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Assessment of urban land governance for sustainable governance in Ethiopia

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ABSTRACT

Context and background

Land governance promotes efficient and effective land policy administration. In Ethiopia cities, as in many Sub-Saharan African cities, many land governance challenges such as informal construction of houses and land holding, lack of public awareness of land policy, and eviction of landowners from their tenure were characterized. Those problems are high, especially in Addis Ababa and Adama cities since those cities are the largest in Ethiopia. The Ethiopian government is giving attention to minimizing those problems by adopting different proclamations, decrees, regulations, and standards.

Goal and Objectives:

Therefore, this study assessed the current practice of land governance in the urban development and management bureau in two Ethiopian cities, Addis Ababa and Adama, by using five good governance principles.

Methodology:

Data was gathered by administering questionnaires. The close-ended questionnaires were distributed to 305 landowners in the study area. Additional data were collected using interviews, focus group discussions, and key informant interviews with urban land management and development office experts. Quantitative data were analysed using statistical software and qualitative data were interpreted.

Results:

The study found out that from the five principles of good governance public participation and equity of women were somehow practiced in land governance sectors during the land-delivering process. Land governance sectors were lack transparency and accountability, inefficient performance, and ineffective service. Landowners were confused to judge their satisfaction in land governance sectors service. The study concluded that different findings were made for each of the good governance principles. The findings of this study are utilized to ensure sustainable good land governance for any land governance sector by taking corrective measurements on weak performed principles of good governance.

Keywords:

Ethiopia, Land Governance, Urban Land, Principles of Good Governance, Assessment

1. INTRODUCTION

Urban land is the future home of the world's population. According to the world urbanization projection, 68% of the world's population will live in urban areas by the year 2050 (United Nations, 2018). The two primary causes of urbanization are population growth and rural-to-urban migration. In Africa, 44% of the population is living in urban areas, whereas the majority of the population is living in rural areas. Africa, especially Sub-Saharan Africa, has the fastest rate of urbanization growth (Yiran et al., 2020). Ethiopia is one of the countries with the fastest urbanization with a 4.63% annual growth rate (Benti et al., 2022). According to several studies, challenges associated with urbanization affect the situation of land governance due to the rising demand for land acquisition through informal ways by landless people for various reasons (Carrilho & Trindade, 2022).

Land governance is the process of deciding how to access and utilize land and natural resources, as well as the means of carrying out those decisions and resolving disputes over accessing the right and use of land and natural resources (FAO, 2007). Land governance is primarily concerned with how to promote efficient and effective land policy administration (Borras & Franco, 2010). Land governance issues have received insufficient attention over the last few decades. Poor land governance has arisen, with fragmented institutional arrangements, complex laws, and a weak judiciary exacerbating the problem. People are more likely to engage in corruption when there is a poor government. In recent years, the globe has focused on good governance to achieve effective results (FAO, 2007).

Ethiopia's government is now structured as a federal republic. This structure is heavily influenced by the Constitution of 1995. Based on the stipulations of this constitution, Ethiopia has a federal and regional government (FDRE, 1995). The federal government has responsibility over Addis Ababa and Dire Dawa, two special administrative cities. Up to 2020, Ethiopia had nine administrative national regional states, and one more regional state has been added. Each government entity is given certain duties and authority when it comes to managing land, as stated in the constitution. The federal government has the authority to legislate laws for the preservation and use of land and other natural resources, while regional governments have the authority to manage those resources (FDRE, 1995).

In Ethiopia, all lands are under the control of the state while the citizens only have usufruct rights (FDRE, 1995). The state, which is made up of several organizations like ministries, agencies, courts, and offices, is liable for managing the land. Also, land can be governed by separating them into urban and rural areas, and each area is overseen by a different federal ministry. The Ministry of Urban and Infrastructure which used to be known as the Ministry of Urban Development and Housing Construction has the responsibility of regulating urban lands whereas the Agriculture Ministry has the mandate of regulating rural lands (World Bank, 2012).

Urban lands in Ethiopia are governed by laws of leaseholds. Ethiopia's government was amending much legislation such as proclamations and laws aiming to promote good urban land governance (Udessa et al., 2021). Currently, the urban development and management bureau, and Land Registration and Information agency are the two land sectors working on urban land issues in Addis Ababa and Adama. The bureau has been working on urban land governance issues. The agency is working on the registration of land and issues digital maps to people using the cadastral system.

The principles of good urban land governance were adopted by UN-Habitat in 1999 (UN-HABITAT, 2009). Some principles that define good urban governance are participation, efficiency and effectiveness, transparency and accountability, satisfaction, and equity. Participatory is the situation when people actively participate in urban planning and policy decision-making. Transparency means that the people get enough information about the government's decisions. Accountability refers to the process by which a government decision is put into action. Efficiency is when the amount of resources used is less than the result, and effectiveness is when the result meets the targeted goals. Satisfaction is degree to which society receives satisfy for services provided. Equity is equitable access to the use of services without discrimination. Therefore, the goal of this study was to assess the perception of landowners on current urban land governance of two selected cities based on those five principles of good governance - participatory, transparency and accountability, efficiency and effectiveness, satisfaction and equity.

2. MATERIALS AND METHODS

2.1 Study area

This study was conducted in the cities of Addis Ababa (also known as Finfine) (Fig. 1) and Adama (Fig. 2). Addis Ababa is located between the latitudes of 08°49''N - 09°05'N and longitudes of 38°38''E -38°54''E. The altitude of Addis Ababa varies from 2,326 m above mean sea level near Bole International Airport in the south to 3,000 m above sea level near Entoto Mountain in the north. Adama is a town in the Oromia region's East Shewa zone. It is located geographically location between latitudes of 08°26'15'' - 08°37'00''N and longitudes 39°12'15'' - 39°19'45''E. Adama is roughly 1712 m above sea level.

Addis Ababa and Adama cities were chosen as the study areas among other Ethiopian cities to evaluate the governance of urban land for a variety of reasons. The following justifications were given for a few of the causes. First of all, Ethiopia's system of government is divided between the federal and regional levels. Adama city is chosen from the Oromia regional state, while Addis Ababa city is chosen from the federal government. Second, Adama city is one of Ethiopia's largest cities and Addis Ababa is the nation's capital. As a result, many people favor residing in those cities. This explains why there is a great demand for land in those cities. There is a significant issue with squatting and illegal land ownership. Thirdly, the Ethiopian government is focusing on land issues and continuing to establish a cadastral system to enhance land governance in those two cities.

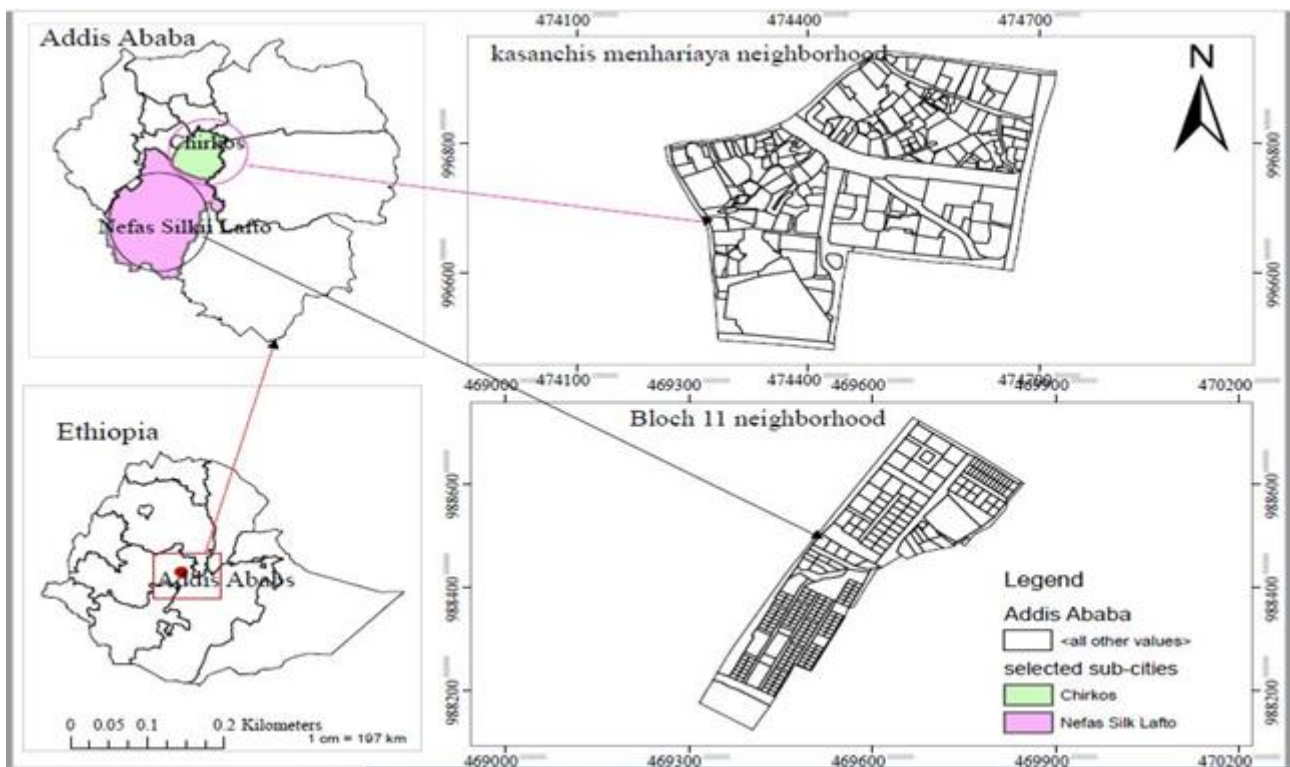


Fig. 1. Location map of Addis Ababa case study area

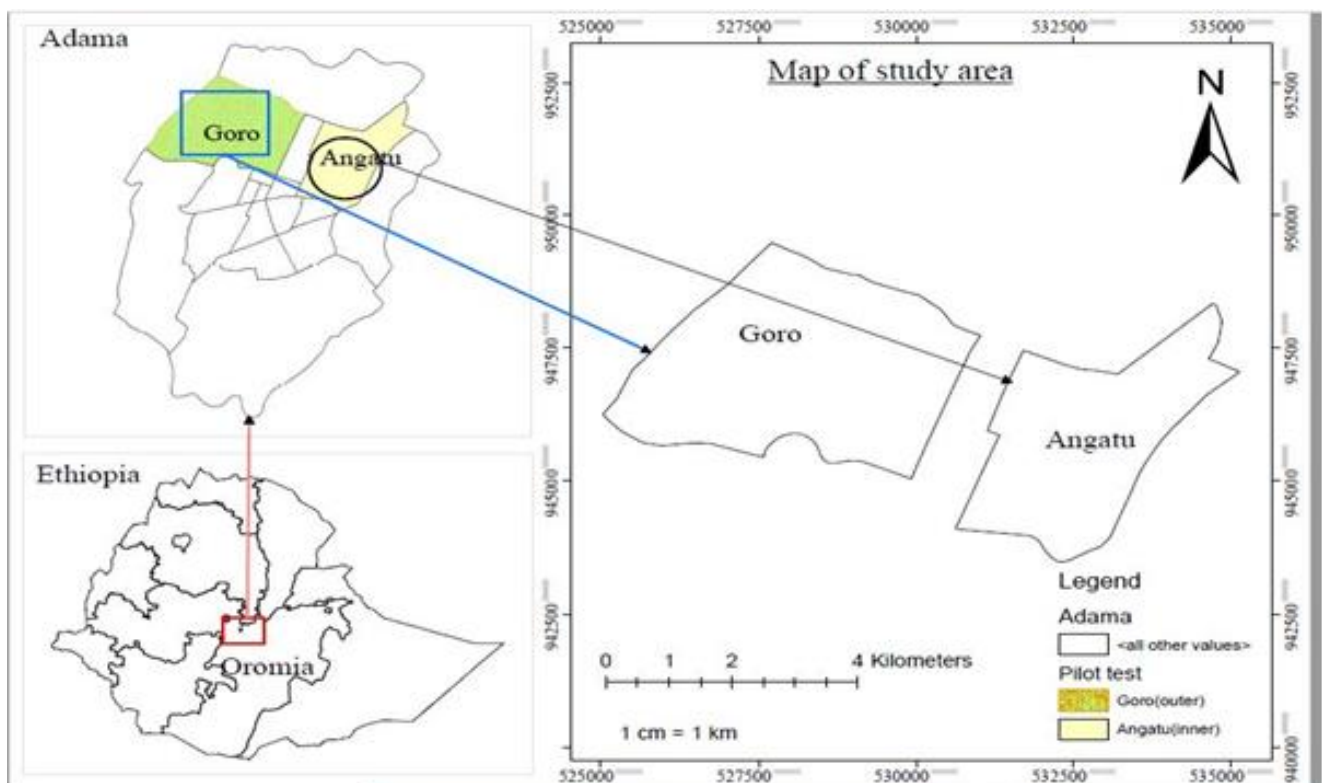


Fig. 2. Location map of Adama case study area

2.2 Data and Collection Instrument

This study examined the situation of land governance of urban land in two cities of Ethiopia, Addis Ababa and Adama, using a case study descriptive research design. For this design, different

techniques were used to gather the needed data from land owners, experts in land management, and development officers. The study was conducted by developing closed-ended questionnaires that were distributed to landowners in the study area. Additional data were collected using Focus Group Discussions (FGDs) and conducting key informant interviews with experts of the urban land management and development bureau. Experts in urban land management and development were interviewed by conducting checklist interviews.

The study used a mixed-method research approach. This strategy combines qualitative and quantitative approaches for data collection, analysis, and interpretation. The reason for adopting this holistic research technique was that while the quantitative helped answer questions about breadth – how many, how often, and to what extent, the qualitative approach helped provide depth – answering questions like why and how. This helped find concrete and verifiable solutions to the stated challenges in the study area.

The study used a variety of data collection methods. Data were collected using questionnaires, key informant interviews, and focus group discussions. Closed-ended questionnaires were prepared in the English Language and then translated into the local language (Afaan Oromo and Amharic) during the data collection process to ensure that all respondents understood each question. Nine key informant interviews were conducted in two cities. Key informant interview was done using interview guidelines to derive important information about the current state of land governance in study areas. For this study, two focus group discussions were employed, each of which consisted of five people who were asked to discuss a specific issue. The researcher prepared a checklist with predefined open-ended questions to facilitate the FGDs.

2.3 Sample techniques

The study employed both probabilistic and non-probabilistic sampling strategies in this investigation. In the case of probabilistic, respondents were chosen using a simple random sampling technique. Due to a variety of factors, the study purposefully chose two Ethiopian cities utilizing non-probabilistic purposive sampling. As already shown in the figure1 above, four pilot tests were selected from two cities purposively. From each city, two pilot tests were purposively selected based on their locations. In the case of Addis Ababa, ten sub-cities were found. Hence, Nefas Silk Lafto and the Chirkos Sub-City were chosen. From the Nefas Silki Lafto sub-City Block 11 neighborhood and from the Chirkos Sub-City the Kasanchis Manhariya neighborhood was specifically chosen. Adama town contained 18 wards. For the inner town, the Angatu ward was chosen and for Peri-Urban, the Goro ward was selected.

2.4 Sample Size

The sample size for this study was calculated using the Yamane (1967) formula. This is indicated in Equation 1 below:

$$n = \frac{N}{1+N(e)^2} \quad (1) \quad \text{Where } n \text{ is } 1284, \text{ and } N \text{ is } 305$$

By using the Yamane formula, the study used 305 respondents for the data needed to evaluate urban land governance in the study area. The total numbers of landowners for four wards were 1,284 and the sample size was 305.

2.5 Data analysis method

Data were analyzed using quantitative and qualitative data analysis methods. Quantitative data were collected from 305 landowners through closed-ended questionnaires from two cities. This data was analyzed by using Microsoft excel and SPSS. SPSS was used for calculating frequency of respondents in each cities. Qualitative data were collected in the form of key informant interviews and focus group discussions and analyzed in the form of interpretation and narrative.

3. RESULTS AND DISCUSSION

The principles of good urban land governance were adopted by UN-Habitat in 1999 (UN-HABITAT, 2009). The situation of urban land governance at the study area was assessed based on five principles of good governance. These five principles of good governance are participatory, transparency and accountability, efficiency and effectiveness, satisfaction, and equity.

3.1 Demographic Characteristics of Respondents

For this study, 305 closed-ended questionnaires were administered to landowners. Knowing the demographic characteristics of respondents allowed the researchers to estimate how much information each respondent would provide when data was collected in a study area. As shown in Tables 1 and 2, five demographic variables were used for this study. These are sex, age, marital status, religion, and educational background.

Table 1: Sex, Age and Marital status of respondents

Demographic characteristic	Value	Frequency		Total	
		Addis Ababa	Adama	Frequency	Percentage
Sex	Male	115	77	192	63
	Female	90	23	113	37
	Total	205	100	305	100
Age	18-30	31	12	43	14.1
	31-40	107	48	155	50.8
	41-60	55	38	93	30.5
	above 60	12	2	14	4.6
	Total	205	100	305	100
Marital status	Single	33	20	53	17.4
	Married	157	77	234	76.7
	Divorced	10	2	12	3.9
	Widowed	5	1	6	2
Total	205	100	305	100	

Table 1, show out of the 305 respondents, 192 (63%) of the respondents were males and 113 (37%) were females. This shows that the majority of the respondents were males in general and also in two cities. The result shows that the participation of females was also good but it needs some improvements on how to increase their participation in land governance issues.

Refer to the age of respondents, out of 305 respondents, 43 (14.1%) respondents were within 18-30 years old, 155 (50. of the respondents were within 30-40 years old, 93 (30.5%) of the respondents were within 41-60 years old, and 14 (4.6%) of the respondents were more than 60 years old. As the result shows in Table 1, the age of the majority of the respondents in general and in each city was

between the ages 31 and 40 years old. At this age, many peoples accessed land in formal or informal ways.

In terms of marital status, out of the 305 respondents, 234 (76.7%) were married, 53 (17.4%) were unmarried, 12 (3.9%) were divorced, and 6 (2%) were widowed. As a result of Table 1, shows the marital status of the majority of respondents in general as well as in each city were married 234 (76.7%). This result shows that majority of people who were married had their land.

Table 2: Religion and educational background of respondents

Demographic characteristic	Value	Frequency			Total
		Addis Ababa	Adama	Frequency	Percentage
Religion	Christian	189	60	249	81.6
	Muslim	16	34	50	16.4
	Waaqeffataa	0	6	6	2
	Others	0	0	0	0
	Total	205	100	305	100
Educational background	Non-literate	1	0	1	0.3
	Read and write	3	1	4	1.3
	Primary school (1-4)	4	1	5	1.6
	Junior secondary school (5-8)	11	8	19	6.2
	Secondary school (9-12)	40	26	66	21.6
	Tertiary	146	64	210	68.9
	Total	205	100	305	100

Referring to the religion of respondents Table 2, out of the 305 respondents 249 (81.6%) were Christians, 50 (16.4%) were Muslims, and the remaining 6 (2%) were Waaqeffaata. As result indicates that the majority of respondents in general and in each city were Christians. The majority piece of the land was owned by the follower of Christian religions in both cities.

The educational background of the respondents according to Table 2, out of the 305 respondents, 1 (0.3%) is illiterate, 4 (1.3%) could read and write, 5 (1.6%) were within 1-4 grade level, 19 (6.2%) were within 5-8 grade level, 66 (21.6%) were within 9-12 grade level and the remaining 210 (68.9%) were at the tertiary level. This result shows that majority of respondents were in tertiary-level of educational backgrounds. This result indicates that the majority of land owners in the study area were in tertiary-level educational backgrounds.

3.2 Public Participation in land delivering process

Public participation is very essential in the process of urban governance in smart-city efforts (Gao et al., 2020). Public participation is a crucial element in accounting for real public desires in urban planning and policy decision-making. Public participation is essential for the success of any project program development and implementation (Subash Thanappan, 2019).

Through questioners, the situation of public involvement in the land delivery process in the study was evaluated. Table 3 displays the results of respondents' frequency for both cities for strongly agree, agree, no idea, disagree, and strongly disagree of respondents' public participation in the process of distributing land.

Table 3: Participation of respondents during land delivering process

Participating in land delivering process	Frequency		Total	
	Addis Ababa	Adama	Frequency	Percentage
Strongly agree	18	9	27	9
Agree	74	37	111	36
No idea	31	30	61	20
Disagree	51	16	67	22
Strongly disagree	31	8	39	13
Total	205	100	305	100

Fig. 3 shows that about 45% of respondents replied agree and strongly agree, 20% of respondents replied no idea and the remaining 35% of respondents replied disagree and strongly disagree with public participating in the land-delivering process. This result implies that the percentage of respondents who responded agree and strongly agree was close to the percentage of respondents who responded to disagree and strongly disagree. This study revealed that the majority of landowners 111 (36.4%) agreed in general and in each city as public participation was practicing in the land-delivering process in the study area.

This result indicates that the percentage of public participation of respondents in the land the delivering process was less than 50%. This result implies that community participation was practiced on land delivery process. The percentage of respondents who were responding agree in both cities were close to each other. This result achieved due to landowners were accessing enough information about the land through different media in both cities. This result may not work for others cities throughout the country, because those two cities are the largest in the country. Similar findings were found in Takele's study as well. In Hawasa City, Takele discovered that community participation in the land distribution process was minimal (Sungena et al., 2014). Further study is needed on how to increase public participation on land delivering process to bring sustainable urban land governance.

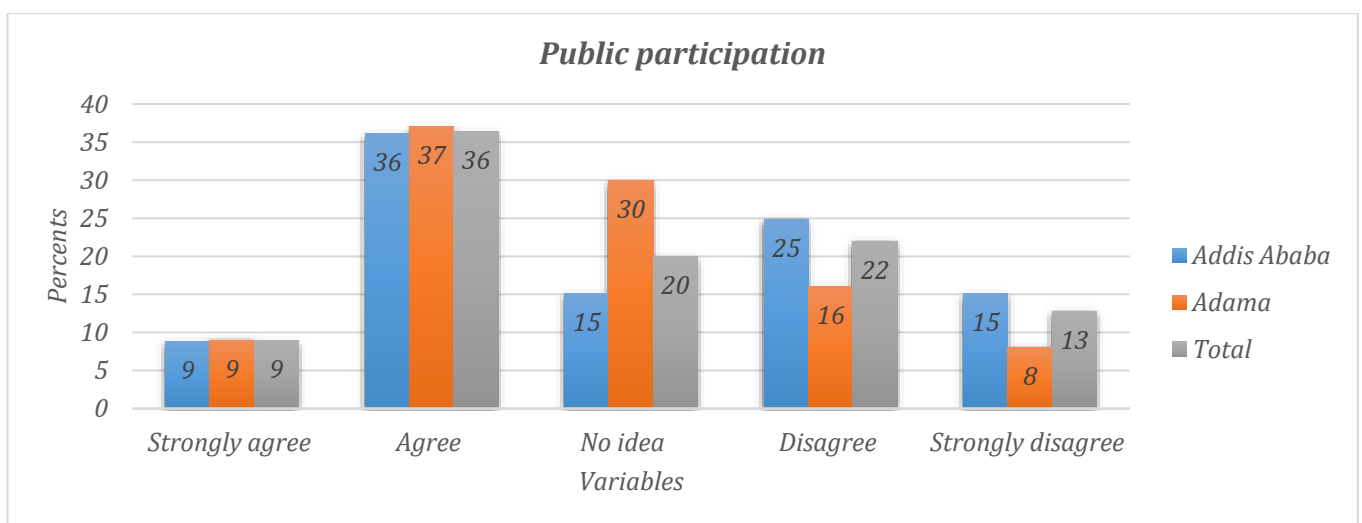


Fig. 3. Public Participation of respondents during land delivering process

3.3 Transparency and accountability of the land governance sector

Transparency and accountability are the most important elements in ensuring good land governance. Transparency is said to be at play when the decision made by the government is clearly explained to the people. Accountability refers to the system used for applying the decision made by the government (Koene et al., 2019). This study was conducted to assess the perception of communities on transparency and accountability of the land sector in the study area. Table 4 displays the results of respondents' frequency for both cities for strongly agree, agree, no idea, disagree, and strongly disagree of transparency and accountability of the land governance sector.

Table 4: Transparency and accountability of the land governance sector

Transparency and accountability of the land governance sector	Frequency		Total	
	Addis Ababa	Adama	Frequency	Percentage
Strongly agree	15	6	21	7
Agree	65	36	101	33
No idea	18	16	34	11
Disagree	77	31	108	36
Strongly disagree	30	11	41	13
Total	205	100	305	100

As indicated in Fig. 4 different results appeared for each city on existing of transparency and accountability of the land governance sector for landowners. The majority of respondents from Addis Ababa disagreed while the majority of respondents from Adama agreed. Disagree result for Addis Ababa comes due to the complexity of Addis Ababa cities. Addis Ababa city consists of ten sub-cities. Land governance sectors functioned in every ten sub-cities. But for Adama, only one land governance sectors work for the whole city. Therefore, the landowners from Adama city can easily access information about their land from land sector. Fig. 4 also shows, that about 40% of respondents were agree and strongly agree, 11% of the respondents were no idea and 49% of respondents were disagree and strongly disagree. As general from both cities as Fig. 4 shows, out of the total 305 respondents, the study founding that major of the respondents disagreed on the existence of transparency and accountability from land governance sector. This finding suggests that many landowners found it challenging to obtain information about their land from the land governance sector and that government decisions were not being implemented as fully as they could have been. Due to very weak practice of transparency and accountability from the land sector it is difficult to practice good urban land governance in the study area.

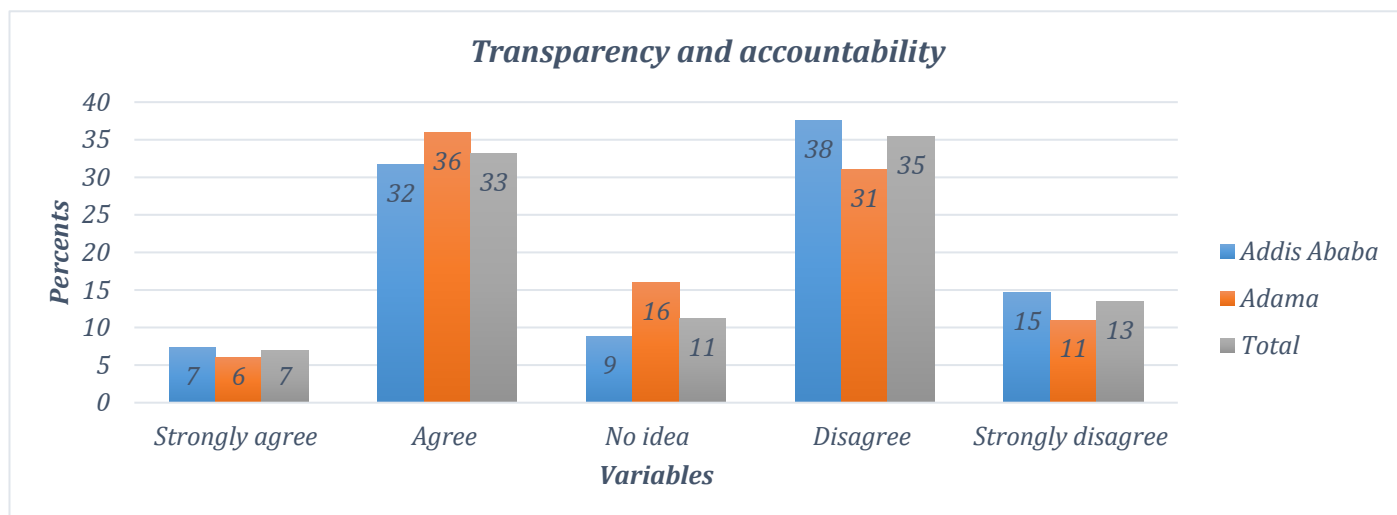


Fig. 4. Transparency and accountability of the land governance sector

3.4 Efficiency and effectiveness of the land governance sector

The performance of the land sector can be evaluated based on the actual efficiency and effectiveness of the sectors. There is said to be efficient when the resource applied is less than the outcome and there is effectiveness when the outcome meets the specific objectives (Muñoz Gielen & Mualam, 2019). Landowners were asked the efficiency and effectiveness of the land governance sector. Table 5 displays the results of respondents' frequency for both cities for strongly agree, agree, no idea, disagree, and strongly disagree of efficiency and effectiveness of the land governance sector.

Table 5: Efficiency and effectiveness of the land governance sector

Efficiency and effectiveness of the land governance sector	Frequency		Total	
	Addis Ababa	Adama	Frequency	Percentage
Strongly agree	11	13	24	8
Agree	58	30	88	29
No idea	44	11	55	18
Disagree	69	33	102	33
Strongly disagree	23	13	36	12
Total	205	100	305	100

Fig. 5 result shows that about 37% of respondents were agree and strongly agree, 18% of respondents were no idea and 45% of respondents were disagree and strongly disagree on the efficiency and effectiveness of the land governance sector.

As shown in Fig. 5 below, the study revealed that majority of the respondents 102 (33.4%) disagreed in general and for each city on the efficiency and effectiveness of the land governance sector in the study area. The percentage of respondents who were responding disagree for both cities were almost close to each other's. Therefore, this result indicates that the land governance sector did not perform their work properly and their service also very weak. To promote effective urban land governance the land governance sector needs to focus on maximizing performance and providing good services to the community.

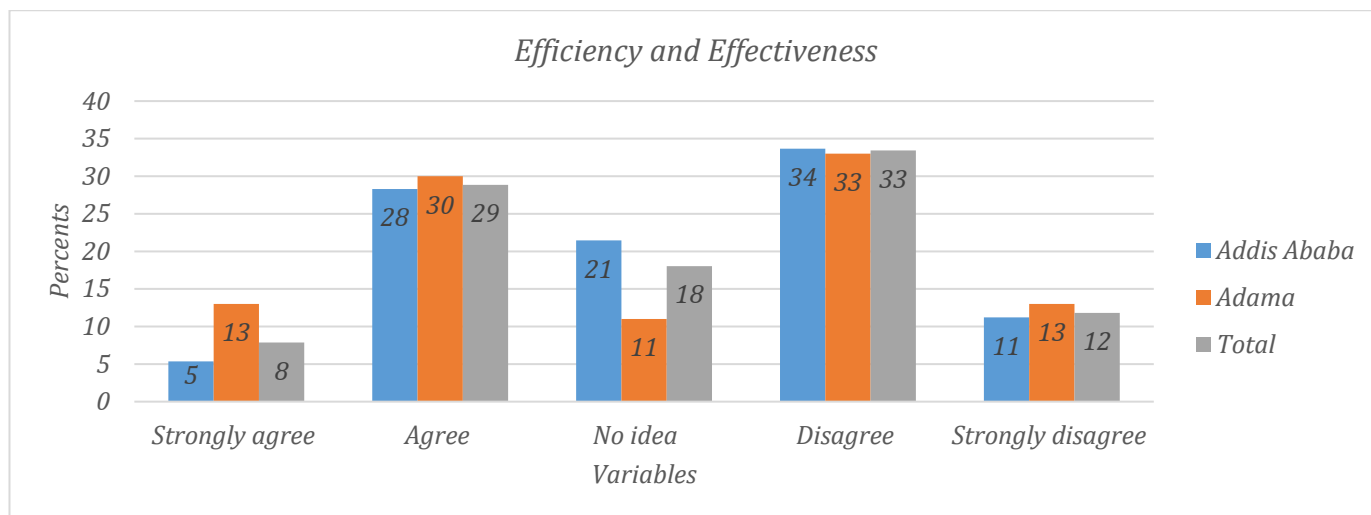


Fig. 5. Efficiency and effectiveness of the land governance sector

Participants of the focus group from Addis Ababa city were asked “what are the challenges on current land governance”. They answered as “When we seek urgent services from the land administration office, we have little chance to get answers from them. Especially those who work in the file department are ignorant, they do not understand our problems properly, and they don't accommodate us fairly. They take us up and down from one office to another”.

Focus group discussion result shows that employees did not execute their jobs properly and efficiently, especially those who worked in the file department. They seem ignorant of the problems encountered by landowners and they do not give good service.

3.5 Satisfaction of respondents on land delivery from the land governance sector

Good governance practice in the land sector has a positive impact on the satisfaction of society. The degree to which society receives services from land sectors is a key indicator of how much they are satisfied (Lumban Batu & Yuardani, 2020). 305 landowners were asked on their satisfaction on land delivery from land governance sector. Table 6 displays the results of respondents' frequency for both cities for strongly agree, agree, no idea, disagree, and strongly disagree of their satisfaction on service of land governance sector.

Table 6: Satisfaction of respondents on land delivering from the land governance sector

Satisfaction of respondents	Frequency		Total	
	Addis Ababa	Adama	Frequency	Percentage
Strongly agree	6	6	12	4
Agree	24	16	40	13
No idea	97	16	113	37
Disagree	54	46	100	33
Strongly disagree	24	16	40	13
Total	205	100	305	100

As indicated in Fig. 6 for each city different results happened on satisfaction of land owners on the service of the land governance sector. The majority of Addis Ababa cities were no idea while the majority of respondents from Adama cities were disagree. About 17% of respondents were agree and strongly agree, 37% of respondents were no idea and 46% of respondents were disagree and

strongly disagree with their satisfaction during the land-delivering process as indicated in Fig. 6. As Fig. 6 indicated, the study found that the majority of the respondents 113 (37%) had no idea concerning their satisfaction with land-delivering processes from the land governance sector. According to this outcome, the landowners were confused to quantify their satisfaction with the services provided by land governance sector. 100 (33%) of respondents weren't satisfied with the way the service delivered from land governance sectors. This results suggest that landowners were not happy with the level of service they received from land governance sectors. Due to manual service provisions at the study area, this issue happened.

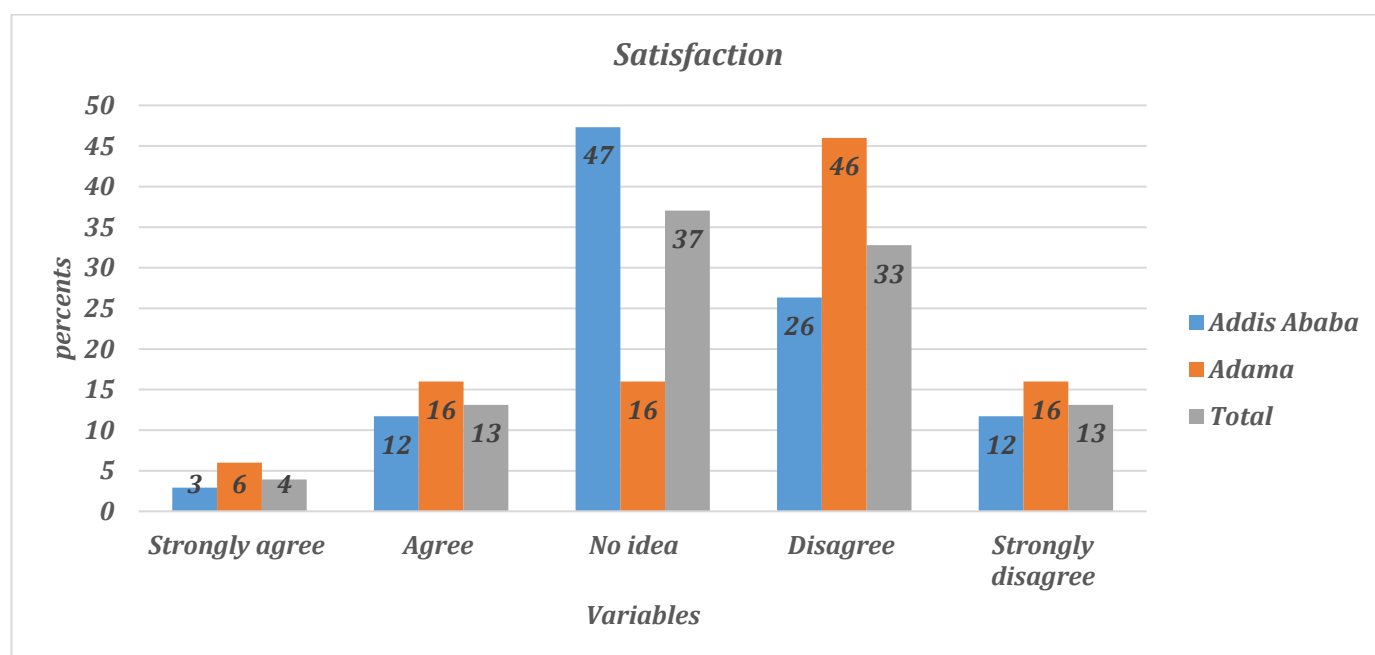


Fig. 6. Satisfaction of respondents

A key informant from Adama city was asked about the “perception of land owners on current land governance”. They were answering as” Their perception depends on the service they received. If they got service well they have a good attitude. However if the services have a shortage, they do not have a good attitude. It’s a mixture”. Based on the above result of key informant the satisfaction of landowners from land sectors on land delivery depends on the service they obtain.

3.6 Equity of women during land delivering process

As the study done on 28 Sub-Sahara countries of Africa showed that women and men have gaps in ownership of land (Gaddis et al., 2018) and according to Abebaw and Tigistu’s study on land certification program of rural land of Ethiopia, there is inclusiveness and equity for women on land titling (Belay & Abza, 2020). 305 landowners were asked to assess the situation of the equity of women with men during land delivering process in the study area Table 7 displays the results of respondents' frequency for both cities for strongly agree, agree, no idea, disagree, and strongly disagree of equity of women during land delivering process.

Table 7: Equity of women during land delivering process

Equity of women	Frequency		Total	
	Addis Ababa	Adama	Frequency	Percentage
Strongly agree	30	4	34	11
Agree	82	25	107	35
No idea	36	41	77	25
Disagree	40	25	65	22
Strongly disagree	17	5	22	7
Total	205	100	305	100

As indicated in Fig. 7, about 46% of respondents agreed and strongly agree, 25% of respondents were no idea and 29% of respondents disagreed and strongly disagree with the equity of women in the land delivery process. According to Fig. 7, the study revealed that the majority of respondents 107 (35.1%) agreed on equity of women during the land-delivering process in general and in both cities. This finding demonstrates that the participation of women are gradually increase on land accessing opportunities from land governance sector. The percentage of respondents who responded agreed on equity of women in Addis Ababa city was higher than in Adama. Due to traditional cultures, women did not have equal opportunities with males in Ethiopia in the past. Cooking and family care were traditionally the responsibilities of women. In recent decades, this view has altered, particularly in the largest cities, where women now have equal chances with males.

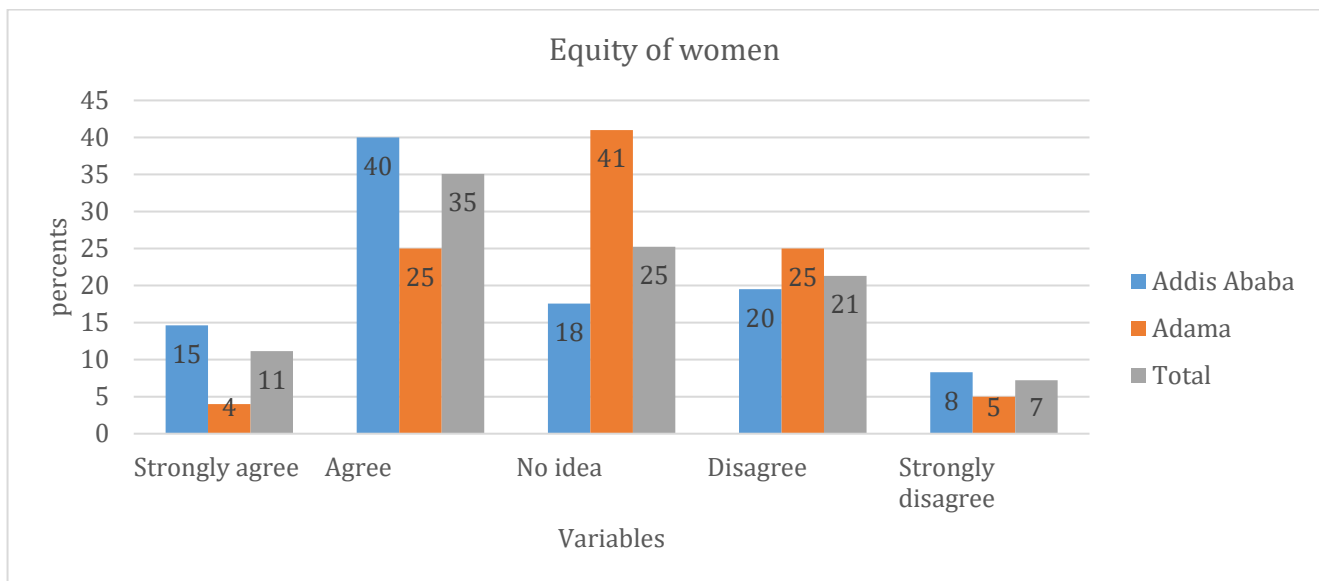


Fig. 7. Equity of women during land delivering process

4. CONCLUSION AND RECOMMENDATION

This study was conducted to assess the perception of the communities on five principles of the urban land governance of Addis Ababa and Adama city. The study confirmed that public participation and equity of women were somehow practiced on land delivering process. Land governance sectors were lack transparency and accountability, inefficiency and ineffectiveness manners. However, the landowners were confused to judge their satisfaction in land governance sector services. To ensure good land governance, the urban land management and development bureau must take a corrective

measurement of weak performed principles of good land governance and the strengths of those ongoing some achievements. Implementing public participation with landowners in the decision-making process related to land to bring good urban governance. Land sectors should use digital media to share information about their performance in transparency and the sector's accountability to the land owners. Evaluating land sectors' performance regularly is useful to know their efficiency and effectiveness. Developing service-based assessment feedback from landowners is important to measure the satisfaction of land owners. Establishing strong commitments from land sectors is essential for promoting service for men and women in fair and equitable manners from the sectors.

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7. AUTHORS' CONTRIBUTIONS

- DIRIBA FIRDISA TOLASA: Conceptualization (lead); Collection literature (lead); Adapt methodology (lead); Data collection (lead); Data tabulation (lead); Data analysis and interpretation (lead); Editing (lead); Study area maps establishment (lead).

-EMMANUEL OFFEI AKROFI: Conceptualization (lead and supporting); Collection literature (supporting); Adapt methodology (lead and supporting); Data collection (supporting); Data tabulation (supporting); Data analysis and interpretation (lead and supporting); Editing (supporting); Study area maps establishment (supporting).

-JOHN WISE DIVINE AYER: Conceptualization (supporting); Adapt methodology (supporting); Data collection (supporting); Data tabulation (supporting); Data analysis and interpretation (supporting).

-EDWARD MATTHEW OSEI JNR.: Conceptualization (supporting); Adapt methodology (supporting); Data collection (supporting); Data tabulation (supporting); Data analysis and interpretation (supporting).

-JONATHAN ARTHUR QUAYE-BALLARD: Data collection (supporting); Data analysis and interpretation (lead and supporting); Editing (lead and supporting).

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9. KEY TERMS AND DEFINITIONS

Land: All of the earth's natural resource and its physical surface.

Urban land: A portion of the land that is used for urban activities and is located in an urban area.

Land governance: Decision-making process for accessing and using land and natural resources, as well as for resolving disputes.

Tenure security: When individual rights whether private or public to the land are respected and safeguarded in the event of certain threats.