Title: Land Rights and Expropriation in Ethiopia
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Year: 2013

Abstract

This study examines and analyses the expropriation laws and practices in Ethiopia. The objective of the thesis is to analyze and describe the land rights and expropriation laws in Ethiopia and to compare them with the practice in order to determine the fairness of compensation. The study is made against the Ethiopian Constitution and other subsidiary legislations which provide the basic land rights and the nature and details of expropriation. The basic argument made in this thesis is that even if the Ethiopian Constitution provides and guarantees common ownership of land (together with the state) to the people, this right has not been fully realized whether in terms of land accessibility, enjoyablity, and payment of fair compensation in the event of expropriation. The reasons have to do either with the faulty nature of the laws or with their implementation by public authorities.

From the outset, the constitution excludes land as a subject of compensation. For this reason, land is being excluded from the compensation package and hence it has no value for the holder. Urban land holders are denied location value of their property, which they can collect it otherwise during sale, and hence the compensation becomes unfair. Similarly, rural farmers are denied compensation for the complete loss of their farm land. The denial of compensation for the value of the land is categorically in contradiction with the very principle of joint ownership of land by the people and the state. There are also other reasons which are related to the law or its practical applicability, such as valuation process which reduces the amount of compensation. There are also property interests which are not included as compensable interests. Payment of compensation is one factor for secure property right and hence sustainable development. To ensure fair compensation in the event of compensation, a legal and policy level reform is necessary to address and amend the existing problems. Further, to harmonize the laws and practices is imperative to reduce the amount of injustice existed in today's expropriation procedure in Ethiopian.

Keywords: Land Rights, Expropriation, Valuation, Compensation
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Title: 3D Cadastral visualization: Understanding Users' Requirements
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Abstract:

Population growth and reduced availability of land are common challenges in urban areas and lead to intensive property development. These developments extend both above and below ground such as high-rise buildings and infrastructure. For these developments, ownership rights are defined using many types of rights, restrictions, and responsibilities (RRRs). The increasing complexity of multi-level developments and infrastructure exacerbates the challenge inefficiently registering RRRs within land registries, which existing two dimensional

(2D) cadastres are only partly able to do. In current cadastral systems, these RRRs are represented using 2D building plans, cross-sections, isometric diagrams and textual descriptions in a paper (or PDF) format.

This paper-based method of representation is inefficient in various ways. For example, this method makes it difficult for non-specialists to understand ownership boundaries. Furthermore, representing ownership rights in high-rises and complex developments needs numerous floor plans and cross-sections which are not easy to interpret. In addition, as these plans are recorded in paper or PDF files, queries and analysis are not possible. Therefore, there is a need for more effective and efficient representation of RRRs to support registration and understanding of RRRs in complex developments. 3D visualisation can help people better understand 3D ownership information particularly in complex high-rises. To design and develop efficient 3D visualisation applications, there is a need for identifying 3D cadastral visualisation requirements. The research problem underpinning this study is therefore: visualisation requirements to support the development of 3D cadastral applications to represent rights, restrictions and responsibilities have not been clearly identified. An agreed set of requirements will support the development of visualisation applications designed to meet users' needs.

To address the research problem, this research identified detailed 3D visualisation requirements using a requirements engineering approach to support efficient representation of ownership RRRs. These requirements were classified into data requirements, user interface and system requirements, non-functional requirements, visualisation requirements, and analytical requirements.

The validation of requirements included development of two prototypes based on user requirements and gathering experts' feedback using two questionnaires. Implementation of prototypes for representing RRRs, and the feedback on these, established the validity and priority of the requirements.

Title: Peri-Urban Land Tenure in Ethiopia
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Abstract
Urban areas in Ethiopia have been growing very quickly in recent decades, which have led to ever increasing demand for land in peri-urban areas for housing and other nonagricultural activities. This has had several transformative impacts on the transitional peri-urban, areas including engulfment of local communities and conversion of land rights and use from an agricultural to a built-up property rights system. Peri-urban areas also display all forms of competition for land among people of diverse backgrounds. Research on the challenges of urbanization in peri-urban land tenure system and the ongoing changes in Ethiopia is limited, and the situations and actors interested in periurban land are constantly changing. Therefore, the purpose of this research is to investigate the challenges imposed on peri-urban land rights as a result of the growing demand for land for urbanization. The project also encompasses an attempt to discover the process of informal transaction and development of peri-urban land and the principal actors involved. The study comprises a summary essay and four articles which were conducted using case study and desk review research approaches. Following the case study tradition, a combination of different data collection instruments such as questionnaires, FGDs, key informant interviews (both structured and open-ended) and direct field observations was employed to collect research data from the case study areas. Bahir Dar City Administration was

selected purposively as case study area at the first stage and two periurban villages, Weramit and Zenzelima, were selected from Bahir Dar City Administration at the second stage of the case study area selection process. The research has revealed that urbanization and urban development in Ethiopia are accompanied by contentious land tenure changes which favor the urbanities above local peri-urban communities. As a result, urbanization has precipitated a wave of dispossession and proliferation of informal settlements in peri-urban areas. Thus, addressing the challenges of urbanization and its effect on the land rights of local periurban communities requires the introduction of an inclusive and participatory land development tool like land readjustment, which can encourage voluntary contribution of land for urbanization by the local peri-urban landholders themselves.

Key words: Ethiopia; formal; informal; land tenure; peri-urban; peri-urbanization.

Title: Development of a Model for improvement of Transport Network in Informal Settlements in Dar es salaam, Tanzania
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ABSTRACT

This study examined transportation problems in informal settlements in Dar es Salaam City that covers about 61% of the built-up area in urban land and where more than 70% of the urban population lives. The study was undertaken with the view to solving the practical and real life problems of traffic mobility and accessibility. This problem is compounded by lack of a methodology to assist decision makers in selecting road network when upgrading informal settlements that improves traffic mobility and accessibility with minimum demolition of houses. The main objective of the study was therefore, to develop a road selection model that meets mobility and accessibility needs in informal settlements with minimum demolition of houses required in road widening so-as-to minimise compensation costs. The previous attempts to develop road selection model includes the CIUP method of road selection in informal settlements used in Dar es Salaam, Tanzania and an empirical formula used in Jeddah, Saud Arabia. However, they lack transportation components required to improve transport network in informal settlements.

This study therefore, developed a road selection model for improvement of transport network in informal settlements. The model consists of transportation components that minimize compensation costs required in roads widening. The model was applied to demonstrate how it can be used to select road network for improvement according to priority. It is therefore recommended that the model should be used to improve transport network in upgrading informal settlements in Tanzania