement cost of the property”. Cumulative reading of

words and phrases used in these legislations such as, commensurate, proportionate to, replacement cost and on the basis of the current cost envisages the fact that the landholder should be indemnified on the basis of market value.

In addition to Federal Laws, proclamation No.130/2007, a proclamation to amend the proclamations No.56/2002, 70/2003, 103/2005 of Oromia Rural Land Administration and Use (ORLAU), provides “any individual or organ whose landholding is taken for public uses shall have the right to get compensation for his properties and benefits he gets proportional to replacement for his holding” which affirms the argument that principle of indemnity is employed under the Ethiopian laws.

In Proclamation 455/2005, compensation is defined as payment to be made in cash, in kind or both to a person for his property situated on the expropriated holdings. Two broad types of situations for which compensation will be due in case of expropriation are envisaged under the Federal Proclamation. The first category of compensable is what may be considered as immovable private property as defined under Article 40 of the FDRE Constitution. The second compensable is payment for displacement and appears to be based on Article 42 of the same constitution, which requires payment for persons displaced by government development programs. Article 7 of the same proclamation decreed that compensation is payable for each property situated on the land and for permanent improvements made to such land. While compensation for “property” is to be fixed based on replacement cost of the property, compensation for permanent improvement is to be fixed based on, and equal to, the capital and labor expended on the land. Article 8 also added that compensation is payable for displacement in addition to what is paid under Article 7. Compensation for permanent displacement should be “equivalent to ten times the average annual income secured during the five years preceding the expropriation of the land.”

The proclamation also declared that in case someone is compelled from the landholding as a result of expropriation, the Woreda (District) Administration may decide to compensate the person by providing substitute land which can be easily plowed and

generate a comparable income (Article 8 (3)). In such cases, compensation payment due to the landholder in cash cannot exceed a one-time payment of the average annual income secured during the five years preceding the expropriation of the land.

Article 9 of the same proclamation indicates how and by whom do the valuation of property takes place. Sub article 1 elucidates that the valuation of property situated on land to be expropriated shall be carried out by certified private or public institutions or individual consultants on the basis of valuation formula adopted at the national level. Such valuation shall be carried out by committees which to be established in accordance with Art 10. This Art states about the establishment and component of property valuation committees. According to this article;

“Where the land to be expropriated is located in a rural area, the property situated thereon shall be valued by a committee of not more than five experts to be designated by the woreda administration; and if the expropriated land is located in an urban centre, the property shall be valued by a committee of experts to be designated by the urban administration; where the property requires specialized knowledge and experience, it shall be valued by a separate committee of experts to be designated by the Woreda or the urban administration”.

The other legal support justified about compensation payment process has been plainly stated in Regulation 135/2007 Art 22. It explains that the landholder is required to provide all concrete evidences of possession and ownership. That is “any person who claims for payment of compensation shall produce proof legitimate possession of the expropriated landholding and ownership of the property entitled to compensation”.

According to qualitative data organized from Focus Group Discussion (FGD), the Woreda and Kebele officials are given the lion’s share mandate for identifying, determining and confirming the boundaries as well as the legality of each farmer’s documented evidences including landholding insuring books. Art 21 of the regulation which argues under the title “records of property”, explains that a Woreda or city

administration shall record the properties situated on a landholding subject to an expropriation order. Having the confirmation of legal ownership completed, the officials make call for the formation of property valuation team.

As soon as the duty of precondition has been accomplished, the property valuation ad hoc committee is formed from Sebeta City Administration and Sebeta Awas Woreda Agricultural bureau. Based on the interview held with key informant person, the selection of the experts for technical team formation strictly considers professional knowledge and experience on the inferences of the quantity of crop and surveying skill. The team, first, carefully identifies arable land from non-arable land; protected grass/grazing lands from valleys, tree covered lands and other non-value properties. Then, it measures the size of land considered to be of economic advantages. That is, cultivated by the farmer for consecutive years and producing crops. The main responsibility of property valuation committee is to undertake registration of each amount of crops that have been harvested in the current year, trace back to each five years production and multiply the average products by ten years.

The FDRE Regulation No 135/2007 states how the payment of compensation for property situated on landholding expropriated for public purposes come in to effect. Art 5 of the regulation gives details of the estimation of values, approaches to expropriation and payment of compensation for crops on the expropriated land. Sub article 1 describes that:

“the amount of compensation for crop shall be calculated by multiplying the amount of yield that would have been collected from the land at maturity by the current market price of the crop”. The owner is again provided with another alternative under sub article 2 of the regulation. It articulates that *the owner of ripe crops may, in lieu of compensation, harvest and collect the crops on his landholding within the fixed period of time.*

To simplify, compensation paid for crops on expropriated land is computed as:

Total area of the land (in square meter)

Multiplied by

The amount of crops to be obtained per square meter times
 The value of the crops (current market price) per kilo gram
 Plus
 Cost of permanent improvement on land

Article 6 of the aforementioned regulation gives the details of compensation for both unripe and ripe perennial crops. Sub articles 1 and 2 describe, respectively, that *the amount of compensation for unripe perennial crops shall be determined by calculating the estimated cost for growing crops while that of ripe perennial crops shall be determined on the basis of the average annual yield and the current local market price of the crop plus the cost of permanent improvement on the land. That is:*

Compensation for unripe perennial crops =

Number of plants (legs)
 Times Cost incurred to grow an individual plant
 Plus Cost of permanent improvement on land.

Likewise,

Compensation for ripe perennial crops =
 The annual yield of the perennial crops in kilo
 grams
 Times The current price of the produce of the perennial
 crops
 Plus Cost of permanent improvement on land.

The Federal Government Regulation No 135/2007 (Art 16) makes detail discussion about compensation for lost land used for crops and perennial crops. Sub articles 2 and 3 strengthen article 6 by determining the possible compensation payment period. Sub article 2 states that the amount of displacement compensation payable with respect to land used for growing crops or perennial crops shall be ten times the price of average yield of crops or perennial crops obtained from the land. Whereas sub article 3 makes

clear that the average annual yield of crops or perennial crops shall be calculated on the basis of; the yield obtained from the land for the last five years; or where the land was used for less than five years, the yield obtained for the actual years the land was used; or where the crops or perennial crops have not yet started giving annual yield, the yield of similar crops obtained from a similar area of land in the locality for the last five years.

Article 7 of the regulation explains about payment of compensation for trees growing on the expropriated land. Accordingly, sub articles 1 and 2 state that;

The amount of compensation for trees shall be determined on the basis of the level of growth of the trees and the current local market price per square or per unit. Otherwise, the owner of trees, instead of taking compensation, can cut and collect the trees within the period the government fixed.

Correspondingly, Article 8 of the aforesaid regulation states about compensation for protected grass land or grazing land. Sub articles 1 and 2 put in plain words that;

The amount of compensation for protected grass shall be determined on the basis of the productivity of the land and current market price of the grass per square meter. That is, compensation for protected grass amounts to the area covered by the grass per square meter multiplied by the current market price of the grass. Unless and otherwise, the owner of the protected grass may, in lieu of compensation, cut and gather within the period fixed. Article 17(2) strengthen that the amount of displacement compensation payable with respect to the protected grass or grazing land shall be ten times the annual average income obtained from the land.

The survey conducted to point out the practicability of the proclamation and regulation referenced above. The compare and contrast result depicts that the compensation mode of payment and 10 years base of valuation is implemented in accordance with the procedure stated on the federal proclamation and regulation. The expropriated farmers replied that compensation for all types of crops and trees has been effected for ten years. This indicates that the compensation payment is aligned with the regulation.

However, the expropriation procedures and approaches have a visible disparity when compared to what is declared by the regulations.

The issue of land expropriation process is considered as an effortless wealth accumulating opportunity for the expropriating individuals but an immense dissatisfaction among the displaced farmers in Oromia in general and Sebeta in particular. This is highly related with exploitation under the coverage of implementation for the use for public purpose. But, in reality an illegal land sales in coordination with strong invisible hand of brokers are widely practiced. The paper, hence, attempted to point out the practical expropriation approaches and compensation payment procedures situation against what are stated on proclamation and regulation.

Even though the farmers verbalize that the land is required for better development which will benefit them more than being used for agriculture, first, the land is snatched without awareness and sufficient expropriation procedures as stated in the laws; second there have been cases where the land is not implemented for the intended public purposes in accordance with development agreement made with individuals or developers; Third it is identified that because of delay, the developers holdup the land for value increment and after a time change the original purpose or otherwise sell the land to some other individuals in a better price after couples of years. Thus, it has been contended that public purpose has become ignored but farmers were displaced from their life while the intended purposes did not come into existence.

During expropriation process, brokers intervene between the farmers and better-off persons pretending as keeping their favor by facilitating the land sell to investors. They approach the farmers as making endeavor to maintain their benefits than done by the government. Thus, the brokers prepare signing documents which seems having legal support and facilitate false land selling local agreement. But, it has no legal meaning in front of regular court. By doing this, the farmers are provided with very few money. The broker again bargains with land measuring and compensation valuating bodies to complete the registrations of this land in the name of their sons and/or daughter. The

broker facilitates taking of investment permission on this land by the name of the stated sons. After the completion of all legal procedures, the broker will transfer the name from the farmer's son and/or daughter to the so called investor and earn very large money in the name of commission. But the farmer gets insignificant amount of money when processing the legal procedure.

Recalling what has been explained about the relationship among the contribution of land owners, the role of brokers and influences the pretending investor, the survey also tried to point out the satisfaction level of the target groups in relation to the fairness of compensation paid for expropriation. It is revealed that almost all respondents and those selected for FGD complained for inadequate amount of compensation given for displacement and never considers either the current land value or the lease prices of the town. Similarly, only 6% of the respondents replied that the amount of compensation may partially consider the current local market price while the majority (94%) concluded that the unit price used for estimation is almost none and by no means consider the current market prices. The evidence mentioned by the respondents is that the rate the government sets for compensation payment for expropriated land per year per square meter. That is, 0.70 birr/M² up to 2004, 4.50 birr/M² from 2005 to 2006 and 5.50 birr/M² after 2007. Accordingly, the compensation payment of 24%, 39.3% and 36.7% of the respondents was computed by the rate prices of 0.70, 4.50 and 5.50 birr, respectively. But the compensation rate of 0.70 is not the interest of this paper since it is before 10 years.

Respondent number 2 from Karabu Hurbu said, the government has provided 500 square meters from the sacrificed more than two hectares of fertile farmland for investment purpose, i.e. establishment of Flower Factory. By the time his landholding was expropriated (2005), the rate of computation was birr 4.50 per square meter. The economic status and hence the livelihood situation of this and other respondents has been assessed by the study. The assessment is mainly focusing on expropriated land size in different years and computation rate at those periods. Here a simple estimation of average compensation will be shown as an example by the following table.

Year	Payment rate/M ²	Average land expropriated in Hectare	Average land expropriated per person (M ²)	Estimated Compensation per person/year	Multiplied by 10 years
2005/06 to 2007/8	4.50 Birr	1.5	15000	67,500.00	675,000.00
2008/9 to 2010/11	5.50 Birr	1.3	13000	71,500.00	715,000.00
2012/13 to 2015/16 (average)	54.00* ⁸	0.5	5000	270,000.00	2,700,000.00

Table 4.5: Estimation of Compensation at different Rate/M²

As indicated by the table, farmers whose lands have been expropriated in the years between 2005/06 and 2007/8 paid 675,000.00 birr on an average. Numerically, the amount of money paid for compensation seems large figure. In fact yes if properly managed, but they don't have knowledge to convert this capital to profit making business. Instead, they simply complain for inadequate payment but forgetting choices spending: consumption purpose or use for productive economic activities. The second batch who paid an average of 715,000.00 birr (2008/9 to 2010/11) reflects the same feature: lack of financial management knowledge and prior awareness about business.

The survey, as well, identified that the livelihood of most of those respondents' families are very enjoyable in the first years of payment but after few years become so depressed and live under awful life standard cursing expropriation. However, the members of third group who paid from 2012/13 to 2015/16 at a rate of 54.00 are better-off than the others. First they acquired experiences from the past life in terms of money management as well as concept of investment; second the rate of payment is comparatively better than past ones, regardless of value of money, and again the amount of money paid was encouraging to participate in investment activities. Therefore, the livelihood of this batch (6%) is found on better-off position.

⁸ * Means average of compensation rates of 42.60, 49.20 and 69.20 from 2012/13 to 2015/16 since data are not available for the cutoff between the rate and the specific year.

The survey tried to compare the abovementioned situation with international practices on compensation payment. Many countries' constitution have requirement for paying compensation when the government expropriate private assets for public purposes. For instance, the United State, the Philippine and the Brazil, constitutions all entail "just compensation" for all takings of private property. In Cambodia, the constitution requires "fair and just compensation" for taking possession of land from any person. Thus, the constitutions of many National States appreciate that payments should be effected in a currency that can be readily used; reflect the full value of the expropriated property; perhaps incorporate an element for future lost profits, and that it must be handed over within treasonable time after the expropriation, otherwise interest should be paid.

Most developing countries have articulated the concerns of the above countries constitutions formula which requires them to pay out substantial capital sums for every expropriation. Based on constitutional requirements, many countries have developed standards for determining "just compensation". Most high and middle income countries with well functioning legal system have adopted 'fair market value'⁹ of the expropriated asset as the standard for determining compensation for state expropriations. Other countries have also developed different mechanisms to pay compensation for landowners in excess of market value because of the involving nature of taking. For instance, England provides for special compensation when expropriation of agricultural land disturbs a farmer operation. Similarly, the Germany government pays additional compensation when an expropriation divides agricultural land based on increased time required for the farmers' travel, increased boundaries on the replaced land and by worsened alignment of the land. (Gashaw Tena: 2015. P. 95).

⁹ ***Fair market value*** is the amount that the land might be expected to realize if sold in the open market by a willing seller to willing buyer. The underlying reason for adopting the fair market value standard is that the market is an objective gauge for assessing the value of the land. (Belachew p38)

4.8 Eligibility for Land Substitution

The research again gives due emphasis to distinguish age groups deserved by legal frameworks in order to obtain land from expropriated holdings. The paper attempts to compare the legal procedures stated in the laws with the practically observed implementation; i.e. investigating the details of legally bestowed individuals from personal compassion. Accordingly, all respondents replied that the government provides land, in accordance with the stated articles, for children of age above 18 years old from the expropriated holding. Concerning the size, the Land Administration of Sebeta City decided to provide 200 M² by the year 2005, 160 M² in 2006 and 105 M² after 2007 for each legally permitted son. In this sense, sons of 52.7%, peasants had received 200 M², whereas 21.3% and 26% of them were given 160 M² and 105 M², respectively.

The main complain critically forwarded, here, is “why land is provided only for sons of age 18 & above years old? Why the distribution of land excludes children below 18 years old; married females; and relatives grown in and live with the family? All are our children and have confiscate right on our property. But, they are banned from being privileged. For this reason, these excluded groups are almost desperate and hopeless to stay in this surrounding. Thus, they take migration to urban areas as the best option to search for another job in hate of being dependent on their parents; that is, sharing the income of families without any contribution to gain. They conclude themselves as a useless citizen; and not considered as a family member¹⁰. Although the farmers look complainant for the absence of land distribution to children, the discussion made with focus group reveals that the stated size of land is provided, by common sense, for sons of age below 18 years old even though prohibited by law. But the problem is the site plan as well as legal map will not be issued and given until they aged to 18 years because of ban by regulation. The main reason behind complain of the farmers, here, is

10 Fed Proc No 456/2005 & SNNPRS Proclamation No 110/2007 definitions, and ‘**family member**’⁷ means any person who permanently lives with land holder sharing the livelihood of the later.

the question of guarantee for the given holding: having map by the name of their children; otherwise all necessary supportive documents approved by concerned government bodies are on their hands

4.9 Compensation Payment Period

In the previous sections, compensation has been described as the amount of money paid for those who lost their property for the sake of public interest. By principle, compensation payment should fully recompense the value of property lost by individuals. However, its real implementation process is characterized by challenges and mischievous. Unjust amount of compensation, refusal of formal land distribution for children under 18 years old and covertly kept valuation system are all deliberately and "artificially" fabricated processes used to complicate steps during receiving payment. These bureaucratic procedures, lack of permanently responsible government body to make contact with about the payment and unplanned payment schedule are so tightened to breakthrough. The collected data attempts to reveal the practical implementation of average duration required to effect payment. The reference point of payment begins after completion of all necessary conditions; i.e. boundary identification, approval of the legality of documents, land size measurement, computation of the amount of payment, signing of the minutes held on history of the expropriated individuals and handover the legalized evidences to compensation paying body as well as the landholder. Accordingly, the most importantly registered cash delivering period is found to vary from 5 months to one year. The detail has been shown by the following figure.

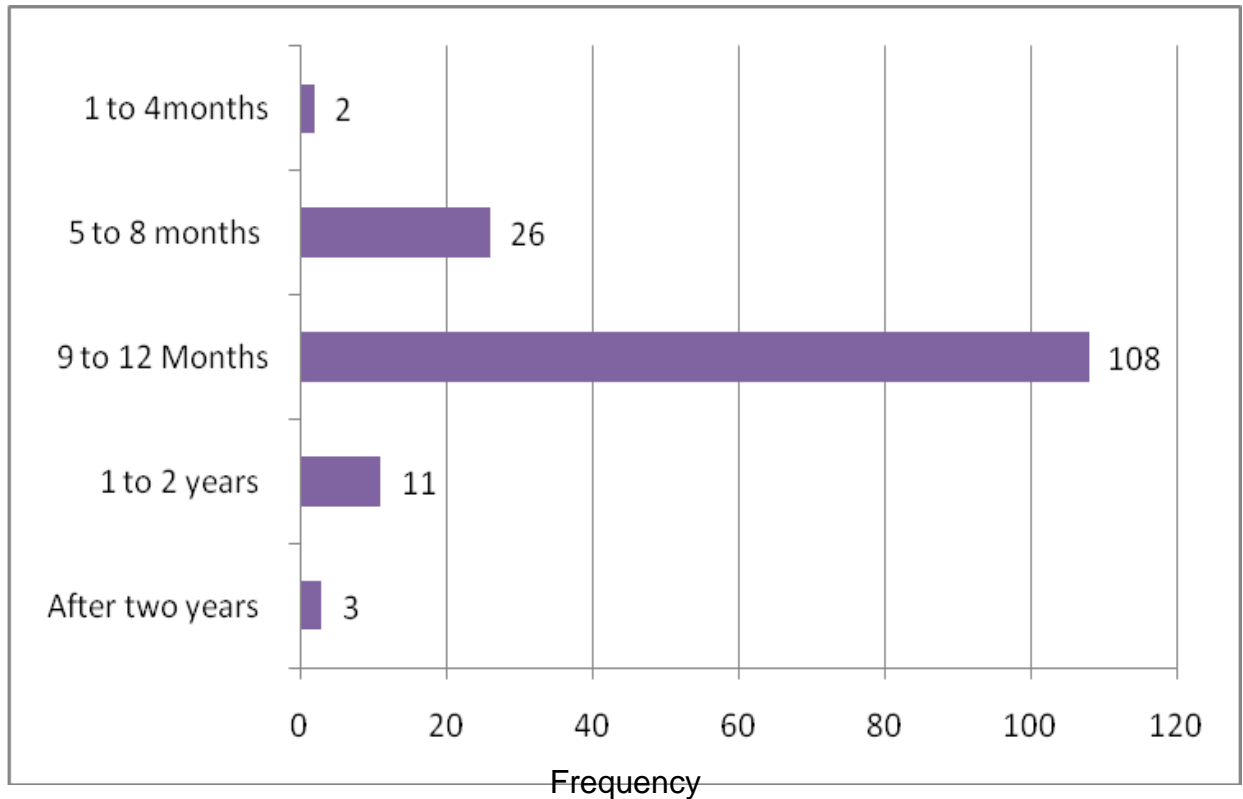


Figure 4.7: Compensation Payment Duration

As shown in the figure, there are two extreme edges: the fastest payment made for 2 farmers (1.3%) within 4 months and the longest payment period effected for 3 farmers (2%) after 2 years. The majority, i.e. 79.4% (9 to 12 months 72%, and 1 to 2 years (7.4%) of the respondents were frequently travelling to the city administration for not less than one year to argue about their rights of payment for expropriated land. The remaining 17.3% had been paid within 5 to 8 months. According to the survey, loss in purchasing power of money due to delay in timely payment, transport costs, expenses for lunch, time waste and other miscellaneous financial losses are never considered as extra cost.

The survey again depicted the main deterring factors concerning delay in payment. The procedures, steps & process of expropriation; list of properties to be compensated; and way of calculating the amount of compensation have been kept secret from the

landholders intentionally. The farmers are not provided with necessary information about their obligations and rights. According to respondents, the government officials suddenly come to their vicinity and told them that the area is required for public purposes and then give stringent order to urgently make the land free. If the questions of rights are raised, they will come with police force to evacuate by exercising power. The survey, thus, disclosed that only 13.3% of the respondents have little information about expropriation and compensation payment stated in regulation while the rest 86.7% have no awareness on what is going to be done. All these mystifications are deliberately practiced in order to get gaps for brokers.

Even if farmers are not equipped with adequate rights, obligations and responsibilities of the government, proclamation No 455/2005 declared the details of approaches, steps and objectives of expropriation in preamble section and articles 4 & 5. The preamble section describes the objectives of the government towards expropriation. It explains that if the government needs to use land for development works it carries out for public services the concerned body should vividly explain the reason why the land is needed and convince the parties to be expropriated. It added that when urban centres have been growing and the number of urban dwellers has been increasing, land development has become necessary in accordance with their respective plans as well as preparation and provision of land for development works in rural areas has become necessary. Here, there are two core messages in this statement: the expropriating party should create adequate awareness and convince the expropriated group and second the purpose of expropriation should be clearly explained.

Sebeta Land Development and Administration Agency (SLDAA) is an institution authorized to lead the overall expropriation process in coordination with the Woreda and Kebele officials. It has vested full authority to organize necessary supports regarding the displacement of and compensation payment for farmers from their landholdings. About 88% of the respondents had adequate information about the responsible body with whom permanently make communication concerning expropriation while 12% of them have no information with whom to deal. However they are familiar with this body, it is

tedious to come across with them in their office; otherwise the waiting time to contact them is boring, may be not less than one day. Thus, 76% of them replied that they are hardly getting the workers during working hours in their office. What is amazing, according to the respondents, is that these bodies/workers are always busy with meetings of no use to us. Only 6% replied as they can contact them during working hours and the remaining 18% don't care to whom they will deliver their complaints. Therefore, deficiency in acquiring adequate and timely information, difficulty in getting contact with the workers of concerned party and lack of organized data about the holdings all contribute to the late payment of compensation.

4.9 Role of Grievance Hearing Body

In the case of expropriation procedure and compensation payment, justice may be denied. Hence the farmers may be incapable of getting solution even after tiresome footfall travels to the city. Then they will look for an alternative solution before approaching to regular court process. This option may be applying to the grievance hearing body with written appeal. Based on the data, 92% of the respondents know the existence of grievance body established to hear and give solution for an encountered problem. This is because the affected farmers understand that the grievance hearing body has the responsibilities of intervening in case disagreements arise in relation to violation of rights regarding expropriation, especially compensation. This body can regularize the disputes raised between the government and the expropriated landholders.

Abovementioned, we discussed that the grievance body has entitled to settle disputes between the government and the landholders. But, what is practically carried out by this body is different from the vested mandate and said verbally because the grievance body has no function and provides no solutions except sitting in office to collect appeals. The key informant person interview confirmed that it is difficult to carry out as written on the regulation and talked by mouth. He confirmed that the issues raised by the farmers are acceptable.

However, proclamation No 455/2005 of article 11 sub articles 1 through 4 clearly point out about the procedures and approaches of complaints & appeals presentation; and implementation issues related to compensation. In rural and urban centres where an administrative organ to hear grievances related to urban landholding is not yet established, complaint related to the amount of compensation payment can submit his charge application to the regular court. When an expropriated landholder is dissatisfied with the payment, he has the right to provide his complaints to the administrative organ established by the urban administration to hear grievances related to urban landholdings. This organ scrutinizes the complaint; and offers the decision within short period and communicates its decision to the disagreed parties in writing. A party still dissatisfied with a decision rendered may appeal to the regular appellate court or municipal appellate court within 30 days¹¹ from the date of the decision. The decision of the court shall be final. Even though these are all court procedure rights vested to the expropriated landowner, the farmers have no or little information about it and limiting exercising their right to city administration.

In general, the government has different plans while targeting to displace farmers from their landholding and not only for the sake of urban expansion. It is to satisfy the development demand of the majority of the citizen; i.e. for public purpose. The reason why the government gives priority for public good is based on the widely accepted understanding that the general interest of the community outweighs the particular interest of the individual. Thus, the individual surrenders his rights to the benefit of the public regardless of any benefit that might ensue to him from doing of the act either directly or indirectly. Therefore, the government viewed expropriation as a legal action since it is advantageous and beneficial to the public at large.

¹¹ *The period for submitting an appeal shall not include the time taken to provide the appellant with a copy of the decision. An appeal submitted by any landholder served with an expropriation order may be admitted only if it is accompanied with a document that proofs the handover of the land to the urban or Woreda administration. The execution of an expropriation order may not be delayed due to a complaint regarding the amount of compensation.*

CHAPTER FIVE: CONCLUSIONS & RECOMMENDATIONS

5.1. Conclusions

The issue of farmland is highly interrelated with lifeblood and backbone of peoples in countries mainly reliant on yields collected from agriculture. It means all things to sustain their livelihoods and may be taking the lion's share in generating income opportunities. Besides, land can be considered as political, cultural, social and psychological issue for the government and an asset for the rural communities.

Urban expansion mainly emanates as a consequence of unplanned rapid population growth. It may come out with improvements of various infrastructures which can benefit the dwellers of peri-urban areas. Even though urban expansion ends in an overall development and widens better economic opportunity in both formal and informal sectors, it is not without negative effects. Urbanization reduces the productive farmlands and gradually threatens the livelihood of the farmers by draining and/or minimized agricultural products. The survey uncovers that a lesser amount of actions have been taken to bring sound solutions or at least to lower the negative impact of urban expansion on the communities incorporated under peri-urban.

In most cases, urbanization results in urban development. The change may be positive or negative. From the positive side, urbanization improved access to better social services and infrastructures. Before included under peri-urban, agriculture was the mainstay of their livelihoods. Urbanization, however, makes the displaced landholders to be paid compensation for their ownership right. Most of them were not properly managing what they have received for compensation and used up for consumption purpose. Only 9.4% of the target groups have exhausted the compensation for investment activities, and thus the livelihoods of these groups have been well improved. Few of the indicators are well furnished, better standard and quality houses; relatively fully equipped cooking class, common latrine, Television sets and dish with receiver service. On the contrary, the majority of farm households suffer adverse effects of their farm-based livelihoods as a result of the transformation of land from agricultural to

urban purpose. Accordingly, the livelihoods of 90.6% the farmers under the research area are identified as challenging. Most the expropriated farmers are left jobless; they were not properly supported about financial management that will enable them to involve in non-farm activities; and thus experiencing low standard of livelihood. They are living in poor mud-made and grass-covered houses; some of their children are bare body and few suffer to eat twice a day. Fortunately, a few residents, by reason of their possession of, or control over various forms of livelihood assets, are able to make use of what is offered by the urban development to devise livelihood strategies to enhance their wellbeing.

The two major livelihood determinants of farmers identified by the research are farmland and livestock asset (ox, cow and sheep). Before urbanization, only 10% the farmers were not having an ox. The after peri-urban survey reveals that the majority of farmers have drained their livestock because urbanization results in shortage of grazing land, and left oxen idle. Therefore, the farmers in the target areas have almost lost both of their livelihood assets. Development of better standard infrastructure coupled with increased number of new settlers encouraged the local communities to engage in new income generating activities. Urbanization is said to be the likelihood to provide employment opportunities, leads to earn high income than farm activity; and thus improved the livelihoods. The survey, however, depicted that majority of the expropriated individuals are not benefited from the rehabilitation strategies like organizing under micro and small enterprises or cooperatives, priority job opportunity in the newly established factories or facilitating investment.

Compensation is the amount of money paid for expropriated land and lost properties. The payment is expected to be fairly reward the value of those properties. It is revealed that amount of compensation payment for properties sacrificed due to expropriation is mainly unjust because it did not rationally contemplate valuations of items that have legitimate value and serve as the main sources of income generating before urbanization. Moreover, the payment takes long period when compared against the rights stated in the regulation. The best record of payment had been made within 4

months and the longest one is after 2 years. The majority, i.e. 79.4% of the expropriatees were paid between 9 months and 2 years. The loss in purchasing power of money due to delay in timely payment, and extra cost incurred due to frequent travels were not compensated. Frightening and imprisoning the landholders requesting their rights; claiming infringement of right; refusing displacement done against expropriation procedure, and hesitating eviction before receiving compensation in advance were main issues identified in many instances.

The process of boundary demarcation, documents authentication, property inventory, valuation procedure and determination of the amount of compensation are not most of the time participatory and transparent; instead, executed landholder-unfriendly. The expropriation approaches and mode of payment are scarcely compliant with regulation, and mainly exposed to subjectivity and unfairness. The compensation payment processes and procedures fall short of proper management, characterized by bureaucratic and time consuming steps. Besides, the expropriated land will not, in some cases, be employed for intended public purposes; not implemented within the time schedule and manner agreed upon. An individual deliberately delay carrying out investment intended for the public purpose or change the original purpose or transfer investment permission by selling to some other individuals in a better price after couples of years.

Repeated travels to Kebele, City and Woreda administrations resulted in wastage of ample of time which has drained the remaining resources. The same duty implied for grievance hearing bodies and, in some cases, to the zones to have their complaints heard is frequently practiced. After such monotonous travels, most administrative bodies are found unresponsiveness of such complaints. Local courts, in some occasions, show tendency to refuse entertaining cases associated with expropriation and compensation otherwise give decisions not harmonized with proper laws because they are usually unaware of the land related laws or the evidences presented by appellant body fall short of trustworthiness.

Property encompasses all tangible and intangible assets which have value and are produced with an application of labour or investment of capital. Based on this concept, any products of values that can be grown on the landholding are taken as compensable possessions. But it is indicated that compensation is not practiced to be paid for permanent improvements made on the land. In most cases, the valuating committee lacks adequate knowledge as well as guidelines to estimate values of improvements.

5.2. Recommendation

Based on the discussions and findings, the researcher would like to point out the following recommendations to be given due emphasis by the concerned government organs.

1. The government has the authority to expropriate landholding use rights for the interests of the public and difficult to realize development without limiting the rights of private landholders. But the rural landowners should not shoulder the entire burden under coverage of maintaining the benefits of public purposes. The compensation payment laws and regulations should consider just and faire payment of compensation in advance that can actually commensurate near to the life time use rights of the rural poor. Thus, the currently operational computation rate of compensation which provides for average income of ten years should be revised in a way considering the current market price of land otherwise lease price in a manner which actually keep the advantages of the displaced community.
2. The government is required to allow active participation of the landholders when planning to expropriate land for public purposes. The land expropriated for development purpose should be controlled and implemented in accordance with the agreement held thereon. The illegal retailing of expropriated land; impediment in commencing land developments; change of the original purpose for which land was provided; and transfer of land investment permission through selling are few malfunction issues identified as a result of expansion to peri-urban areas. Therefore, expropriated land should seriously be regulated in a way it benefits the large community.
3. Land is a permanent property the rural people entitled for lifetime use. Therefore, the intended public purpose development should be implemented in a manner urbanization benefits the displaced party. Besides, the compensation laws should vibrantly empower regular courts to determine the decision of the expropriating authorities regarding the existence of genuine case of public purposes for expropriation and on the proper implementation of the same.

4. Land provision has excluded children under 18 years old. Absent of land distribution increased dependency on family. This resulted in reduction in income share of the household and subsequently affected livelihoods at this age. At the end the situation left them homeless. These are factors contributing to reduce family income and influence the livelihood. Besides, married females are not provided with land. The exclusion of these groups have negatively affected the livelihood of peri-urban agrarian communities. Thus, effective means of livelihood improvement strategies should be implemented to pull-out the affected parties from poverty. The full implementation of rural land policy is also essential as long as farming remains the livelihood mainstay for farmers. Therefore, land provision for youths less than 18 years and the married female, in fact after careful investigation and confirmation that an individual has not given land in the town she dwellers, should be included in the proclamation as well as regulation laws of compensation payment. The ownership ensuring map should also be prepared by the name of each child and delivered under the family management.
5. Rapid urban expansion enforces many cities to transform from a mainly agriculture based economy to an industrialized one to speed-up economic growth. The entire conversion of economic setting pushed large groups of rural people who lost their major source of livelihood to migrate to urban centers searching for better job opportunities. Thus rural development policy should appropriately be implemented in order to keep the balance of economic growth with that of neighbour towns. In addition, the government is required to maintain equilibrium of growth by strengthening the existing local plan; encouraging public participation and create sense of ownership; and involves the local communities in the implementation of development plan. Such participatory approach could create transparency, and also ensures the improvement of local community livelihoods.
6. A landholder may, using his land use right, undertake development activity jointly with an investor in accordance with the contract agreement he concluded. Such agreements shall be approved and registered by the competent investment authority. The gap here is that the amount of capital required for collateral is

found beyond the offering capacity of the farmers. They have only land acquiring opportunity but the compensation may not fulfill what is demanded for security as per the criteria of investment law. Thus, special support like permitting to commence investment by the money equivalent to the compensation should be facilitated. Therefore, the government should give special investment support to encourage the farmers, and further should incorporate peri-urban livelihood rehabilitating strategies into their planning activities.

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Annexes

1. Scheduling

Dear respondent, the data collected through this questionnaire will only be treated for academic purpose and confidentiality will be guaranteed. Your reliable answers are very helpful and meaningful for the success of my research for completing second degree in development Economics. I would to thank you in advance for taking your precious time to fill these questions carefully.

I) Choose only one and put 'X' on the box provided.

A) Personal Information

Code of Respondent: 1. Age Sex: 2. Male 3. Female

Number of children: 1. Male 2. Female

1. The marital status of the respondent

1. Married 2. Divorced 3. Separate 4. Single

5. Widowed

2. The Educational Level of respondents

1. Illiterate 2. Read and write only 3. Primary school (1 to 6)

3. Junior Secondary school (7 to 8) 5. Secondary school (9 to 12)

6. College diploma 7. Degree 8. Others (Specify) _____

B) Main Questions

II. Read carefully and put 'X' on one or more of your choices in the boxes provided

3. How do you evaluate changes in your living standard after your farm land is expropriated?

1. Improved after urbanization 2. Declined after urbanization

3. Same in both times 4. Worsen than when I was farmer

4. If your answer for question No 3 is "improved live" what are the changes? List the changes _____

5. What kinds of assets/livestock were you having before included under peri-urban area? Please write the number

1. Ox: _____ 2. Cow: _____ 3. Horse: _____ 4. Sheep: _____ 5. Goat: _____
6. Others (Specify) _____

6. What kinds of assets/livestock are you having after included under peri-urban area? Please write the number

1. Ox: _____ 2. Cow: _____ 3. Horse: _____ 4. Sheep: _____ 5. Goat: _____
6. Others (Specify) _____

7. Do you have the experiences of carrying out additional income generating activities out of farming before included under peri-urban?

1. Yes 2. No

8. If your answer in question No 7 is “yes”, what were the income generating activities?

1. Animal fattening 2. Poultry 3. Livestock trade
4. Animal rearing for milk production
5. Others (specify) _____

9. What do you say about your family size after your farmland has been reduced because of semi urbanization?

1. Reduced in number 2. The Number remains the same

10. If the answer for question no 9 is “reduced number of children”, what is/are your reason/s for reducing the family size?

1. Better awareness and access to family planning
2. Our income declines due to loss of farmlands
3. Because I and my wife are engaged in off-farm activities
4. Other reasons, (specify) _____

11. Do you have the experience of increasing land productivity on the remaining plot of farmland after being included in urban area?

1. Yes, I improved its productivity 2. No, I plough as usual as before
3. I do not have remaining plot in as well as out of the urban area

12. Does the government facilitate employment opportunity after expropriation as you are the house head of family?

1. Yes 2. No

13. If your answer in question No 12 is yes, how much monthly salary you earn from the employment?

1. Below 500.00 Birr 2. From 501.00 to 1000.00
3. From 1001.00 to 1500.00 4. From 1501 to 2000.00
5. Above 2000.00 Birr

14. Does the government facilitate job opportunities for your family members?

1. Yes, facilitate job opportunity for all my families
2. No, does not arrange job opportunity

15. How do you compare the standard of your housing condition before urbanization and after included under peri-urban?

1. Declined after urbanization
2. Improved after being included under peri-urban
3. Remains the same before and after being part of peri-urban

16. If the answer in question no 15 is "declined after urbanization", why? Explain _____

17. What access do you observe after being part of the peri-urban area?

1. Better access to educational services
2. Better access to health services
3. Better information on new technology
4. Better market information to sell my products
5. Better access to employment opportunities
6. Better provision of infrastructures:
A) Roads B) transport facility C) Hydro electric power
D) Communication E) Others (specify) _____

18. For how many years do the compensation payments be calculated for your landholding starting from the time you stopped ploughing?

1. 5 years back and 5 years forth 2. 4years back and 4 years forth
3. 3 years back and 3 years forth 4. Between __ years back and __ years forth
5. I do not know for how many years it is paid

19. What are the major cereal crops on which compensation payment is calculated? List

20. Are you paid compensation on permanent properties, like eucalyptus trees, you plant on your landholding? 1. Yes 2. No

21. If your answer for question no 20 is "yes", for how many years do the payment is estimated? _____
22. How are the compensation payment procedures for permanent properties?
1. By number of trees
 2. By Meter cube estimation
 3. By the land size it is planted on
 4. Others: _____
23. How do you evaluate the amount of compensation payment given for the taken away of landholding?
1. Fully considers the current land values/lease prices
 2. Partially considers the current land values/lease prices
 3. Never consider the current land values/lease prices
24. How long the process of compensation payment will take starting from the date of stopping farming?
1. 1 to 4 months
 2. 5 to 8 months
 3. 9 to 12 Months
 4. 1 to 2 year
 5. After two years
25. For what purpose you use the compensation payment you receive?
1. For Consumption purpose
 2. For Investment
 3. Deposit in bank
 4. Others (specify) _____
26. Do you remember how much you will spend for your family per year?
1. Yes, exactly _____ birr
 2. Yes, _____ birr on average
 3. I don't know
27. Is there an organized government body that provides support concerning expropriation?
1. Yes
 2. No
28. Is the compensation payment regulation on expropriated land transparent?
1. Yes, it is transparent
 2. Not transparent
29. Do the estimators have willingness to make the compensation payment regulation clear before the valuation process takes place?
1. Yes, all the valutors are willing to create awareness
 2. Yes, but only few of them are willing to create awareness
 3. No, they have no willingness to create transparency on the regulation
30. What are the major sources of your income to sustain your families?
1. By selling agricultural products from the land remaining in the urban area
 2. By selling agricultural products from the remaining land out of the urban area

3. By engaging in different non-farm activities like trade
4. Rent collection from the houses I have constructed in the urban
5. Others (specify) _____
31. Do you remember how much income you can earn in one year?
1. Yes, _____ birr exactly 2. Yes, _____ birr on average 3. No, I do not know
32. Can you tell us the size of land given for the household after your land is taken away for investment and/or urbanization purposes?
1. Less than 200 square meter 2. 200 to 500 square meter
3. 500 to 1000 square meter 4. Greater than 1000 square meter
5. Depends on the interest of the valuator 6. Specify the size _____
33. How much does the government pay compensation for the expropriated land per year per one square meter? _____ birr
34. Does the government give land for your children from the taken away amount?
1. Yes 2. No
35. If your answer in question no 34 is yes, what is the size of land in M²? _____
36. Does the government arrange a rehabilitation strategy for your family members displaced due to urbanization?
1. Yes 2. No 3. I do not know
37. If the answer in question no 36 is yes, what kind of benefits you get from this rehabilitation strategy?
1. Organizing under cooperatives and facilitate access to credit
2. Organizing under cooperative without facilitating access to credit
3. Providing various business skill building trainings only
4. Organizing under cooperative and provide working place like shed
5. Others (specify) _____
38. Is there an organized government body (institution) who permanently provide support concerning displacement from your landholding?
1. Yes, there are bodies (institutions) that provide support
2. No organized body (institution) that provide support
39. If the answer for question no 38 is "yes", how often you contact these bodies in their office during working hours?

1. All times during working hours 2. Very rarely during working hours
3. Very difficult to get them during working hours
40. In case disagreements arises in relation to violation of rights, is there a grievance hearing body? 1. Yes 2. No
41. If the answer for question no 40 is yes, how often you can make contact with them?
1. Anytime I am in need 2. Very rarely 3. I cannot get them
42. Is this grievance hearing body impartial or take sides for some others?
1. They are impartial/neutral 2. They take side for the government
3. They take side for the community 4. I do not know
43. Is there a special support the government provided to you due to expropriation?
1. Yes 2. No
44. If the answer for question no 43 is yes, what are these special supports?
1. Prior opportunity to be hired in the newly implemented project
2. Priority to own land by lease for investment purpose without bid competition
3. Special job creating skill trainings
4. Others, (specify) _____

2. Questionnaire Translated to “Oromifaa”

Kabajamtoota gaaffiiwwan kunneeniif deebii kennitaniif, ragaan kun kan funaanamuuf gosa barnnootaa “**Development Economics**” jedhamu digrii lammaffaa xumuruuf qorannoo gaggeesuf qofaf ta’uu isaa ni ibsina. Deebiiwwan gaaffii kunneenii kennaman hundi iccitiin kan qabamuufii qaama birootif dabarfamee kan hin kenninee ta’uu ibsaa maqaan abbicha deebii kennuu waraqaa kana irratti kan hin barreefamne ta’u isaa ni beeksifna.

I. Tokko qofa filadhuutii saanduqa qophaa’ee keessatti mallattoo ‘X’ kaa’i

Koodii gaafatama: Umrii Saala: Dhiira Dhalaa

Baayyina Maatii: Dhiira Dhalaa

1. Haalli fuudhaaf heerumaa kee maal fakkata?

- | | |
|--|--|
| 1. Haadha/abbaa manaa waliin jira <input type="checkbox"/> | 2. Walhiikne jira <input type="checkbox"/> |
| 3. Iddoo adda addaa jiraanna <input type="checkbox"/> | 4. Hin fuunee/ heerumne <input type="checkbox"/> |
| 5. Haati/abbaan manaa narraa du’e <input type="checkbox"/> | 6. Kan biroo (ibsi) _____ |

2. Sadarkaan baruumsa keetii maal fakkata?

- | | | |
|--|--|---|
| 1. Hinbarane <input type="checkbox"/> | 2. Dubisuuf barreessuu qofa <input type="checkbox"/> | 3. Sadarkaa 1ffaa (1 to 6) <input type="checkbox"/> |
| 4. Sadarkaa giddugaleessaa (7 to 8) <input type="checkbox"/> | 5. Sadarkaa olaanaa (9 to 12) <input type="checkbox"/> | |
| 6. Diplooma <input type="checkbox"/> | 7. Digrii <input type="checkbox"/> | 8. Kan biroo (ibsi) _____ |

II. Gaaffiiwwan Qorannoo gaggessuf barbaachisan

Gaaffiiwwan tarreefaman dubbistee hubachuudhan deebii tokko ykn tokkoo ol filadhuuti saanduqa qophaa’ee keessatti mallattoo ‘X’ kaa’i

3. Ega lafti qotattee itti jiraattu tajaajila hojii magaalattif sirraa fudhatamee ykn hir’ifammee haalli jireenya keetii maal fakkaata?

1. Haalli jireenya lubboo kootii ergan magaala jala galee irra fooya’ee
 2. Haalli jireenya lubboo kootii ergan magaala jala galee fooya’us quubsa mitii
 3. Jireenya lubboo kootii garaa garummaa hin qabu
 4. Yeroon qonnan bulaa tureen fooyyee jiraacha ture
4. Deebin gaaffi lakk 3 “jireenya lubboo kootii ergan magaala jala galee irra fooya’ee” kan jedhu yoo ta’ee, fooyyeewwan argaman maal fa’a? Haa caqafaman _____

5. Osoo daangaa magaalaa jala hin galiniin dura, baayyiina bultii loonii (horii) qabdu maal akka fakkatu haala armaan gaditti tuqameen ibsii?
1. Qotilee: ____ 2. Saawwan ____ 3. Farda ____ 4. Hoolaa ____ 5. Re'ee ____
6. Kan biro yoo jiraate ibsi _____
6. Erga daangaa magaalaa jala galtee booda, baayyiina bultii loonii (horii) qabdu maal akka fakkatu haala armaan gaditti tuqameen ibsii?
1. Qotilee: ____ 2. Saawwan ____ 3. Farda ____ 4. Hoolaa ____ 5. Re'ee ____
6. Kan biro yoo jiraate ibsi _____
7. Qabiyyeen lafaa kee magaalaa jala osoo hin galiniin dura, hojii qonnaatin ala daldala galii dabalataa argachiisu irratti bobbatee beektaa?
1. Eeyyee 2. Lakki
8. Deebiin gaaffii 7 “eeyyee” kan jedhu ennaa ta’e, daldala maal fakkatu irratti bobbatee?
1. Loon furdisuu 2. Lukkuu horsiisuu 3. Loon daldaluu
4. Loon aananii horsiisuu
9. Erga lafti qonnaa kee magaala jala gale, baayyinni maatii keetii maal fakkaata?
1. Qussanna maati jalqabnee jira 2. Qussannaa maatii irratti jijiramni hin jiru
10. Deebin gaaffii lakk 9 “qussanna maati jalqabnee jira”, kan jedhu yoo ta’e, sababnii isaa maal fa’a?
1. Hubannoon qussannaa maati tif bqaabnuu wanta fooyya’eef
2. Sababa qonni haffef galiin kanaan dura argachaa turre waan gadi bu’eef
3. Aniif maatiin koo hojii daldala waan jalqabneef yeroo dhabuun
4. Sababbii biro _____
11. Sababa qabiyyeen kee magaala jala galeen bal’inni lafa hir’achuu isaatin , lafa hafe irratti fooyya’insaa maal fidde?
1. Omishtummaa fooyyeessen itti fayyadama jira
2. Akka durittin qotaa jira 3. Lafti naa hafe hin jiru
12. Laftii qonnaa kee erga magaala jala galee, mootummaan carraa hojii qonnaan ala ta’e irratti akka hirmaattu haala sii mijeessaa jira?
1. Eeyyee 2. Lakki
13. Deebin gaaffii 12 “eeyyee” kan jedhu yoo ta’ee, ji’aan mindaa meeqaa argata?

21. Deebin gaaffii lakk 20 “eeyyee” kan jedhu yoo ta’e, bara meeqaaf kanfalame? ibsi_____
22. Haalli kanfaltiin beenyaa biqiltuu dhaabbii (fkn baargamoo) maal fakkata?
1. Lakka biqiltuutin
 2. Tilmaama meetir kuubidhan
 3. Bal’ina lafa biqiltuun irra jiruun
 4. Haala biroo _____
23. Beenyaan siif kanfalame haala kamiin madaalta
1. Haala gabaa yeroo/gatii liizii guutumaa guututti yaada keessaa galcha
 2. Haala gabaa yeroo/gatii liizii amma ta’e yaada keessaa galcha
 3. Haala gabaa yeroo/gatii liizii gonkuma yaada keessaa hin galchu
24. Guyyaa lafti sirraa fudhatame sii safaramee beenyaa akka argatu mirkanaa’ee kaasee, yeroo meeqa keessattii qarshii harkaan gahatta?
1. Ji’a 1 hanga 4
 2. Ji’a 5 hanga 8
 3. Ji’a 9 hanga 12
 4. Waggaa 1 hanga 2
 5. Waggaa 2 ol fudhata
25. Qarshii beenyaa dhaaf sii kanfalameen hojii maal hojjatte?
1. Bittaa omishaa nyaataatiifan oolche
 2. Investimantiirran oolche
 3. Baankiin olkaa’ee
 4. Kan biroo (ibsi) _____
26. Baasii maatii uwwisuuf waggaatti hagam akka fixxu yaadata?
1. Eeyye, qarshii _____
 2. Eeyyee, giddugalaan Qr_____
 3. Lakki hin yaadadhu
27. Waa’ee lafa sirraa fudhatamuu ilaalchisee, qaamni haala qindawwaa ta’een gargaarsa sii kennu jira?
1. Eeyyee
 2. Lakki
28. Qajeelfamni gatii lafa qonnaa sirraa fudhatame ittin shallagamuuf qophaa’ee maal akka jedhu ifaa?
1. Eeyyee ifaa dhaa
 2. Lakki ifaa miti
29. Qaamni waa’ee beenyaa hordofan, kanfaltii osoo hin raawwataminin dura qajeelfamicha irratti ibsa kennuf fedhii qaba?
1. Eeyyee, qaamni hunduu fedhii qaba
 2. Eeyyee, garu qaamota muraasa qofatu fedhii qaba
 3. Lakki, qaamni tokkoyyuu fedhii hin qaban
30. Maddi galii maatiwwan kee ittin jiraachistuu maal fa’a?
1. Omishan lafa qonnaa magaala keessatti naaf hafe irraa argadhu gurguruun
 2. Omishan lafa qonnaa magaan ala naaf hafe irraa argadhu gurguruun
 3. Qarshii hojii qonnaan alaa kan akka daldalaa irratti boba’ee argadhu irraa

4. Kiraa mana jireenyaa magaalaa keessattii ijaaradhe irraa argadhuun
5. Kan biro (ibsi) _____
31. Madda galii adda addaa irraa waggaatti qarshii meeqaa akka argattu yaadata?
 1. Eeyye, Qarshii ____ 2. Eeyye, giddu galaan Qar , _____ 3. Lakki hin yaadadhuu
32. Lafti qonnaa kee sababa babal'ina magaalatii yeroo sirraa fudhatamu maqaa abbaa warraa/haadha manaatin hagamu sii eeyyamama/kennama?
 1. Kaare meetira 200 gadi 2. Kaare meetira 200 hanga 500
 3. Kaare meetira 500 hanga 1000 4. Kaare meetira 1000 ol
 5. Fedhii ogeessaa irratti hunda'a 6. Kan biro (ibsi) _____
33. Lafa qonnaa sababa babal'ina magaalatii sirraa fudhatameef mootummaan kaare meetira tokkoof waggaatti qarshii meeqaa kanfala? _____
34. Lafa sirra fudhatame keessaa mootummaan ijoollee keetii wanti kennu jiraa?
 1. Eeyyee 2. Lakki
35. Deebin gaaffii 34 "eeyyee" jedha yoo ta'ee, bal'inni lafaa daa'ima tokkoo eeyyamamu kaare meetira meeqaa? _____
36. Sababa babal'ina magaalatiif maatiwwaan qabeenya kanarraa ka'aniif mootummaan tarsiimoo deebisee qubachiisuu ni mijeessaa/qabaa?
 1. Eeyyee 2. Lakki 3. Hin beeku
37. Deebin gaaffii 36 "eeyyee" jedha yoo ta'e, tarsiimoo deebisan qubachiisuu kanarraa bu'aa maal argatte?
 1. Waldaa gamtaatin gurmeessudhan haala liqii itti argattu mijeessuu
 2. Waldaa gamtaatin gurmeessudhan haala liqii mijeessuu dhiisuu
 3. Leenjii adda addaa kan dandeettii daldalaa cimsu qopheessee kenu
 4. Waldaa gamtaatin gurmeessudhan iddoo hojii kan akka sheedii mijeessuu
 5. Kan biroo (ibsi) _____
38. Sababa babalina magaalaa irraa kan ka'e qabiyyee sirraa fudhatamu ilaalchise qaamni/dhaabbanni mootummaa deeggarsa sii godhu jiraa?
 1. Eeyyee 2. Lakki
39. Deebin gaaffii lakk 38 "eeyyee" kan jedhu yoo ta'ee, qaamota kunneen haala maalin iddoo hojii isaanitti argatta?
 1. Sa'aatii hojiitti yeroo hunda 2. Sa'aati hojiitti darbee darbee

3. Sa'aatii hojiitti argachuun baayyee rakkisaadha
40. Qabiyyee sirraa fudhatamee ilaalchisee qaama mootummaa wajjin waliigaltee dhabummaa yoo uummame, koreen dhimmicha qoratee fala kaa'uu jiraa?
1. Eeyyee 2. Lakki hin jiru
41. Deebin gaaffii lakk 40 "eeyyee" jedha yoo ta'e, qaamota kana haala kamiin argattu?
1. Yeroo barbaanne hunda 2. Darbee darbee 3. Gonkuma hin argaman
42. Koreen dhimmoota kanaa hiikuf hundaa'an kun, qaama kamiif irra quuqqamu?
1. Qaama lamaanuu walqixa ilaalu 2. Mootummaaf irra quuqqamu
3. Hawwaasaaf irra quuqqamu 4. Haaluma isaanitu hin beeku
43. Lafa sirraa fudhatame ilaalchisee, mootummaan deegarsa addaa sii godhe jira?
1. Eeyyee jira 2. Lakkii hin jiru
44. Gaaffi lakk 43, "eeyyee" jette yoo ta'e, deeggarsi addaa kun maal fa'aa?
1. Investimantii hara jalqabameratti carraa hojii dursa argachuu
2. Dorgommii caali baasii male lafa investimantii oolu leeziidhan argachuu
3. Leenjii dandeetii cimsuu daldala argachuu 4. Kan biroo _____

3. Checklist for Focus Group Discussion and Key Informant Interviews

1. How is the expropriation procedure? (institutionally, awareness creation, discussions, convincing, ...)
2. Does the government provide support for the expropriated farmers to improve their productivity on the remaining land?
3. Does the government facilitate other income generating opportunity for the farmers and his family members after expropriation?
4. What different advantages/benefits do the farmers get because of being part of urban area? (Example, quality education, health, infrastructure, market information, employment opportunities etc)
5. For how many years does the government pay compensation for expropriated farmers? And how is the payment scheme?
6. Does the government pay compensation for plants, like eucalyptus trees? If yes, how is the compensation payment procedure? (by number of trees, meter cube estimation, land size it is planted etc)
7. How long does the process of compensation payment take place?
8. Is there a compensation payment regulation for an expropriated land? If yes, do the estimators make the regulation clear for the farmers before the valuation process takes place?
9. What is the size of land the government allows for the expropriated farmers?
10. Does the government provide land for children of expropriated farmer? (If yes, what is the size?)
11. Does the government have a rehabilitation strategy/program for the expropriated farmers and their family members displaced due to urbanization? If yes, what are these strategies? (Organize under cooperatives with/without access to credit, business trainings, with/without working place like shed etc)
12. Is there an organized government body (institution) who permanently provide support concerning displacement from your landholding?
13. In case disagreements arise in relation to violation of rights, is there a grievance hearing body? If yes, what is the combination of this body?
14. Is there a possibility that the government forces the investors or factory owners of that area to give prior job opportunity for farmers losing their lands?