

Urban land management practices and challenges: the case of Injibara town, Northwest Ethiopia

Dereje Tessema Adigeh, Belew Dagne
College of Urban Development and Engineering, Ethiopian Civil Service University, Ethiopia

Abstract: The purpose of the study was to assess the practices and challenges of urban land management in Injibara Town. In order to achieve the intended objectives of the research, both quantitative and qualitative research approaches were used. Primary data were collected through questionnaires, semi-structured interview, FGD and participant field observation, whereas secondary data were collected from books, journals, official documents, websites, and other related literatures. The results of the study revealed that socio-economic challenges, technical and capacity challenges, rapid growth of population and urbanization, corruption and attitudinal problems, political-legal challenge, social awareness problems, socio-cultural challenges, infrastructural and financial challenges, in priority order, were the major challenges of urban land management.

Index Terms: Urbanization, Land, Urban land, land management, land policy



1. Introduction

Land is fundamental to development, growth and housing delivery in any society. It is a crucial element in property development process and its acquisition is vital to achieving efficient and sustainable housing delivery in urban environment. [19], emphasizes that access to land and property rights is a major key issue in economic growth and development. It is now increasingly being realized that economic development of any country depends on how efficiently the land is distributed among citizenry and competing urban uses. It is pertinent to note that providing the populace with access to land and empowering them to make effective use of it is central to poverty alleviation. As [8] and [1], argued that land is not just only basic to life but it also contains all necessities for life to exist and a tool for obtaining social prestige, economic security and political power.

Land management entails all activities concerned with the management of land as a resource both from environment and economic perspective. From an institutional perspective also, land management include the formulation of land policies, the legal frameworks, resource management, land administration arrangements and land information management. Therefore, inefficient urban land management can result in uneconomic use of land, uncontrolled informal settlements, urban sprawl, illegal land holdings, weak provision of basic services and infrastructure.

In Africa, due to high population growth and market developments, there is mounting competition for land resources, especially in towns and cities, and in productive high value areas customary land management is under pressure, and the coverage of formal land institutions is generally very limited. As a result, land tenure and shelter are insecure for many ordinary Africans in both urban and rural areas [5].

All Ethiopian towns and cities are exhibiting high rate of urbanization and high land demand for different uses is usually envisioned. Injibara is such towns found in Amhara Region whose urban growth rate is very high and urban land demand is increasing at alarming rate. Land that is being provided to the new comers of the town is pulled from the peripheral farmers' land holdings through compensation. The new stock of urban land needs servicing through the provision of basic physical infrastructures like road, water, electricity and social services. However, the urban administrators may not run up the same phase as the land demand of the people. This implies urban land demand challenge to the administrators and supply challenge to the inhabitants. One more big issue today is compensating urban land which could be considered as a headache for urban management. Fearing unsatisfactoriness of the compensation, the peripheral farmers transfer their holdings to the informal developers which lead unplanned development of the area. It is obvious that

land compensation for urban expansion is becoming an ever-pressing issue and problem for urban management [3].

What is actually observed in Injibara town is that high urbanization rate is activated because of its strategic road junction directing to Bahir Dar, Addis Ababa and Ethiopian Grand Renaissance Dam (EGRD). So the paper emphasizes to explore the type and extent of urban land management challenges and how to exploit the opportunities to off-set the challenges. Studying the challenges of urban land management for highly urbanizing towns and cities is considered as an input to draw policies and other intervention mechanisms. Some studies related to urban land management have been held such as: "An Assessment of Land Management and Administration for Residential in Sebeta Town" [3]; "Challenges and Prospects of Urban Land Management in Semera Town" [5] and "Informal Settlements in the Peri-urban Areas of Bahir Dar." [9], [2].

However, these studies are limited in spatial scope and not directly address the extents and types of challenges with related to urban land management in Injibara Town. So, the emphasis of the paper is to study the type and extent of urban land management practices and challenges in Injibara Town. Studying this specific issue in Injibara is important since there is high rate of urbanization in the town and supplying serviced land for the population is becoming challenge to the urban administrators and the community at large, and no specific study on this issue conducted.

This study, therefore, aimed to examine the type and extent of challenges as far as urban land management is concerned in highly urbanizing areas with specific focus of Injibara Town, Northwest Ethiopia. The town is getting highly urbanizing because of its socio-economic and locational importance. Hence, the following questions were intended in the study:

- How is urban land management being practiced in Injibara Town?
- What are the main urban land management challenges and how the challenges are affecting urban land management system in the town?

2. Literature Review

2.1 Concepts of Urban Land and Urban Land Management

Urban land is the land portion located within the jurisdiction of an urban area. It may be developed, being developed, and urban land can also be defined as the plant form for all human activities taking place in urban centers and which is very scarce due to rapid

urbanization and the natural increase of urban population that it needs efficient management. Urban land comprises only a small part of the earth surface, but it is an important part because it is where almost half of the world's human population lives and where more than half of the world's economic activity occurs [14].

By the year 2030, almost 60% of developing and 83.7% in developed world population will live in cities. This dynamic growth of urban population calls for effective and efficient urban land management especially in less developed countries like in Ethiopia [5].

Land management can be defined as a system of land administration concerned with the judicious allocation and use of land to achieve orderly growth and efficient functioning of cities [12].

It is the process by which the resources of land are put into good effect. It is also the system of land administration concerned with the appropriate use of land for different activities, controlling the general performance of urban growth through different measures and the efficient utilization of urban land. Therefore, a clear understanding and application of the concept of urban land management is important to manage urban land properly. This involves establishing procedures with make land for development rapidly available to the public [7], [17].

2.2 Urban Land Use Planning and Implementation

Land use planning is the term used for a branch of public policy that encompasses various disciplines which seek to order and regulate the use of land in an efficient and ethical way. For land use management to flourish and more importantly to create convenient and conducive environment for present and future generations; there is the need for fundamental rethinking of land use control mechanisms, policies, and strategies. An interdisciplinary approach is essential towards reducing the existing inefficiencies and malpractice in urban land use planning and implementation [6].

The land management systems in most developing countries in Africa has been unable to address the inefficiencies as a combined result of (1) the absence of land records, (2) an underdeveloped and non transparent land registration system, (3) the absence of cadastral index maps, (4) inadequate land laws and procedures, and (5) unclear delineation of state land and (6) the weaknesses of the justice system [3].

2.3 Importance of Land Management and Governance

Governments around the world pursue urban land

policy objectives, and they rely on a vast range of policy tools and institutions to ease land management. Many cities use master plans, zoning, subdivision regulations, building codes, and other public policies to shape development. These regulations are normally adopted to help protect the urban and natural environment, gear infrastructure investments with development, and maintain and enhance property values. Other objectives are more difficult to achieve: providing the poor with access to land, controlling land speculation, and land inflation. In the minds of many policymakers achieving these goals requires stronger medicine: nationalization of land, public land development, and highly centralized property registration systems to control and monitor land use ownership [12].

Urban Land Management Trend in Ethiopia

Land tenure in Ethiopia has undergone dramatic shifts—from feudalistic systems under the monarchy of Emperor Haile Selassie (1930-1974) to socialist land policies under the Derg military government (1974-1991), to the current system under the Ethiopian People's Revolutionary Democratic Front (EPRDF) who took control in 1991. This has left populations uncertain about their rights [1].

Today, [10], Ethiopia's land administration is seen as a major source of concern given the country's level of poverty and development. Article 40 of the Federal Democratic Republic of Ethiopia (FDRE) Constitution deals with "Right to property", provides details about land rights in Ethiopia. [13], Article 40 (3) of the Constitution answers the core question of land ownership issue in Ethiopia:

'The right to ownership of rural and urban land, as well as of all natural resources, is exclusively vested in the State and in the peoples of Ethiopia. Land is a common property of the Nations, Nationalities and Peoples of Ethiopia and shall not be subject to sale or to other means of exchange'.

The lease system was introduced in Ethiopia as a sole means of urban landholding in 1993. Since the lease Land delivery system without normal procedures, no legal framework, bureaucratic, not transparent and inclusive, dishonest and irresponsible to land demanders affect the efficient use of the urban land and delivery system, which in turn, leads to illegal procedures, land speculations, market distribution, illegal and/or squatter settlement, poor infrastructure and service provision, Moreover, informal settlement emerge due to the failure of the municipality in providing sufficient plots of land for housing and their weak capacity to enforce control

system was enacted before the adoption of the Constitution, and since the Constitution does not say anything about urban land, it can be argued that this proclamation, and the subsequent lease proclamations for that matter, lacks Constitutional base. This law was repealed in 2002 (Proc. 272/2002) and it again was replaced by the current proclamation in October 2011 [14], [20].

Urban land is provided through a lease system, a perpetual permit system and separate legislation for condominiums. The lease system has terms ranging up to 99 years. It requires payment of the agreed-on lease amount to the relevant government within a period of time to be determined by regions or city government within the lease contract. The permit system predominantly refers to permits granted prior to 1993 under which an annual land rent is paid to the government [22].

There were five modalities of urban land acquisition: auction, negotiation, assignment, award, and lot. Since most of them are categorized as bad practices that opened door for corruption, the new law recognizes only tender (auction) and allotment (land lease transfer without auction) as the two basic means of lease transfer from government to citizens [14].

Urban land administration is delegated under the federal Constitution to the city governments and municipalities [13], [14]. However, there is no common system to administer land in urban areas. Therefore, the land sector is highly exposed to corruption. According to Federal Ethics and Anti-Corruption Commission (FEACC), in this sector the corruption can take a variety of forms, ranging from petty/bureaucratic corruption and corruption in auctioning processes, to state capture. There are a number of elements in Ethiopia's current urban land administration system that can create potential entry points for corrupt activities to occur. These include: lack of clear policies, weak institutions, and lack of transparency, limited public participation, and capacity challenges [22].

regulations, although the problem is further exacerbated by the speculative tendencies on the part of peri-urban farmers, brokers (Delalas) and corrupt bureaucrats and administrators [2].

According to [21], to report on Ethiopia Land Policy and management Assessment, the Ethiopian land management and administration practice faces the Program inconsistency, Capacity challenges, ineffective monitoring and evaluation and poor public awareness.

2.4 Conceptual Framework/Diagram

This conceptual framework explains the research problem. To align the conceptual framework with the research objectives, the land management performance should be based on the technical/ skill, financial, motivational, social awareness, socio-cultural issues,

politico-legal, technological, infrastructural, marketing, factors and opportunities exist are all independent variables, While the land management performance is dependent variable. The relationship is expressed and shown under.

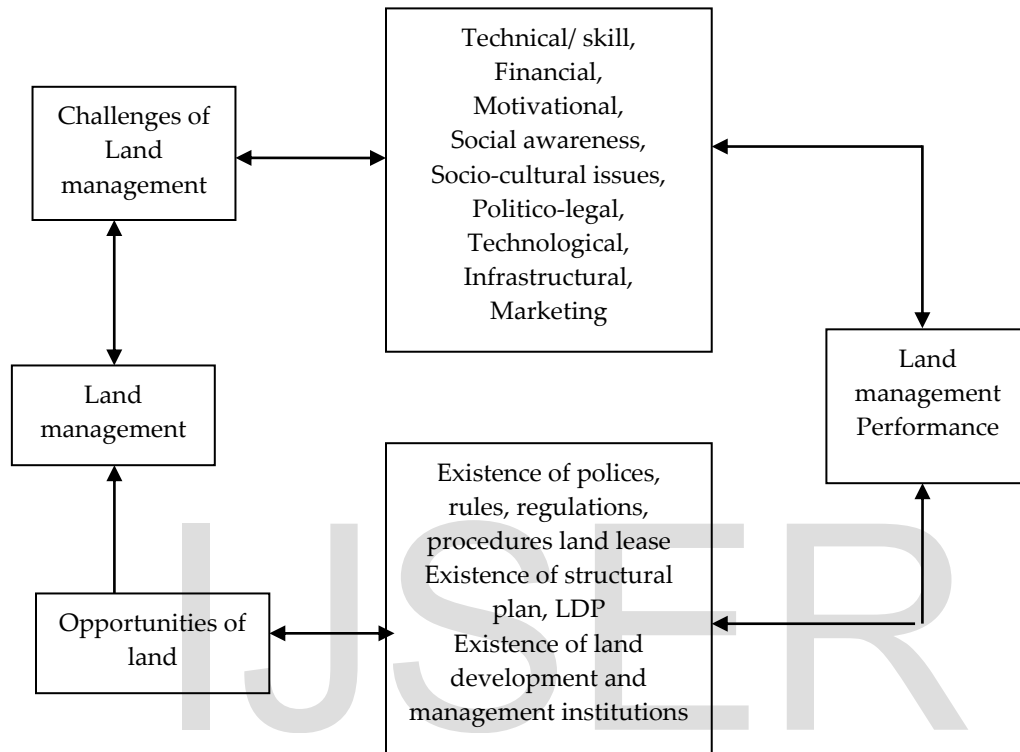


Figure 2.1. Conceptualization diagram of the study

Source; [18]

3. Research Design and Methodology

3.1 Design and Research

The research design for this study is descriptive research design with survey research strategy. The study describes the existing conditions or realities that were seen in urban land management practice focused on the challenges in the study area.

To get adequate, reliable and complete data, the study used qualitative and quantitative approach. From the whole data stock of this study, the qualitative type took the large stake, while the rest considerably lesser share quantitative data were mainly used to supplement the qualitative data.

3.2 Sampling Method

For this study both probability and non-probability or mixed sampling techniques were used. For probability sampling method, a Stratified Random Sampling (SRS) technique was employed to select/draw units from

The qualitative data were generated through in-depth interviews, focus group discussions and field observation to investigate the empirical evidence from respondents to generate extensive qualitative information about the situational condition of land management, the challenges and opportunities of it. In addition, quantitative data were collected via questionnaires which were distributed to sample households.

Moreover, the study utilized cross-sectional time dimension in the sense that all relevant data to be collected at a single point in time. Obtaining information from a cross-section of a population at a single point in time is a reasonable strategy for pursuing many descriptive researches [4]

members of households based on their kebele. Non-probability sampling techniques used to draw sample units from government officials and experts in the town by using purposive sampling techniques to get depth information about study area issue in many directions.

According to [18], [11], Injibara Town has a total household number of 7021 households. Therefore, the study target population is 7021 households. The statically sample size decision making formula to a population size (N) as to [16] is:

$$n = (z^2 pq) / d^2$$

$fn = n / (1 + n/N)$ if N is less than 10,000

Whereas n=the desire sample size

Z= Standard normal variable at the required level of confidence
P=the proportion in the target population estimated to have characteristic being measured

$$q = 1 - p,$$

d= the level of tactical significance set

Since there is not estimated proportion of defined population characteristics, 50% is recommend to be used, so P = 0.5 and q = 1- 0.5. Considering 95% level of confidence the corresponding level of significant is e= 0.05 and standard normal deviation is Z = 1.96. Thus the sample size for this study will be;

$$n = (1.96)^2 \times$$

$$0.5(1-0.5) = 384$$

$$\frac{(0.05)^2}{n}$$

Since the population is <10,000 Then $fn = \frac{n}{1+n/N}$

$$= \frac{384}{1+384/7021} = 1.0546931 = 364$$

3.3 Data Collection Instruments and Sources

A. Data Collection Instruments

In order to achieve the objectives of research study, the data collection instruments include questionnaires, interview, FGD and field observation were employed for the primary data sources.

Questionnaire, semi-structured interview and FGD were prepared for household sample residents of the town and for the mayor, land management and development office, investment office, design and construction office and municipal administrative office process owners of the town.

In depth interview was held with manager and experts of Mayor of the town, land management and development office, Investment office, design and construction office, kebele administrators and municipal administrative office process owners of the town to obtain detailed information about land management related issues, polices, programs, strategies, implementation challenges, opportunities, experience, and future wills.

Focus Group Discussion; In order to collect detailed qualitative information about land management practices,

challenges and opportunities, the researchers arranged three FGD groups which had 8 participants each and incorporating; one group from sample experts and elder households and one group from kebele administrative leaders. In the focus group discussion, the researcher was also participated as group members and assistant of the discussion.

Moreover, a non-participant observation was undertaken through observation check list to gather and strengthen the information collected by questionnaires, interview and FGD.

B. Data Sources

The study utilized both primary and secondary sources of data. The Primary data sources of the study were the households, government officials and experts response and were collected through structured questionnaires, interview and field observations.

The secondary data source of the study included letters, official published documents, official statistics, town/kebele documents and records, Annual/Mid- term plan and reports, minutes, database, books, websites, and Archives.

3.4 Method of Data Analysis

Quantitative analysis was held using Excel/SPSS computer software. In the data processing procedure editing, coding, classification and tabulation of the collected data was used. The data that are generated through sample survey were analyzed by using pie chart and tables.

The qualitative data collected from interview, FGD and observation were produce data in the form of notes, summarizing, categorization and structuring of data as per the category of respondents. Therefore, data that are obtained through interview, FGD, observation and documentary search are analyzed qualitatively using interpretation and present in text form. Documents and reports are also used in this qualitative study to describe the existing situation and challenges of urban land management in Injibara town.

3.5 Methods of ensuring data quality and Ethical considerations

The instruments selected helped to show challenges that affect land management. It clearly addressed how these factors affect/challenges the performance of land management in the town administration. The relevant data were collected on the challenges of land management that can better indicate the relationship between challenges and opportunities of land management. The structured and unstructured interviews can also validate the

measurement. The researcher's observation can add value on the validity of the data, since it confirms the data collected by the questionnaires and interview.

In order to assure research ethics, all the research participants who included in this study were appropriately informed about the purpose of the research and their willingness and consent was secured before the commencement of distributing questionnaire and asking interview questions. Regarding the right to privacy of the respondents, the study was maintained the confidentiality of the identity of each participant. In all cases, names were kept confidential, thus, collective names like 'respondents' are used.

4. Results and Findings

Under this topic, the main result of the study which were conducted by data collection instruments from the primary and secondary data sources on the basis of the objectives were identified and discussed one by one.

4.1 The Scenarios of Urban Land Acquisition in Injibara Town

Injibara Town is one of the towns recently established. It is one of the fastest growing towns in region in terms of population and areal extent. Like any other urban areas of Ethiopia, the land under the boundary of Injibara town is administered by lease system and land management system.

As of the EPRDF led government assumed power in 1991, the land within the administrative boundary of urban centers in Ethiopia is governed by the urban leasehold system since the 1993, then revised in 2002; and finally again re-enacted in 2011. Accordingly, the land holding system of the town became lease holding since 2011. Furthermore, the town is selected as one of the eleven pilot Cadaster project center in Amhara regional state and has a structural plan that was prepared in 2010. But, it was not implemented due to lack of administrative boundary demarcation. Previously the total area covered by the town was 2,154 hectare. Nowadays, it has covered an area of 7,260 hectare [18].

Most Common Mode of Land Access in the Town

The data which were being reviewed from the municipality document during data collection period revealed that out of the total land transferred from urban land management unit to individual users, the majority (42.6%) was by purchase, (37.4%) by lease auction, (1.9%) and (11.6%) respectively through allotment and invasion. The remaining (6.5%) portion of land was acquired in

'other' mode of access.

Moreover, respondents on FGD and interview argued that inheritance is the most common mode of accessing land in the town. Therefore, the data obtained from the survey result indicates that, the most common mode of access to land for housing development is through purchasing from the informal land market.

In addition, interviews that were conducted with some selected government officials and Kebele administrators revealed that, currently the most common modes of accessing land for housing development are, through lease auctions and allotment method especially through housing cooperatives of the town. Some of the informants stated that, purchasing of land informally was serving as a simplest way of accessing land for most residents of the town. This way of informal land delivery was facilitated by illegal land brokers. On the other hand, the interview held with the peri-urban farmers revealed that, most of the farmers acquire through inheritance modality of accessing land.

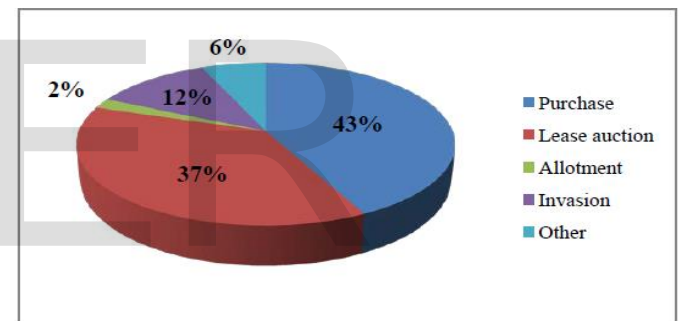


Figure1: The most common mode of access to land for housing in the town

Source: [18]

4.2 Challenges of Urban Land Management in Injibara Town

Identifying the main challenges of land management in Injibara Town was one of the specific objectives of study. Thus, data gathered from different data sources to address this objective are dealt as follows:

A. Land Management Challenges related to Weak Land Delivery System

One of the discouraging challenges faced urban areas in developing countries in general and in Ethiopia in particular is usually related to land delivery apparent in the way that meet the increasing demand for this service. This challenge is common in Injibara town too.

Table 1 below show that from 360 respondents 256 (71%) had land use ownership, 104 (29%) of them had no land use ownership. This shows that a one third of the respondents demand to have land use ownership i.e. these respondents need land which the city is unable currently to satisfy the demand of land. This high demand of land thus challenges the urban land management and development office. But, land is a scarce resource and a very important for socio-economic development of society and residents highly demanded to get their own land use ownership and they try to get legally if possible otherwise they try to get land illegally and informally through different means. So this issue can be considered as one of the challenges of land management in Injibara Town.

Again, this was further appreciated by information gathered through interview conducted with government office experts and leaders. They addressed that there are informal land transaction and delivery system in the town. Many inhabitants are negotiating with the peripheral farmer land holders and build their residential homes informally. Especially, if such land plots are not in the plan boundary, the urban land administration could not stop the practice unless rural land administrators cooperate. So that, this finding shows the land delivery systems in the town is weak and due to these customers are participating in the informal land delivery and land invasion process.

Table1: Household land use Ownership/Tenure

Do you have a plot of land in Injibara Town?	Frequency	%
Yes	256	71.1
No	104	28.9
Total	360	100

Source: Sample survey, 2019

The other issue that has a lot to do with the weak land delivery could be associated with the land delivery mechanism pursued in town.

As shown in table 2 below the land delivery mechanism in Injibara Town was by lease 177(49.2%), by buying from others 63 (17.5%), by inheritance 28(7.8%) and by others means 92(25.6%). Although the majority of respondents got land use ownership legally from concerned government body by lease until now, there are still illegal land use ownership and occupation in the city through buying the property illegally from other individuals and informal settlement or by others many means which currently is challenging the land administrators and managers of the city.

Table2: Mechanism of acquiring urban land acquisition

How do you acquire your plot of urban land?	Frequency	%
By lease	177	49.1
By buying property	63	17.5
By inheritance	28	7.8
By other means*	92	25.6
Total	360	100

* = informal acquisition like buying from peripheral farmers' land holding, reserved state land, green region...

Source: Sample survey, 2019

The land management challenges related to land delivery in Injibara Town is thus attributed to less access to formal land acquisition and the proliferation of informal settlements.

B. Land Management Challenges related to Land Expropriation and Compensation

Nowadays there is high rate of urbanization in Ethiopia. The same is true in Injibara town; many people are influx from rural areas and permanently settle in the town. This situation becomes a challenge for urban managers to fulfill the land demand of the newly coming inhabitants. The urban land administrators arrange portion of land for different uses by expropriating peripheral land from the farmer land holders. But, the farmers sell the land before being expropriated and this becomes the primary factor for the proliferation of informal settlements in the town.

The interview conducted with governmental office experts also showed that land expropriation and pay fair compensation for land owners was one of the main challenges of land management in the town. Many residents owned legally and illegally from the different land owners. When government needs land for public services based on land expropriation rule and proclamation from these land owners many challenging issues were raised. When the government pays compensation for legally owned land by the land expropriation rule they did not accept the fairness of the compensation. Due to this it leads to many consequences or challenges between the two bodies; private land possessors and the government. Until now they did not accept the land expropriation rule because of unfairness of compensation and it leads conflict and lack of trust to the local government. This gap is also one of the challenges of land management in Injibara Town.

Moreover the land possessors are not happy about the amount and way of compensation while being expropriated

their farm land. During the FGD session, the participants raised that the municipal is very weak in terms of awareness creation for land possessors and sometimes delay to pay compensation even after taking the land. For example those urban inhabitants who were expropriating their home for building health station are not getting their compensation yet. Such dalliances are very hurting challenges for those who lose their private developments on land.

C. Land Management Challenges Related to Political-Legal Issues

As figure 4.4 below the household response on the implementation of land policy and goals as designed at country and regional level from 360 respondents of households 272(75.6%) of them have responded that the implementation was not as planned. Only the remaining 88(24.4%) of respondents were agreed that the implementation of land policy was as planned.

These result had interlink with above findings that were land lease policy implementation which had both weakness and positive side. Since this policy addressed that land were delivered to land owners by free market system and free competition which did not consider the low income groups because they did not compete with high income groups, however, they benefited from tax and revenue collected indirectly from land.

As discussed above, land compensation policy for land expropriation from private owners also is not fair because many of the household respondents were not satisfied. In addition land delivery system of the city was not quick and fast and which leads customers to be changed high cost of service. All these together shows the implementation of land management in Injibara town was highly challenged with these issues and could not be that much effective.

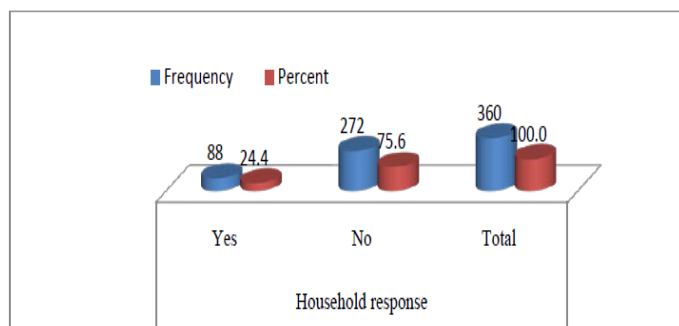


Figure2: Household responses on the implementation of policies as planned
 Source: Sample survey, 2019

D. Land Management Challenges related to Lack of

Technical Capacity of Employees

According to the data obtained from FGD, interview with office experts and the observation, in Injibara town there are no enough in number and qualification experts. There is only one graduate in land department and the remaining experts are not trained in the line with land professions. In addition to that, the lack different equipments necessary to land management like total station and GPS.

The experts said that there is no frequent training arranged for them and this negatively affects their efficiency in service delivery. There is no any expert in the land management department who is hired as urban land market expert even if the part is the backbone for urban land management. Such holes are big challenges to the office to bring necessary service to the land demanders of the town.

Summary of Major Challenges of Land Management in Injibara Town

As shown in table 3 below, the household and government offices experts the respondents' response rate on the overall summary of major challenges land management in Injibara Town were identified. Accordingly, first five ranking challenges are socio-economic challenge, technical and capacity challenges, rapid growth of population and urbanization, corruption and attitudinal problems and political-legal challenges with their order of rank 1st, 2nd, 3rd, 4th and 5th respectively.

As shown in table 3 below, the major challenges of urban land management in Injibara Town were identified, the first four ranking challenges are socio-economic challenge, technical and capacity challenges, rapid growth of population and urbanization and attitudinal problems and political-legal challenges with their order of rank 1st, 2nd, 3rd and 4th respectively.

In addition to the above findings the interview conducted with governmental experts indicated that although, there are clearly written land management and administration rules, and regulations, proclamations, land lease policy, the challenges were these issue are not being implemented as designed effectively. There were abuse of these rules by official experts and engineers. Land is purchased informally in the town and it might be beneficial for few land brokers and individuals. Beside these, due to the natural and physical nature of the town, many people are migrating to this town. These conditions also increase the demand of land in the town, but the concerned governmental body (land management and development office and city mayor's office) and that is why in part the office couldn't satisfy the required demand of the land and

weak coordination with land related governmental and non-governmental concerning bodies.

These consequently lead to problems like expansion of illegal building and informal settlement increased the cost and competition on the land market and speculation for the cost of real property. All these challenges hinder the effectiveness of land management in the city.

According to the data obtained from the FGD confirmed that land management system of the town lacks coordination from the community part. They are not well informed how and for what purpose the community transfer land from the urban government to them because the land management is highly centralized. [15], support the results of the study, urban land management faced many problems in most developing countries as well as in countries in transition there by hampering sustainable urban development due to: Land administration and urban planning are often over-centralized, The limited enabling capacity of central governments, absence of a clear distinction of responsibilities between sector policies between national, intermediate and local level weak institutional and professional capacity to manage land, Lack of adequate financial resources, especially at the local level, Complex land regulations and length procedures, Lack of adequate land conflict – resolution procedures and information about land tenure rules regulations and practices which limit transparent land market activities

Again study findings which support the study results, that conducted by [22] indicated the three main challenges entangled with land management as (a) the technical complexity of land management and administration and the need to make policy trade-offs; (b) the political sensitivity and, in many cases, institutional fragmentation of the land sector; and (c) the country-specific and sometimes local nature of land tenure arrangements that makes simple institutional transplants impossible.

The land management systems in most developing countries in Africa have been unable to address the inefficiencies as a combined result of (1) the absence of land records, (2) an underdeveloped and non-transparent land registration system, (3) the absence of cadastral index maps, (4) inadequate land laws and procedures, and (5) unclear delineation of state land and (6) the weaknesses of the justice system [3].

Table 3 Summary of Major Challenges

	Land management challenges	Households response		
		Frequency	%	Rank
1. Institutional related challenges				
1.1	Technical and capacity: weak implementation of land use planning	167	46.4	2 nd
1.2	Technological challenges	42	11.7	6 th
1.3	Financial challenges	23	6.4	9 th
1.4	Political-legal challenges	84	23.3	4 th
1.5	Infrastructural challenges	27	7.5	8 th
1.6	Land market challenges	17	4.7	10 th
	Total	360	100	
2.Social related challenges				
2.1	Socio-economic challenges	197	54.8	1 st
2.2	Socio-cultural challenges	23	6.3	7 th
2.3	Social awareness	42	11.5	5 th
2.4	Rapid growth of population and urbanization	98	27.4	3 rd
	Total	360	100	

Source: Sample survey, 2019

Socio-Economic Challenges: as known Ethiopia is a county following the free market economic system. But the majority of the citizens in the country, especially in urban area are poor and low and middle income residents. But land lease policy also follows free competition of land delivery system. The policy benefits a few high income groups by compromising the share of low income residents due to the nature of free market. In addition, the urban management and development office of the town is not also effective in implementing the land lease policy which benefits all income brackets of the country. Thus, many residents are participating in illegal land holding activities which in turn has negative impact on the revenue collection and land management system of the town. These unlawful landholding systems are still apparent in the city.

The [5] study results also support the study findings that, poor working culture; high reluctance for any good

initiation, new technologies; high dependency syndrome a result of the continued aid support are major social cultural and economic problems of the society in Ethiopia that challenges effectiveness of land management.

Technical and Capacity Challenges: Land management is one of the urban issues which need high attention and professional skilled human power. However, the majority of experts in Urban Land Management and Development office of the city were qualified above diploma and first degree educational level but still now there are skill gap and professionalization on land management and administration in study area. Regional and lower-level governments do not have the capacity to adequately implement their land administration reforms.

Besides these, [17] also support the findings of the study that, in Ethiopia there is critical shortage in the biological technologies; Inadequate system and capacity of identifying appropriate technologies and the management, Limited capacity in envisaging new ideas, and the improvisation, Limited effort and the commitment to enforce technical standards in the practices of the community, Poor effort and the capacity of designing exit mechanism for any successful story of the human resource management programs.

As [21] study findings, the major weakness in the implementation of the evolving land administration reform programs is the lack of capacity of the regional administrations to carry out these programs in Ethiopia. Regional offices have neither adequately trained staff for the programs being developed nor the resources (e.g., offices or equipment) to carry out these programs. This problem is exacerbated by a desire to decentralize land administration to the Kebele levels. While such decentralization is a commendable objective, there is a great fear of overextending the ability of the administration to deliver the desired level of services to the public.

Rapid Growth of Population and Urbanization: Urban areas in developing countries are highly urbanizing due to internal and external factors or pushing and pulling. There were coordination gap between residents and government bodies. Thus leads to illegal buildings, informal settlements, and illegal land use ownership which was the main challenges during regularization and causes of conflicts between government bodies and illegal land owners. Due to these main cases of courts in Injibara Town were land and land related issues in current time.

As [5], study finding also support the study findings, in Ethiopia there is little capacity for the dissemination of information to the public about the various land

factors. This high growth of population and urbanization leads to high demand of land and social services and infrastructures in Injibara Town, but land by nature, it is scarce and limited. Satisfying these needs requires high capital budget and land and challenges Town mayors and land management and development office.

Political-Legal Challenges: land both in rural and urban area had policies, proclamation, rules, and regulations in which land managed and administered. Besides, the implementation gap of these issues has limitation and problems. Land lease policy is based on free market policy which allows land delivery system by free competition between residents, but the main issues is that there is a very high gap in income level between residents or citizens, the majority of residents or citizens being in low income level, due to these they were limited from the benefit of land use ownership by implementation of land lease policy. Thus the situation will aggravate search for another illegal land holding system which is challenging urban managers in Injibara Town. According to [9], there was no parcel-based information system in China, but the country has developed a population registration system at a detailed spatial level that could be a starting point to develop integrated information systems, or a so-called local spatial data infrastructure. That research reviews addressed in China's population registration system and their spatial units and presents a proposal for an information system that can be expanded or adapted to meet the requirements of an effective land.

Social Awareness and Cultural Problems: land is the common resources for state and citizen or it is owned by both state and peoples of Ethiopians [14]. And it is a very important and sensitive issue for social, political, economic and cultural development of some citizens in world. Because without land there is no life, it is an economic resource and a major resource to overcome poverty. Thus due to lack of information about land related policies and regulations many citizens miss manage their land and they were influenced by land brokers and few persons.

administration reform programs, their objectives, and ways that they will impact local resource use. Insufficient effort has been undertaken by either regional or national authorities to inform the public about the land administration reform exercises currently underway. Sensitization of the public to the issues of land rights and implications for the certification programs is critical to the acceptance and ultimate success of the programs.

5. Conclusion

Based on the study findings the major challenges of urban land management in Injibara Town in priority order were socio-economic challenge, technical and capacity challenges, rapid growth of population and urbanization, political-legal challenges, social awareness problems, technological challenges, socio-cultural challenges, infrastructural challenges, and financial challenges.

Besides these challenges, the major opportunities in the study area to enhance land management including; the existence of land policy, rules, regulation, proclamation, declaration at national and regional level, existence of legally organized governmental organization which work

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