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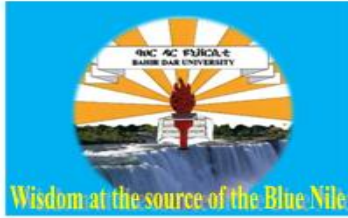
# Evaluating Impacts of First Level Rural Land Certification Objectives in Ethiopia: The Case of Two Kebeles in Tigray Region

Niguse, Hailu

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**BAHIR DAR UNIVERSITY**  
**POST GRADUATE PROGRAM**  
**INSTITUTE OF LAND ADMINISTRATION**

**EVALUATING IMPACTS OF FIRST LEVEL RURAL LAND CERTIFICATION  
OBJECTIVES IN ETHIOPIA: THE CASE OF TWO KEBELES IN TIGRAY REGION**

By: NIGUSE HAILU HAGOS

ADVISER: TESHOME TAFFA (ASST. PROF)

A THESIS

SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE  
OF MASTER OF SCIENCE IN LAND ADMINISTRATION AND MANAGEMENT

July, 2017

Bahir Dar, Ethiopia

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# APPROVAL SHEET

BAHIR DAR UNIVERSITY

INSTITUTE OF LAND ADMINISTRATION

POST GRADUATE PROGRAM

As member of the examining board for this thesis, we certify that we have read and evaluated the thesis prepared by NIGUSE HAILU HAGOS entitled: Evaluating Impacts of First Level Rural Land Certification Objectives in Ethiopia In Case Of Two Kebeles in Tigray Region. *It* is accepted as fulfilling the thesis requirements for the degree of masters of Science in Land administration and management. And the final approval and acceptance of the thesis is contingent upon the candidate's successful defending of thesis and submission of the final copy of thesis to the research and community service coordinator of the institute.

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Name of Advisor

Signature

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Date: \_\_\_\_\_

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## ABSTRACT

*The study examine the impacts of first level rural land certification objectives in Ethiopia in the case of two Kebelles in Tigray regional state. Theoretically and legally informed land certification used as the tool for facilitating the right to use, the right to manage, the right to income, the right to capital, provide security of tenure, provide security for credit, protect state lands, reduce land dispute, and improve land use planning. It is argued that evaluating the impact of objectives of first level rural land certification is used to measure the level of tenure security, status of land dispute, land transaction process, integrating federal and regional laws on issues of expropriation and compensation. The study employed both qualitative and quantitative research approach. Questionnaire survey, focus group discussions and interviews were used as data collections methods. The findings of the study indicated that first level land certification is a baseline for the objectives defined by the certification program, the certification program is also easily managed by land holders and other stakeholders at the kebele but the regional law lacks coordination with the federal and regional laws. Furthermore, the main cause for tenure insecurity was found to be land distribution, inheritance, and expropriation without compensation. In addition, the study revealed that rural land holders could not use permanent improvement on the land as collateral; they do not have the right to sell and buy permanent improvements on the land especially rural residential houses. The researcher concludes that land holders have positive feeling about first level land certification in the study site but the land law of the country as well the region lack harmonization with FDRE constitution. To address the gaps and to amend the valuable implications, the researcher suggests that the FDRE constitution have to be synchronized with the land law in addressing the gaps in permanent improvements on the rural land to be used as collateral, rural residential house to be sold and bought, local governments should be accountable on matters of expropriation without compensation.*

*Key words; Kebele, committee, tenure security, first level certification*

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## LIST OF ACRONYMS

FDRE	Federal Democratic Republic of Ethiopia
EPLAUA	Environmental Protection, Land Administration, and Use Authority
ELPC	Expropriation of land holdings for public purpose and payment of compensation
Keble	A group of villages forming an administrative unit in Ethiopia
KLC	Kebelle land administration committee
KLTAAC	Kebelle land tribunal arbitrator committee
RLAU	Rural land administration and use
USAID	United State Agency for International Development
Woreda	A local administrative group of <i>Keble</i> 's that form a “district”
ECE	Economic Commission for Europe

## **CHAPTER ONE: INTRODUCTION**

### **1.1. BACKGROUND OF THE STUDY**

There is now a growing consensus that even in rural African contexts where individual titling of land may not be desirable or feasible and use of land as a collateral for credit is at best a distant possibility, providing poor land owners or users, who are often female, with options to have their rights documented can yield significant benefits. These benefits, which come about largely due to the ability to draw upon formal mechanisms to enforce property rights, include incentives for land-related investment, enhanced gender equality and bargaining power by women, improved governance, reduced conflict potential, and lower transaction costs for productivity-enhancing land transfers through either rental or sale (World Bank, 2007).

Research and studies in Ethiopia show that insecurity of land tenure restricts rights in land, reduces incentives to productively invest in land, and limits transferability of land. In turn, these pose significant constraints to agricultural growth and natural resource management (ARD Inc., 2004).

Ethiopian peasants have right to obtain land without payment and the protection against eviction from their possession. The implementation of this provision shall be specified by law article 40 sub article 3&4 of 1995 FDRE constitution.

Since the 1975 land reform, which made all rural land public property, the possession of land plots has been conditional upon residence in a village. The transfer of land through long-term lease or sales has been forbidden, and government sponsored periodic redistribution, though, discouraged administratively since the early 1990s, has not been outlawed (Mulat, 1999).

Tigray region has its own regional land laws before the FDRE proclamation No. 456/2005 article “17” this was Tigray National Regional State Proclamation on Land Use 23/1998 amended by Proclamation 55/2002 where the first level land certification programme is launched and the

regional land law was later organized based on FDRE proclamation No. 456/2005 article “17” That is proclamation No.136/2007, regulation No.48/2007 and the recent proclamation No.239/2013, recent regulation No.85/2013 of the region and recent directive No. 4/2016.

The proclamations maintain that all land is state land but provide members of a community user rights to land for unlimited time. In fact, all these proclamations emphasize the right to access land for all adult persons living in rural communities. At the same time these new proclamations have introduced regulations against subdividing farm plots beyond a minimum size (0.25 ha = 1 “tsimdi”) such that landlessness is a growing problem in an increasing number of communities where land scarcity is high.

Land shortages have resulted in attempts to increase access to land through redistribution of communal lands, resettlements and distribution of land of households that have left the communities or died. Still, there is a high un-met demand especially among young adults who have difficulties finding alternative sources of living. The proclamations also state that in case of land takings those who lost their land have the right of compensation in form of land elsewhere or an alternative source of livelihood (FDRE, Proc. No. 455/2005).

In case of land takings for various purposes it has become increasingly difficult to find alternative land as compensation for those who lost their land. Since land cannot be sold, and since only use rights to land are provided, those, who have lost their land in land takings and who cannot be compensated with alternative land, tend to get very small compensations as they are only entitled to compensation for the investments they have made on the land and displacement compensation for the permanent lose of their landholding. The value of their lost livelihood is not taken into account when monetary compensation remains the only alternative (FDRE proclamation No. 455/2005).

The Tigray regional state issue first level certificates almost for all landholdings in the region. The present effort to improve land administration and security of tenure includes a focus on land certification, where the regional government will issue land certificates to individual farmers.

The certificate records the name of the household head and number of family member, landholder who is the member of the family which lacks clarity on the right of their landholding (TRLAUP, 2008).

Current land administration reform programs appear to have a technological focus rather than a focus on clarification of property rights on the land, the land holding rights (USAID, 2004).

Tigray region is now starting secondary level of rural land certification. In the previous land distribution period of the region (1987-1991) those who was under-age /< 18 years old / but now they attained minimum of 25 years old were get land / i.e.” siso, rbie”/ through their family household head and it is recorded in the name of those household head have not yet explained how they get landholding certificate.

The study concentrated evaluating the impacts of land certification in Ethiopia incase of two rural Keble’s in Tigray region with 78 households and 12 respondents having different position called with administrating and judging in land related characteristics.



## **1.2 STATEMENT OF THE PROBLEM**

Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital. This right shall include the right to alienate, to bequeath, and; where the right of use expires, to remove his property, transfer his title, or claim compensation for it; particulars shall be determined by law FDRE constitution proclamation no.1/1995.

As stated in the FDRE of RLAU proclamation No. 456/2005 it has become necessary to establish an information database that enables to identify the size, direction and use rights of the different types of landholdings in the country such as individual and federal and regional states holdings to resolve problems that arise in connection with encouraging individual farmers, pastoralists and agricultural investors and establish a conducive system of rural land administration.

The ultimate objective of certification is to ensure holders having long-term holding rights and to develop confidence of farmers in land use rights, encourage long term investments and protect marginalized groups of society. However the possible impact of first level rural land certification on tenure security improving proper utilization of land, improving investment, sustainable use of natural resource, dispute resolution; develop the right to exclude others, the ability to receive income and the ability to transfer the property at any time are debatable.

There is a lack of evidence whether different projects concerning land certification done in Ethiopia assist the attainment of land registration and certification program lead directly to enhance tenure security, facilitate land transactions, increase productivity, increase land management legally, technically and institutionally in Tigray region as well in the country or not. There are in addition conflicting ideas. The Tigray regional state rural land administration and use recent proclamation No. 136/2008, 239/2013 unable to define how land holders get land certificate for their residential houses and how they used their holding as collateral. Rather the proclamation prohibited the exchange of their holding and residential houses and any permanent

improvements on their holding. In contrary, the Constitution allowed the transaction of any permanent improvement on farmers holding. This empirical research is therefore attempted to assist in resolving these contradictions between laws and Constitution.

### **1.3 OBJECTIVE OF THE STUDY**

#### **1.3.1 General Objectives**

The main research objective is evaluating the impact of rural land first level certification in securing land rights (develop the right to exclude others, the ability to receive income and the ability to transfer the property), facilitating land transaction, and increasing land management practices.

#### **1.3.2 Specific Objectives**

1. To evaluate how landholders perceive land security before and after certification in the study area.
2. To evaluate the impact of first level land certification on the extent and composition of land dispute.
3. To evaluate the impact of first level land certification for land rent activities.
4. To evaluate the impact of first level land certification in the inheritance process.
5. To evaluate the impact of first level land certification on expropriation and compensation

### **1.4 RESEARCH QUESTIONS**

This research has sought to answer the following questions:

1. Does first level rural land certificate improve the feeling of tenure security of the holding right?
2. Does first level rural land certification reduce the extent and composition of land related disputes?

3. Does first level rural land certification used as collateral value for the permanent improvement on the land?
4. Dose first level rural land certification appropriate for land transaction practices?
5. Dose first level rural land certificate assure the right take compensation for the permanent improvements on the land and displacement compensation to the land?

## **1.5 SIGNIFICANCE OF THE STUDY**

The findings of this research may serve as an input for secondary level of rural land certification, contribution to legislation revision, contribution for administrative performance upgrading, to explain facts which are hidden and to assess the society question through scientific procedure, significance to further research and applying these basic question to the recommended body etc.

## **1.6 SCOPE OF THE STUDY**

The research targets at evaluating the impact of rural land certification gap in land administration in Ethiopia incase of two rural kebele in Tigray region and hence it is limited in place, particularly the gap in the frame work of the application of land certificate. Based on:

FDRE Constitution Proclamation No.1/1995 which is clearly stated in article 40, FDRE RLAU Proc No. 456/2005, ELPC proc. No.455/2005, Reg. No. 135/2007), TREPLAUA (Proc. No. 136/2007, Reg. No. 48/2007 and Proc. No. 239/2013, and Reg.No.85/2013), regarding the land administration units, the working manuals and implementing directives of the region have served as a springboard in identifying the essential problems in evaluating the impact land certification objectives in the study area.

## **1.7 LIMITATION OF THE STUDY**

Undertaking the study was not an easy task; particularly the work burden in the office and doing the research, lack of internet access, lack of computer was faced at the beginning.

## **1.8 ORGANIZATION OF THE STUDY**

This thesis work is organized into five chapters. Chapter one comprises introductory and explanatory information giving a clear insight into this research, study background about impact of first level rural land certification objectives, particularly insights background of the thesis, research problem, significance of the study, objectives, questions of the thesis and conceptual framework of the study. Chapter two introduces theoretical frameworks about impact of first level land certification objectives in Ethiopia. Chapter three comprises a detailed description of the research methodology. Chapter four shows the result and discussion of the research. And chapter five contains conclusions of the findings and possible recommendations.

## **CHAPTER TWO: LITERATURE REVIEW**

This chapter deals with the concept of land policy issues, land administration and the concept of the tenure security and its role for land rights security. In addition, components of land policy and their advantages for bringing about security of landholding rights are explained in support of literature.

### **2.1 CONCEPTS OF LAND POLICY ISSUES**

Theoretically the term land includes; the surface of earth, the land beneath the surface of the earth, and the air above, and all things which are affixed to the soil, so it is more than just land alone; it includes buildings etc (Lisec, n.d).

The researcher compiled as land has multidimensional impact on every society's effective and efficient management is a vital prerequisite for economic development and environmental sustainability. It is the source of all material wealth; it provides us with all our needs to sustain on. It is also a major economic asset from which people and nations get significant profit.

In many developing countries, land has been considered as an important economic and social asset where the status and prestige of people is determined. Because of such a high importance given to land, as compared to other properties, the legal protection accorded to land is always strict in nature. Therefore land policy of a country whether developed or developing; have crucial role to make sure sustainable development and a way government deal with land is an important issue of government policy (ECE/HBP, 1996).

Ogendo (2000): identified four policy challenges in the area of present land policy formulation and management in Africa:

- a. Designing truly innovative tenure arrangement to suit the variety of complex land use system that characterize the African background
- b. Focus on the lack of providing a frame work with in which customary land tenure and how that can involve in an orderly way

- c. Focus on how to organize the land administration system and structure to give efficient and transparent decision making power during the implementation of the land policy
- d. Focus on addressing the design of a frame work to codify customary land tenure rules and integration in to statutory law. In most cases, during land policy development it is necessary to establish a policy frame work that can be easily accessible and suitable for participation of all stakeholders regardless of the existing tenure arrangement.

The UN-ECE (1996) defines land administration as "the processes of determining, recording and disseminating information about the tenure, value and use of land when implementing land management policies. It is considered to include land registration, cadastral surveying and mapping, fiscal, legal and multi-purpose cadastres and land information systems.

"Dale and McLaughlin (1999) define land administration as "the process of regulating land and property development and the use and conservation of the land, the gathering of revenues from the land through sales, leasing, and taxation, and the resolving of conflicts concerning the ownership and use of the land.

“Like the UN-ECE, Dale and McLaughlin identify ownership, values, and use as the three key attributes of land. They continue that land administration functions can be divided into four functions: juridical, fiscal, regulatory, and information management. The first three functions are traditionally organised around three sets of organisations while the latter, information management is integral to the other three.

## **2.2 ETHIOPIAN LAND POLICY**

Recent land tenure regimes in Ethiopia fall into three broad time periods. Before 1975, land tenure was based on a feudal system where land was concentrated in the hands of absentee landlords and the church, tenure rights were highly insecure, and arbitrary evictions took place. Following the overthrow of the imperial regime in 1974, the Marxist-oriented government (the Derg) transferred ownership of all rural land to the state for the distribution of use rights to cultivators through local peasant associations (Mulat,1999).

The further transfer of land rights was highly restricted, because transfer through sales, lease, exchange, or mortgage was prohibited, and inheritance was severely restricted. Tenure security was further weakened by the peasant associations and other authorities' ability to redistribute land. The government that took power in 1991 following the fall of the Derg while committed to a free market philosophy has made little substantive change to farmers' land rights, which are still considered inadequate (Daniel and Melkamu, 2009).

The 1995 Ethiopian Constitution draws a broad framework for land policy in the country and enshrines the concept of public land ownership and the inalienability of landholdings. The Ethiopian Constitution asserts state ownership of land; there are no private property ownership rights in land. Article 40(3) states: The right to own rural and urban land as well as natural resources belongs only to the state and the people. Land is an inalienable common property of the nations, nationalities and peoples of Ethiopia and shall not be subject to sale or to other means of transfer (FDRE Constitution Proc. No 1/1995).

The Rural Land Administration Proclamation of No.456/2005 delegates responsibility for land administration to regional governments including the assignment of holding rights and the distribution of landholdings but also provides important general guidelines that the regional governments must follow in drafting regional laws. At the same time, the government's "Poverty Reduction Strategy" paper has a guiding principle that every farmer who wants to make a livelihood from farming is entitled to a piece of land free of charge.

The responsibility for implementing this strategy is left to regional governments. In order to protect their rights, farmers' landholdings should be registered and user certificates should be given to them. Regional governments, by implication, could enact laws or regulations relating to the nature of land rights and could limit the frequency of land redistribution programs. They have already permitted the rental of land, though there still remain some restrictions on land transfers. Yet the land tenure situation in Ethiopia remains ambiguous. While it is widely held that the provisions of the Constitution have settled the land tenure situation, the Constitution itself is ambiguous, with marked variations in interpretations by officials at different locations and levels of administration.

While the Government of Ethiopia has decentralized administration of land to the regional governments, the formulation of broad land policy still rests with the federal government. At present, the federal government has not enacted the necessary legislation for a broad policy for land administration.

Legislation called for in the constitution has not been forthcoming, and local government officials are reluctant to develop laws and policies that have not been sanctioned by the federal government.

### **2.3 REGIONAL AND NATIONAL COORDINATION OF ETHIOPIAN LAND POLICY**

Federal government proclamations provide some land rights guarantees and some requirements for regional governments, but there is no land policy and administration unit that might serve as a sound coordinating body at the national level of government for policy discussion and coordination of land administration rather than land administration department. The federal government should take the lead in this matter, but should coordinate its efforts with the regional authorities (USAID, 2007). The current concern seems to be oriented to three principles, all of which need extensive investigation to test their validity:

1. Land should be available to anyone who needs it and for whom there is no alternative source of livelihood,
2. There are restrictions over transactions in land (i.e., land cannot be bought and sold), (FDRE RLALU Proclamation” No. 456/2005”, Federal Negarit Gazeta, 11th Year No. 44).
3. Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital. This right shall include the right to alienate, to bequeath, and, where the right of use expires, to remove his property, transfer his title, or claim compensation for it (FDRE, Constitution Proc. no. 1/1995 Art.40 subart7).

### **2.4 LAND ADMINISTRATION AND LAND MANAGEMENT**

“Land administration” refers to the processes of recording and disseminating information about the ownership, value, and use of land and its associated resources. Such processes include the



determination of rights and other attributes of the land; the survey, description, registration and recording of these rights; and the provision of relevant information in support of land markets (UNECE, 1996).

As ECE/HBP/1996 stated: A good land administration system will: Guarantee ownership and security of tenure, Support land and property taxation, Provide security for credit, Develop and monitor land markets, Protect State lands, Reduce land disputes, Facilitate land reform, Improve urban planning and infrastructure development, Support environmental management, Produce statistical data.

“Land management,” on the other hand, addresses all issues related to the sound and sustainable use of land. It is the process by which the resources of land are put to good use. It covers all activities concerned with the management of land as a resource both from an environmental and an economic perspective (UNECE, 1996).

These include, but are not limited to: improving the efficiency of land resource use to support a growing population; conducting land use planning; protecting the natural environment from degradation providing equitable and efficient access to the economic benefits of land and real estate markets; supporting government services through taxation and fees related to land and improvements; and providing incentives for development, including the provision of residential housing and basic infrastructure such as sewer and water facilities (Ethiopian land policy assessment report, 2004).

Farmers holding land under insecure tenure conditions are less likely to invest in such long-term investments as building soil and water conservation structures and planting trees (Pender et al., 2004).

Moreover, secured land tenure is important for economic, social and environmental development and it is central to alleviating insecure shelter, inaccessible investments, credit opportunities, short-term resource exploitation and mismanagement (Dalrymple, 2005).

In Ethiopia, the responsibility for land administration has been delegated to regional governments. At the regional level, institutional structures vary with the nine regional governments of the country, with each region adopting a different approach to their land administration structures. Of the nine regions experience sharing in BahirDar, Four regions have created a land administration and use authority. In Amhara in bureau status, Tigray in agency status and SNNPR coprocessor, this authority includes environmental issues, while in Oromia in bureau status; the environment is dealt with separately and the rest regions follows customary land administration (BahirDar University, 2014).

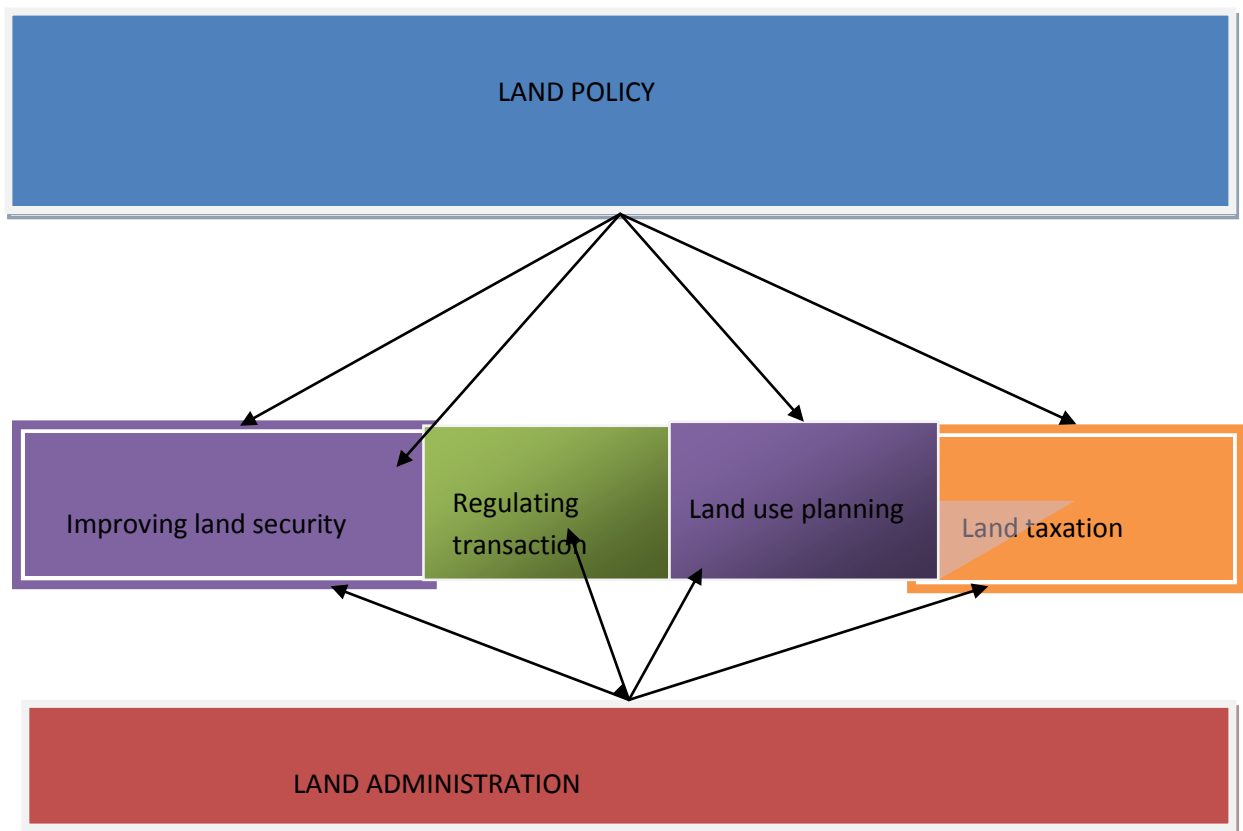


Figure 2-1: *Land administrations as a tool for land policy. Adopted from proposed (Land project students of Bahir Dar University, (2014)*

### **2.4.1 Transfer of Land Rights**

Achieving equitable land access is integral to the protection and enforcement of land rights for marginal groups. Without legally protected right to land vulnerable low income households are unable to defend land claims and positively engage in disputes over land tenure. Failure to administer rights granted to secure land access has been a prime factor in rising land insecurity for the rural poor. Greater tenure security is expected to strengthen income growth and asset status for the poor and ensure livelihoods resilience whilst strengthening the ability to access credit and compete in domestic and global markets (FAO, 2006).

FDRE, RLAU Proc. No. 456/2005 of article “2” sub article “4” describes: holding right means the right of any peasant farmer or semi-pastoralist and pastoralist shall have to use rural land for purpose of agriculture and natural resource development, lease and bequeath to members of his, family or other lawful heirs, and includes the right to acquire property produced on his Land thereon by his labor or capital and to sale, exchange and bequeath same.

Based on this proclamation article 11 subs 2 Where rural land is transferred by succession, it shall be made in such a way that the size of the land to be transferred is not less than the minimum size holding; But when we see TRLAUP Proc. 239/20013 art.14 sub art 6 even though dividing the land is not allowed below the minimum size but it allows the successors to use the land collectively instead of partition which is below the minimum size individually.

"Minimum size holding" means size of rural land holding the productivity" of which can ensure the food security of a peasant and semi pastoralist and pastoralist family, or which suffices for crop farming, perennial crop farming, grazing, house construction and garden (FDRE, RLAU proc. No. 456/2005 art.2 sub 1).

Some use rights are transferable in the form of sharecropping, leasing, or subleasing arrangements, but there are some restrictions. Land certificate holders' rights are still clarified based on regional policies that have been recently enacted or are being formulated. A number of restrictions were identified in leasing and sharecropping arrangements. Most notably these were associated with the

amount of land that could be leased and the time period involved. Periods for subleasing and sharecropping landholdings are still being tested. Current land use and land administration policies of the regions present restrictions on the transferability and use of land (UNECE, 1996).

However, anecdotal evidence suggests that there is a functioning market in property rights. How this informal market merges with the formal legal system remains to be seen as regional administrations evolve. It would be essential to monitor the level and types of transactions over time to see if there is a need for further policy reform. In terms of leasing, all regional laws allow leasing with some differences in duration, proportion of holdings to be rented out, and lease renewals. For instance, the lease period for a lessee using “traditional technology” is five years in SNNPR, while it is three years in Tigray and three years in Oromia. The Amhara law does not explicitly state that the lease period differentiated by “technology” use. “Modern and improved technology,” as specified in Oromia rural land use and land administration, refers to inputs used such as fertilizer, improved seed, and herbicides. The Amhara, SNNPR, and Tigray rural land use proclamations do not define “modern agricultural technologies (UNECE, 1996).

Differences arise in the general distribution of holdings. The Oromia law explicitly rules out any future land redistribution. The SNNPR and Amhara regions present three conditions for future redistribution. The Tigray law provides no clear statement concerning the redistribution of land. All four regional land use and administration laws provide for the redistribution of irrigation lands. Discussions with regional officials indicated that reallocation could occur if an individual abandoned his land or had an alternative, nonfarm means of livelihood. The general sense was that new allocations to landless people would be made from unallocated land rather than redistribution exercises (World Bank, 2001).

#### **2.4.2 Inheritance of Land Use Rights**

The Ethiopian land policy at the time of first-level land certification allowed rural households to legally rent out their land (Adgo et al., 2014).

Empirical research has shown that activity in land rental markets increased as a result of the introduction of first-level certification (Deininger et al., 2011; Holden et al., 2011). Although land leasing was already permitted under the first-level program, the additional information on specific parcel details that is made available through the second-level process, notably the size of the parcel and a map of the boundaries, could potentially reduce information asymmetries between lessor and lessee by verifying key information, thereby allowing the parties to enter into a formal or informal contract that might not otherwise have taken place.

Inheritance provisions are also more or less the same in all regions. Use rights are inheritable within the family. However, there are some restrictions. Inheritance is allowed for family members provided the family members have no other livelihood support.

In some of the land laws, no clear definition of a family member is provided while in others (notably Amhara) a family member is “any person registered as a member of a family and at the same time who has no income of his/her own. As stated earlier, such a policy on the definition of “eligible” family members ignores the dynamic nature of the life cycle of the rural household. It would, for example, prohibit a child who has successfully moved into nonfarm employment from returning to the family agricultural holding, possibly with investment resources, on the death of the parents. It is not clear how these inheritance rules would be enforced, particularly if there are formal wills involved in the bequeathing of land (ARD, 2001).

### **2.4.3 Tenure Security and Land Certification Programs**

Ethiopian policymakers face the difficult task of balancing the demand for continued redistribution of land to young landless families and returning displaced persons against the need to ensure current landholders’ rights are secure and durable enough to encourage long-term investments in the land. Currently, farmers operate and make decisions in an environment that lacks a stated assurance of land tenure security by the government (Holden, Deininger, Gebru, 2007).

Several researchers have sought to pin down the connection between land redistribution and farmers’ tenure insecurity. Other studies have looked generally at tenure security in Ethiopia and

cite economic and equity benefits to be obtained through greater tenure security and transferability. Holden (2001) finds a less stark connection between tenure security and investment in land. His study in southern Ethiopia found that tenure insecurity did not significantly affect farm input intensity because of the short-term nature of this investment, but was not correlated to the decision of whether to plant perennials.

Recognizing the generally accepted connection between tenure security and investments in land, a 2000 USAID food security research team working in Amhara noted that land tenure policies that give households greater tenure security in order to encourage long-term investments, increase productivity, and promote natural resource conservation were necessary to achieve food security.

Amare (2000) cites smallholdings, insufficient access to land, and redistributions as sources of food insecurity. The Ethiopian Government, in its “Poverty Reduction Strategy,” recognizes the importance of tenure security as a necessary component of a plan to increase land productivity. The present effort to improve land administration and security of tenure includes a focus on land certification, where regional governments issue land certificates to individual farmers. The “Poverty Reduction Strategy” formally states this as a government-sanctioned activity: “In order to protect the user rights of farmers, their landholdings should be registered and provided with certificate of user rights. In this regard, a guarantee may be given to the effect that land will not be re-divided for a period ranging from 20-30 years.”

As USAID in the Ethiopian policy assessment report 2004 explained there should be no variations between households in terms of the security of tenure offered by the certification program. The household as a unit holds rights to all parcels belonging to that household and the households understand their landholding rights as far as those rights have been explained to them by administrative levels and associates, and most land disputes occur before certificates are issued. Records are transparent unless the national interest dictates otherwise. Records are open to anyone unless there are overriding factors.

Tigray has almost reached increased rural tenure security in an innovative way. It has already changed the land administration scenery in the region, although the late establishing of an EPLAUA only in 2004 has limited the impact related to land degradation and land use planning so far. The registers are clearly there to stay, but more comprehensive attention should be given to updating procedures and awareness, although data from a nationally representative survey conducted in 2004 by the Ethiopian Economic Association's Economic Policy Research Institute (EEA/EEPRI,) shows that in Tigray only 27% was not aware of the advantages of certification, as compared to 63% nationwide. The results of the certification process in Tigray are well accepted. This is due to the high acceptance of the last land redistribution in Tigray as being fair, as well as general faith in the local authorities.

Deininger et al, (n.d) consultant to the World Bank cites there is an urgent need to look into an implementable and affordable solution for the cadastral index map. The present system limits itself totally to administrative records and does not even give the first start to make a simple land information system (where these sketches can be mosaic onto aerial photos or satellite images to give a combination of natural features and landholding patterns and level of fragmentation). Conventional ('modern') cadastral surveying and mapping would be too expensive. Depending on locally available knowledge, price of equipment, salaries and dominating terrain types, handheld GPS and/or orthophotos appear to be worth considering.

Farm households' perceptions indicated that the low-cost land certification program that was implemented on a broad scale in the Tigray region in Ethiopia in the late 2004s contributed to increasing tenure security and reducing land disputes. Using a unique household farm-plot panel data set covering the year before implementation of certification and up to eight years after certification, we found that land certification has contributed to increased investment in trees, better management of soil conservation structures, and enhancement of land productivity.

The current restrictions on land rights in the form of soil conservation requirements, prohibitions of tree planting on arable land, digging of sand, and mining of rocks, the short duration of land rental contracts, and the prohibition of mortgaging and sale of land may have undermined and biased

investments towards less productive soil conservation and away from more profitable activities. The continuing population growth, increasing land scarcity, and emerging landlessness require new thinking and more dynamic adjustment (Deininger et.al, n.d).

## **2.5 EXPROPRIATION AND PAYMENT OF COMPENSATION IN ETHIOPIA**

The term expropriation is used in its widest sense to include all forms of taking of private property by a State for public use, in time of peace, war or national emergency (Epstein, 1985).

Expropriation is the compulsory acquisition of property, the owner of the property need not want to sell and in fact, he does not sell his property is taken away from him by compulsion, and against his will. The remedy available to him is compensation determined in accordance with the statutes. The expropriator (usually the State) and the affected people may come to an agreement with regards the amount of the compensation. The underlying principle of expropriation by a statutory power is generally not aimed at acquisition but rather to serve some or other public need (Searles, 1974).

Expropriation or compulsorily acquisition refers to government's power to force a person to sell his home, his business, or other property to the government at a price it deems "just compensation" is one of the most extreme forms of government coercion, and today among the most common (Sandefur, 2006).

Powers of "expropriation" have been practiced in various societies for a very long time but often characterized by infrequent procedural irregularity (Searles, 1974).

In Ethiopia, private investors, government agencies and institutions and nongovernmental organizations can acquire land through expropriation of land use rights using the powers invested in the government agencies like the city administrations and Woreda administrations (Proc.No 455/2005, Article 3(1)). These bodies have delegated powers to undertake such expropriation on behalf of an individual or private organization and investors provided that the use for which land is contemplated is classified as public under the expropriation and compensation laws. These implementers of the expropriation programs, set property valuers team from different bureaus



and offices comprise experts having different disciplines. The valuation team inspects and records each and every compensable item and then calculates the amount of compensation to be paid.

The first methodological task to collect data and information was to identify representative areas to get to the various target groups in the country. Pertinent information was gathered from all concerned parties using appropriate mechanisms taking in to consideration the following factors. First, size of the affected communities and persons; second, accessibility in tracing the households which have displaced and moved away from the areas as a result of the expropriation; and third, size of projects and reasons associated with the expropriation in the region.

## **CHAPTER THREE: DESCRIPTION OF THE STUDY AREA AND RESEARCH METHODOLOGY**

### **3.1 DESCRIPTION OF THE STUDY AREA**

Tigray forms the northernmost reaches of Ethiopia, and is located between 36 degrees and 40 degrees east longitude. Its north-south extent spans 12 and half degrees to 15 degrees north. It is bordered by Eritrea in the north, Sudan to the west, Amhara to the southwest and Afar in the east and has an estimated population of 4,565,000 (CSA, July 2008) and an average density of 91.2 persons per square kilometers. Woreda densities vary from a low of 12.3 persons per square miles in Kafta Humera to just over 250 persons per square kilometers in Adwa, Laelay Maichew, and Alamata. In Ethiopia, 85% of the population is directly supported by the agricultural economy.

In Ethiopia land is a public property. It has been administered by the government since the 1975 radical land reform. The reform brought to an end the exploitative type of relationship that existed between tenants and landlords. Tenants became own operators with use rights, but with no rights to sell, mortgage or exchange of land. The change of government in 1991 has brought not much change in terms of land policy.

When we see the case study area two of the rural kebele are found in administrative Central zone of Tigray, Ethiopia. And one rural kebele in Ahferom woreda its name is Adizata having current house hold head 2000 from these house hold head having first level rural land certification were 1201 of which 420 were female households and 781 male household head; and the second rural kebele in Adwa woreda its name Mariamshewito having current house hold head 1760 from these house hold head having first level rural land certification were 1139 of which 398 were female households and 741 male household head was selected for the evaluation of first level rural land certification objectives in Ethiopia.

First level of land certification was started in both rural kebele those who are selected for the study area was in 1998 that is attaining 21 years ago, now in the two Kebeles 2340 landholders have first level land certification.

## **3.2 RESEARCH METHODOLOGY**

### **3.2.1 Research Approach**

The approach of the research would be based on the techniques it approaches to applied evaluation research and based on time dimensional it approaches to cross sectional study with more of qualitative variables and to some extent quantitative variables. Evaluation research is a widely type of applied research that addresses the question did it work? Evaluation research is a process of establishing value judgment based on evidence, further more it measures the effectiveness of a program, policy or way of doing something.

Thus this research focuses on evaluating the impacts rural land first level certification in securing land rights, facilitating land transaction, and increasing land management practice in Ethiopia in the case two rural kebele of administrative central zone of Tigray, Ethiopia.

On the research qualitative method is used to collect data relevant to the perception and opinions on the effectiveness of government rural land certification implementation, feeling of the securing land right and the outcomes of the program using semi-structured questionnaires.

On the other hand quantitative data were used to collected data on total land size, total household size, possibility of renting land, the level of land improvement activities, farm productivity, the extent and composition of land related disputes and other basic information were collected from sample households using structured questioners; and this were analyzed by using simple statistical description methods such as percentage, average and ratio.

In the evaluation of first level rural land certification objectives the study analysis the main tenure security practices, land transaction practices, land dispute type stages and expropriation

and compensation practice; constitutions, laws, regulations and directives how those were implemented.

### **3.2.2 Sources and Methods OF Data Collection**

#### **3.2.2.1 Primary source**

Most of the data require answering and validating the research questions would collect from primary source. The instruments and tools through which primary data would be collected were questionnaire, personal interview, focuses group discussion, directly that is not analyzed and other means would be primary data source. For collection of the primary data especially questioners, interview and focus group discussion training for four data collectors would be given and the necessary materials would be prepared for the data collection process.

**Questionnaire survey** relies on written information supplied directly by people in response to questions asked. The information from it tends to fall into two broad categories facts and opinion. Factual information just requires respondents to reveal straight forward information (such as their address, sex, number of children, size of land, amount of compensation, perception of land to rent). In open discussion opinions, attitudes, views, beliefs, preferences, etc. Respondents were generally good in explain the deep experience informing about feelings, to express values and calls for a judgment about impacts of land certification.

**Semi-structured interview** is the second method of data collection. It requires clear list of issues to be addressed and questions to be answered. However, the interviewer was flexible and let the interviewee to develop ideas and speak more widely on the issues raised. The answers were open-ended, and there was more emphasis on the interviewee elaborating impacts of first level rural land certification.

Focus group discussion is the third method of data collection; this consists of small groups of people who were brought together by a ‘moderator to explore attitudes and ideas about a specific topic someone focus to the session, based on an experience, particular emphasis is placed on the

interaction within the group as a means for eliciting information, the moderator's role is to facilitate the group interaction. The topics for discussion choice of informants, authorization, arranging the venue for interview were given due consideration.

### **3.2.2.2 Secondary Source of Data**

The secondary data would be collect from different published and unpublished materials such as;- FDRE constitutions, Policy Documents, proclamations, regulations, directives, government reports, journal articles, books, magazine, internet, thesis outputs which are relevant to the impact of rural land certification on securing land rights and official reports were used.

### **3.2.3 Population**

In doing the research there were 2340 population who were having first level rural land certification with a ratio of 34.956% female household and 65.044% male household, and the land administration committee of the Kebele, the land tribunal arbitration committee of the kebele, woreda justices employees and woreda courts employees. 1201 households from Ahferom woreda kebele Adizata of which 420 were female households and 781 male household head, 1139 households in Adwa woreda kebele Mariamshewito of which 398 were female households and 741 male household head where there.

### **3.3.4 Sample Size and Sampling Technique**

For this research two rural kebele (Mariamshewito and Adizata) of the administrative Central zone of Tigray which has 9 rural woredas having hypothetically 100% first level rural land certification in a household is assured and households having first level land certification. The sampling technique for selecting the Woreda and Keble were based on none probably sampling technique convenience to the researcher in terms of proximate to transport identification of the case. The data was collected by stratified random sampling method by dividing into two groups by their sex and the groups are organized into one.

From the total population 3.333% was taken for the sample size, for this investigation the sample units comprises from two rural kebele in the administrative central zone of Tigray Region in Ethiopia where the study was performed, by analyzing data from two woreda (two Keble), households those who have first level land certification 78 households sample size were decided; the sampling unit had a proportion of 51 from male households in 8 "ketena" or "kushet" and 27 female households in 8 "ketena" or "kushet" were identified. And from Keble land tribunal arbitrator committee, Keble land administration committee, woreda Environmental protection, land use and administration office, woreda justice office and woreda court were selected purposely for giving supporting in formations especially for the qualitative that was collected.

The stratified sampling size was calculated using this formula, which is as follows:

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

Where n= the desired sample size

z= the standard normal deviation usually set at 1.96 which corresponds to 95% confidence interval.

p= the proportion in the target population to have specific characteristics

q=1-p

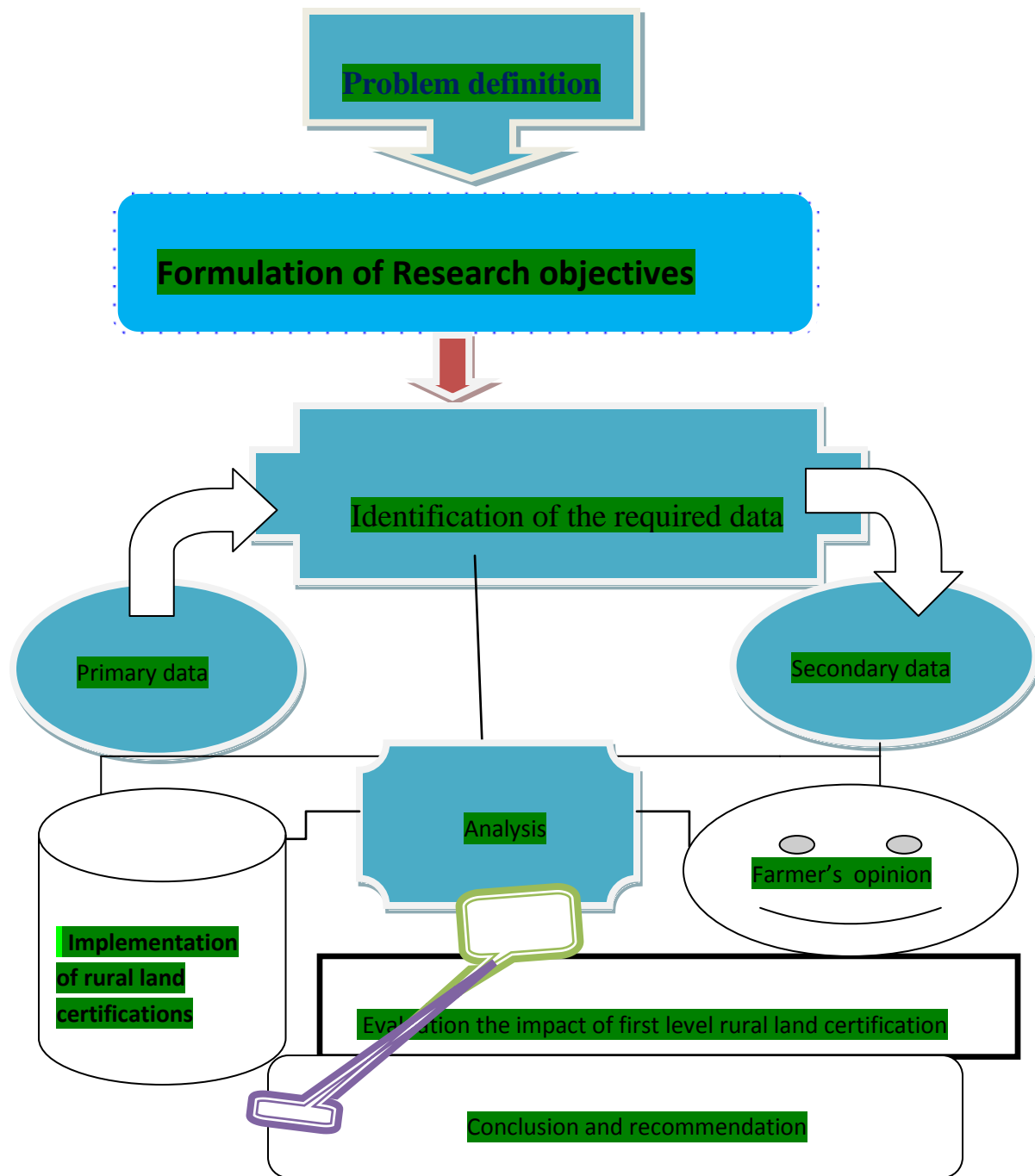
d= absolute precision or accuracy normally, set at 0.05

Therefore, to find the total sample n the researcher calculated as follows:

$$\begin{aligned} n &= \frac{(1.96)^2 * 0.0333 * (1 - 0.0333)}{(0.05)^2} \\ &= 78 \end{aligned}$$

### 3.2.4 Method of Data Analysis and Presentation

For this research the analytic tools that was used was SPSS software. Provide a well throughout rationale for making decision on the analytic tools select.



**Figure 3-2: Conceptual Framework of research design (the researcher).**

## CHAPTER FOUR: RESULT AND DISCUSSION

### 4.1 CHARACTERISTICS OF THE SAMPLE HOUSEHOLDS

The characteristics of the household for the impacts of first level rural land certification as the implementation tool of the regional land law in Ethiopia in case of two kebele administrative central zone of Tigray regional state in tenure security, dispute cases, land rent activities, land transaction, and expropriation and compensation practice were the main factor especially in family size, land size, different location of parcel (table4-1).

TABLE 4- 1: Household heads and family size

Sex of the household head	Number of Family members						Total	
	2	%	4	%	>=5	%	N	%
M	0	0	18	23	33	42.3	51	65.3
F	9	11.54	6	7.69	12	15.38	27	34.7
Total	9	11.54	24	30.69	45	57.68	78	100

The respondents response 23% of the male household head family size have four family members, 42.3% are having greater than or equal to five family members. And 11.54 % the female's household head family size have two family members, 7.69% have four family members, 15.38% are having greater than or equal to five family members.

These results shown 88.46 % of a household head have a family size of greater than or equal to four members this large family size from which he gets rural farmland it is a doubtful.



Table 4-2: Household heads and land size in timad (one Timad=0.25 hectare)

Sex of the household head	land size in <i>timad</i>								Total	
	1	%	2	%	3	%	>=4	%	N	%
M	25	32	18	23.07	4	5.1282	4	5.128	51	65.38
F	13	16.67	11	14.1	1	1.28	2	2.564	27	34.62
Total	38	48.67	29	37.1	5	6.408	6	7.688	78	100

Table 4-2 shown household head landholding size having one Timad or 0.25 hectares 48.67%, having landholding size two Timad or 0.5 hectares 37.1%, having landholding size 0.75 hectares 6.408%, and having landholding size one hectares and above 7.688%.

From the above table 4-1 and 4-2 when the researcher understands the number of family size with the size of farmland the land user possessing below the minimum size allowed by the FDRE rural land law proclamation number 456/2005 art.11 Sub art.2.

The Tigray region rural land law Proc.No. 239/2013 the minimum landholding sizes allowed is one Timad or 0.25 hectares/one per single person but from this study it does not show this minimum requirement. Because of the imbalanced proportion of population growth the minimum landholding size is doubtful this implies the land law has to forward an alternative livelihood projects which is compatible to the rural kebele coming generation.

Table 4 -3: Land fragmentation in the study site

Sex of the household head	Number of parcels										Total	
	1	%	2	%	3	%	4	%	>=5	%	N	%
M	7	8.974	13	16.67	15	19.23	9	11.538	7	8.974	51	65.38
F	7	8.974	5	6.41	8	10.25	2	2.56	5	6.41	27	34.62
Total	14	17.948	18	23.08	23	29.43	11	14.098	12	15.384	78	100

The above table 4-3 shown a household heads having a farmland in one site 17.95%, household heads having a farmland in two sites 23%, household heads having a farmland in three sites 29.43%, household heads having a farm land in four sites 14.1%, household heads having a farmland in five and above sites are 15.4%.

As researcher understand this result indicates around 58% of the household head having three and above parcels in different site for the minimum size of the land which is unmanageable to make different permanent improvements in the undefined land use compatibility concerning this researchers and the land law of the country as well the region jump in their analysis.

But as the researcher reflect especially in the open discussion the very important that needs policy adjustment this small size parcel because following the small plot different disputes arise, land grabbing arise especially for informal settlement, difficult to locate its border even in the secondary level of land registration which needs specialist in the field, difficult mitigate pests and termites, difficult to use modern technologies and the like.

## 4.2 LAND TENURE SECURITY

Both secondary data and primary data were collected on the aspect of tenure security before and after first level rural land certification. The indication of this approach is that satisfaction level of rural landholders in security of his tenure.

Table 4- 4: Household head perception of land tenure security

Sex of the household head	Response				Total	
	yes	%	no	%	N	%
M	31	40.26	20	25.974	51	66.234
F	18	23.38	8	10.3896	26	33.796
Total	49	63.64	28	36.36	77	100

When evaluating the impacts of first level land certification interms of tenure security first of all we have to follow the scope of the study that is based on the constitutions and land laws of the country as well the region. So, when we see the result the researcher understand from the review of documents most of them shows first level land certification creates a base for land tenure security activities and from table 4-4 the respondents view 63.64% of landholders shown first level land certification creates tenure security and 36.36% of the respondents said there is no tenure security as a result; of first level land certification; this result shown there is a limit in tenure security in the use right of landholders especially the insecurity of rural residential the law prohibited to buy and to sell, the absence of guarantee for the permanent improvements on their landholding to used as collateral value, to get credit services and the like.

Table 4-5: Household heads perception of improvements on the land

Sex of the household head	Response				Total	
	yes	%	no	%	N	%
M	49	62.82	2	2.564	51	65.384
F	27	34.615	0	0	27	34.615
Total	76	67.435	2	2.564	78	100

From the above table 4-5 in the closed interview due to tenure security of the land improvement on the land especially female household heads of the respondents 100% confidentially improve their landholding and 96% the male household heads of the respondents confidentially improve their landholding in the activities of soil and water conservation, planting fruits, utilizing improved seed and fertilizers.

But in the open discussion the data show due to the tenure is secured the respondent says there is no probability of credit services on behalf of the cost of the permanent improvement, there is no any land use compatibility strategy to build sustainable permanent improvements on the land and they do not have the right to the permanent improvements on the land to used as collateral value because the permanent improvements on the land are not easily separable from the land.

From this point of discussion the researcher emphasis security of tenure individually not create the confidence of farmers without the integration of land and permanent improvements on the land; So legislative bodies have to give attention to this bottleneck to transform sustainable tenure security.

Table 4-6: Household heads and awareness in land rights and obligations

sex of the household head	Response						Total	
	full awareness	%	Limited awareness	%	no response	%	N	%
M	13	16.67	38	48.71	0	0	51	65.38
F	8	10.256	18	23.1	1	1.282	27	34.62
Total	21	26.928	56	71.82	1	1.28	78	100

Evaluating the awareness of the land holders concerning his land rights (the right to get land certificate, the right to use the permanent improvements on the land , the right to get land free of charge etc.) and obligation ( plough farming land far away 3 meters from a river, not to plant dangerous plants in a farm land such eucalyptus trees, cactus and others ) which are clearly stated in the constitution, land law of the region as well as the country is the decisive one, because it is a base to creates favorable environment and to have productive investment on the landholding. Table 4-6 shows the respondents having full awareness concerning land rights and obligations were 26.928%, those having limited awareness were 71.82%, and; those no awareness was 1.282%.

As the researcher on the impacts of first level rural certification clarified on the view of EPRDF constitution of 1995 art.40 sub art.7 every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital. This Right shall include the right to alienate, to bequeath, and, where the right of use expires, to remove his property, transfer his title, or claim compensation for it, particulars shall be determined by law.

This point of discussion shows the non implementation gap and the government in awareness creation concerning land law for the implementing body is limited; emphasis is needed.

Table 4-7: Household heads and awareness with land rights not evicted from landholding

Sex of the households head	Response						Total	
	Yes I know	%	No I do not know	%	No response	%	N	%
M	42	53.846	8	10.2564	1	1.282	51	65.3846
F	24	30.769	3	3.846	0	0	27	34.6154
Total	66	84.6156	11	14.1024	1	1.282	78	100

As table 4-7 shown 84.6% of the respondents have awareness the right not evicted from landholding and 14.1% of the respondents those who have no awareness the right not evicted from their landholding. So, what the researcher understands these landholders have no awareness can be source of land dispute when their land is taken for land distribution, for public purpose and the like. Filling of this gap is important for having sound land law which creates favorable condition for tenure security; government bodies and nongovernmental have take the awareness creation massively.

Table 4-8: Household heads and awareness with land rights to form property

Sex of the households head	Response				Total	
	yes	%	No	%	N	%
M	50	64.1	1	1.282	51	65.3846
F	25	32.05	2	2.564	27	34.6154
Total	75	96.15	3	3.846	78	100

In a closed interview as table 4-8 shows 96.15% of the respondents on forming property on their landholding they knows their right to form property especially soil and water conservation, planting of trees and other researchers having done these kind of activities are forming property and secured his tenure.

In the open discussion the respondents say even though the right to form property on their holding land is aware but due to lack of land use compatibility they clash with different administrative organs especially in sustainable well construction of rural house residence for different purposes, in planting different permanent fruit plants, in doing off farm activities, in common lands and the like.

The researcher insights there is a gap in rural land use policy coordination which is not specified the compatibility of the rural land which can lag the educated rural youth. The EPRDF Constitution Proc.No.1/1995 art.40 sub art.7 says: Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital, but the Tigray region rural land administration and use proclamation No 239/2013 art.30 subart.3 Prohibits rural residence house selling and buying the researcher they cannot say that having right to form property on their landholding is secured.

Table 4-9: Households head and rights of getting land free

sex of households head	Response				Total	
	Yes	%	No	%	N	%
M	50	64.1	1	1.282	51	65.3846
F	26	33.3	1	1.282	27	34.6154
Total	76	97.4	2	2.564	78	100

In table 4-9 Shown 97.4% of the respondents know the rights of getting rural land free of charge as it is described in the FDRE Proc. No 456/21005 art.5 sub 1a. But in the open discussion the respondents say even though the law permits to get free of charge this law is not was not applicable in addressing land demand due to land scarcity because in the case study rural kebele of central zone of Tigray from table 4-2 collected data result shows the farmland ratio is below the minimum size (FDRE Proc. No. 456/2005 art.11 sub.1).

In this the researcher criticizes this article mean having this article we cannot say tenure is secured and I agree with the different researchers give like this idea. But the solution how this article to be functional is that providing functional land use compatibility for the different parcel plots as showing in table 4-3 the above for the minimum size that is 0.25 hectare (one timad) more than 59% of the household head got in three and above parcel in different site which creates favorable condition land for off farm activities with possible public sound arrangement.

Table 4- 10: Household heads and productivity of its land holding

sex of household head	Response						Total	
	highly increasing	%	increasing to some amount	%	no change from the pervious	%	N	%
M	26	33.3	19	24.36	6	7.69	51	65.384
F	10	12.82	13	16.6	4	5.128	27	34.615
Total	36	46.15	32	41	10	12.82	78	100

As table 4-10 shown due to tenure security the productivity of farm lands after first level land certification from the respondents 46.15% said the productivity of farm land highly increasing; 41% those who said the productivity of farm land increasing to some amount, and 12.8% those who said the productivity of farm land no change from the pervious.

The researcher understands productivity can affect by land certification by creating favorable environment to use improved technologies due to the confidence of tenure security.

### 4.3 LAND DISPUTE

First level land certification is the main tool for land dispute resolution mechanism and concerning this implication primary and secondary data are collected and different sector bodies were recognized and the implication of this her below.



Table 4-11: Households head and dispute before first level land certification

Sex of households head	Response				Total	
	yes	%	no	%	N	%
M	32	41	19	24.359	51	65.3846
F	18	22.8426	9	11.538	27	34.6154
Total	50	64.1	28	35.9	78	100

As table 4-11 shown before first level land certification were given 64.1% of the landholders faced to dispute and 35.9% of those who said no dispute before first level land certification but; when the researcher observe from the discussion point of view especially from the courts office, justices office the probability of land dispute before first level certification were too severe this were due to the none addressing of settled land law in the country; at that time there were no legally defined institutions that give service to the community.

Table 4-12: Households head and dispute type before certification

Sex of households head	Response												Total	
	border conflict %	Inheritance %	Divorce conflict %	donation %	compen sation %	land distribut %	N	%						
M	11	22	0	0	1	2	0	0	4	8	16	32	32	64
F	5	10	0	0	5	10	0	0	1	2	7	14	18	36
Total	16	32	0	0	6	12	0	0	5	10	23	46	50	100

Table 4-12 Shown that the of 46% dispute case's severe faced in land distribution, 32% border conflict, 0% inheritance, 12% divorce conflict; and 10% compensation case. From this respondents view the highest dispute case faced were land distribution case from the point of discussion with the respondents this saver case is due to there were no organized land law rather than manuals and the second case for dispute of land were border conflicts and the third case where divorce case.

This emerges from the fertility of land especially males say "Gedena (Garo)" near to the residential house needs to them and also the residential house and the 4<sup>th</sup> dispute case were expropriation this arises from taking of land for public purpose without any compensation especially for those land holders half and below half of their holding were taken but for these above half of their landholding expropriated were given compensation by land in other place.

Table 4- 13: Official data's before land certification

Land dispute case	Woreda Sectors case year(NS= data have not separated by dispute case type)						Kebelle sector			
	court		Justices		EPLUA		KLTAC		KLC	
	1996	1997	1996	1997	1996	1997	1996	1997	1996	1997
Border	NS	NS	NS	NS						
Inheritance	NS	NS	NS	NS						
Divorce	NS	NS	NS	NS						
Donation	NS	NS	NS	NS						
Compensation	NS	NS	NS	NS						
Distribution	NS	NS	NS	NS						
Total	790	870	1100	1170						

NB: EPLUA, KLTAC, and KLC institutions were not there at the time of 1996 GC, 1997 GC because the land was administered by Agriculture bureau that's the data in table 4-13 was not recognized.

The above table 4-13 shown data's in this year was not fully addressed the dispute in general increasing by 10% every year.

Table 4- 14: Households head and dispute after first level land certification

Sex of households head	Response				Total	
	Yes	%	No	%	N	%
M	20	25.641	31	39.7436	51	65.3846
F	19	24.359	8	10.2564	27	34.6154
Total	39	50	39	50	78	100

Before first level land certification were given 64.1% of the landholders faced to land dispute and 35.9% of the respondents was no faced to dispute before first level land certification but; when the researcher observed from the discussion point of view especially from the courts office, justices office the probability of land dispute before first level certification were too high (table 4-11).

While, when we compared with after land certification this shown 50% of the respondents were faced to land dispute and 50% of them not faced to land dispute this pointed that land dispute is decreased by 14.1% after first level land certification is given (table 4-14).

In the open discussion the respondents say first level rural land certification is easily manageable by the owner, experts, for the kebele land tribunal arbitrator, judges, and kebele land administration committee, this certificate should be supported by maps, and modified registration book easy for updating and harmonizing with the FDRE constitution as well the land law of the country and the region.

Table 4-15: Official data's after land certification

Land dispute case	Woreda Sectors case year(NS= have not separated data in type of dispute )									Kebelle sector					
	court			Justices			EPLUA			KLTAC			KLC		
	2015	2016	%	2015	2016	%	2015	2016	%	2015	2016	%	2015	2016	%
Border	NS	NS		NS	NS		17	19	+11.76	11	8	27.27	3	2	33.3
Inheritance	NS	NS		NS	NS		24	37	+45.83	15	17	+13.3	5	3	40
Divorce	NS	NS		NS	NS		9	5	44.5	8	4	50	0	0	0
Donation	NS	NS		NS	NS		7	4	42.8	0	0	0	0	0	0
Compensation	NS	NS		NS	NS		25	37	+48	0	0	0	17	12	29.4
Distribution	NS	NS		NS	NS		75	35	53.3	29	28	3.45	17	15	11.76
Total	677	542	20	754	603	20	157	137	12.74	63	57	9.5	42	32	23.8

Table 4-15 shown official data's of land dispute case; in the courts and justice office were not separated by the type of dispute case but this shown as after land certification dispute is decreasing by 20% from year to year when compare to table 4-11 but, land dispute before land certification was increased by 10% from year to year.

Table 4-15 Shown the woreda Environmental protection, rural land administration use and offices the land dispute case shown generally land dispute is decreasing after primary rural land certification by 12.74% from year to year but; when each land dispute cases is stated;

inheritance case increases by 45.83% from year to year, compensation case increases 48% from year to year, border case increases by 11.764% from year to year, donation case decrease by 42.8 from year to year, divorce case decreases by 44.5% from year to year, land distribution case decreases by 53.3% year to year, border case decreases by 11.76% year to year.

Table 4-15 Shows the kebele land tribunal arbitration committee dispute data case generally decreased by 9.5 % year to year but when we observe by each dispute case; inheritance case increases by 13.3% year to year divorce case decreases by 50% year to year, border case decreases by 27% year to year and distribution case decreases by 3.45% year to year.

Table 4-15 Shows the land administration committee dispute data cases generally decreased by 23.8% year to year; while we observe separately each land dispute case ; distribution case reduces by 11.78% year to year, border case was reduced by 23.4%, compensation case was decreased by 29.4% year to year, inheritance case was reduced by 40% year to year.

From table 4-15 and table 4-16 point of discussion the researcher in sights impact of first level rural land certification have positive impact in minimizing dispute resolution ;

1.The researcher observe woreda court dispute mitigation measure are the kebele land tribunal arbitrator committee this because land dispute case in the woreda court office were decreasing by 20% year to year but in the land tribunal arbitration is land dispute decreased by 9.5% year to year this implies that first level rural land certification easily manageable and minimizes extra costs to the rural land holder.

2. The researcher observes the imbalance between woreda environmental protection, land administration and use office with the kebele land administration in the case study area in reducing dispute because the kebele land administration committee in case study were reduced 23.8% year to year where as in the woreda environmental protection, land administration and use office dispute were decreased by 12.74% from year to year this implies that capacity building for the kebele land administration committee was imbalanced.

3. The woreda environmental protection, land administration and use office data shows inheritance case increases by 45.83% from year to year, compensation case increases 48% from year to year, border case increases by 11.764% from year to year as the researcher insight in the inheritance case the one who were born in land redistribution period with his family head have its ration interms of "eyal" by the name of "siso(1/3), rbie(1/4)" in for those family members the land law of the region were not incorporate how to use this right separately from the other family members who were not there in the period of land redistribution this implies. This would be the cause and the government has to recognize such marginal problems of the society.



Figure 4-3: Kebele land tribunal arbitrator committee hearing compliance in their office

Table 4-16: Households head and dispute type after certification

Sex of household heads	Response												Total	
	border conflict	%	Inheritance	%	Divorce conflict	%	donation	%	compensation	%	land distribution	%	N	%
M	2	5.128	2	5.128	1	2.564	2	5.128	2	5.128	11	28.2	20	51.28
F	2	5.128	1	2.564	2	5.128	2	5.128	1	2.564	11	28.2	19	48.72
Total	4	7.692	3	7.692	3	7.692	4	10.356	3	7.692	22	56.4	39	100

As table 4-16 Shown household head respondents in the severe of dispute types after first level rural land certification from respondents point of view the highest dispute sever is faced in land distribution which is 56.4% , Border 10.25%, inheritance 7.6923%, divorce 7.6923%, donation 10.25% , compensation 7.6923%.

From this respondents view the highest land dispute case were land distribution case and when we compare to table 4-12 dispute cases before first level of land certification the respondents response disputes due to land distribution has the first rank which is 46% from the point of discussion the researcher indicates the land holders to form permanent improvements on the land may not create confidence in this case tenure security doubtful.

#### 4.4 LAND TRANSACTION

For land transaction especially donation, inheritance, renting the most important tool in rural area is landholding certificate to evaluate this impact both primary and secondary data are collected through interviews, deeply through discussion and see her below what would be the analysis:

Table 4-17: Household head and perception in permanent improvement as collateral value

Sex of households head	Response				Total	
	Yes	%	No	%	N	%
M	3	3.846	48	61.5364	51	65.3846
F	1	1.282	26	33.3	27	34.138
Total	4	5.128	74	94.872	78	100

As table 4-17 shown the value of first level land certification for the permanent improvements on the land in the respondents view those who says first level rural land certificate is used as collateral value for the permanent on the land were 5.128%, and those who says first level rural land certification is not used as collateral value for the permanent improvements were 94.872%.

As the researcher insights in this point of view the FDRE constitution Proc.No 1/1995 article 40 sub article 3 the permanent improvement on the land can used as collateral value, but it is not supported (not explained) by the regional land law how to apply this so; harmonizing of the constitution with the regional land law gap is the main problem.

Table 4-18: Household head and perception rural residence house to sell and bought

Sex of household head	Response				Total	
	No rule that permits selling & buying	%	No response	%	Number	%
M	45	57.692	6	7.692	51	65.3846
F	25	32.051	2	2.564	27	34.138
Total	70	89.7436	8	10.25641	78	100

As table 4-18 Shown the response of respondents whether selling and buying residential houses in rural area those who say the law does not permitted 89.74% when they need to sell and bought, and those who have no response were 10.36%.



For this point of discussion the researcher compares with: ECE/HBP/1996 their explanation it says A good land administration system would Guarantee ownership and security of tenure, Support land and property taxation, Provide security for credit, Develop and monitor land markets, Protect State lands, Reduce land disputes, Facilitate land reform, Improve urban planning and infrastructure development, Support environmental management, Produce statistical data.

FDRE constitution art.40 sub art.7 Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital. This right shall include the right to alienate, to bequeath, and where the right of use expires, to remove his property, transfer his title, or claim compensation for it. Particulars shall be determined by law.

But the Tigray regional state rural land administration and use recent proclamation No. 136/2008, 239/2013 were not defined how to get land certificate for the constructed residential houses in rural area and how they used as collateral value instead it clarifies well constructed houses not to be sold and bought which opposes with FRDE constitution art.40 sub art.7.

The researcher suggest that there is no harmonizing policy the FDRE constitution with the Tigray regional state land law and providing land certificate for rural residence house is one ownership guarantee, since rural residence house constructed by his labor it should be permit when he needs to sell or bought like in the towns and cities because the country is now at the secondary stage of transformation. To do this innovative way rural land use policy is the decisive time now.

Table 4-19: Household head and perception of renting farmlands

Sex of household head	awareness in rights of renting the land				Total		practice of renting farmland				total	
	Ye	%	No	%	N	%	yes	%	no	%	N	%
M	49	62.82	2	2.564	51	65.384	0	0	51	65.384	51	65.384
F	25	32.051	2	2.564	27	34.616	0	0	27	34.616	27	34.616
Total	74	94.87	4	5.128	78	100	0	0	78	100	78	100

As table 4-19 shown perception of household head landholders practical application of farm land renting process those who know their right to rent their farmlands were 94.87%, those they do not know their right to rent their farm land was 5.13 %.

But the table shows even though the respondents know the rights to rent their farm land but no one has do rent his land.

The researcher suggests due to the land size given to them is minimum it is not enough to them in this case there is a gap for those who needs land by rent who have no other alternative for livelihoods in rural area especially the young generation.

#### 4.5 EXPROPRIATION AND COMPENSATION

One of the main objective of first level rural land citification used as grantee to get compensation at the time of his land is expropriated for public purpose because the FDRE constitution Proc. No. 1/1995 art.40 sub art. 7 and FDRE Expropriation of land holdings for public purposes and payment of compensation proclamation No. 455/2005 and the regulation No. 135/2007 clearly states compensation for the permanent improvement on the land and displacement compensation

for the land but in the case study area as they said expropriated land for public purpose especially constructed by the woreda capacity and other small projects such as schools, chokedamps, ponds, roads constructed by URAP, roads constructed by kebele and the like.

The landholders were not get compensation as well displacement compensation that's why compensation case clearly stated in table 4-15 and 4-16 shown as one of the major dispute case in the study area. From this point of discussion the implication of having land certification value doubtful, the researcher suggests there is no integration in between the law and the administrative body minority right should be consider.

## **CHAPTER FIVE: CONCLUSION AND RECOMMENDATION**

### **5.1 INTRODUCTION**

This research was done based on the facts findings on the ground on the impacts of first level rural land certification more of cooperating with the country's constitution, land law, as well the region Tigray and to some extent with different researchers' criticizes. This chapter presents a summary of the most important findings of the study, as well as the conclusions drawn from and ends with some recommendations for policy change, implementation gap and legal reform. The summary is not intended to be a complete sum up of the entire contents of the thesis, but rather attempts to points out the most important aspects of the research work.

### **5.2 CONCLUSION**

The researcher who conducted the research on impacts of first level land certification as measured by the perception of the survey households and the qualitative data drawn from both individuals and groups concludes first level rural land certification is:

1. Easily manageable by the users, kebele land administration committee, kebele land tribunal arbitrator committee as well for the courts and creates a baseline for tenure security.
2. It is written by the local language that can easily understand by the local community without skilled expert. This minimizes extra costs and bureaucracies for the land users; because if the land users have claim the kebele land tribunal arbitration committee can easily decide and create ground fact for other hierarchy courts in dispute resolution.
3. Facilitate land transaction/donation, inheritance, renting process/, increases land productivity, create favourable conditions for tenure security in identifying use right not to be evicted especially by land distribution case and the case to be evicted. This minimizes land dispute.

While the overall assessment is highly positive realize the full potential in the case study area of these two rural kebele of administrative Central zone of Tigray, Ethiopia. The research also identified the following constraints of first level land certification:

- i. Lack of land use compatibility which is not defined and bottleneck to build sustainable permanent improvements on the land especially for off farm activities in the rural area.
- ii. Due to the none clearly stating in the land law and limitation of updating of first level rural land certification with the defined land use compatibility that permit higher land transaction frequency, the rural household heads have not get first level land certification for their rural residential houses.
- iii. Even though the first level land certification border written by local language is easily manageable but does not create geographical record on boundaries in the field and thus lose external control by expert information at the time of dispute Settlement.
- iv. The recent Tigray regional state land law does not give guarantee for permanent improvements on the land to use as a collateral value.
- v. The local government in Tigray regional state neglects compensation at the time of expropriation for local public amenities such as local road, ponds, elementary schools and the like due to budget deficiency this leads to marginality of landholders.
- vi. The main problem for land disputes is land distribution and inheritance this is mostly due to implementation problem especially there is a limited awareness the land user as well the institution employees in the land law of the region as well the country.
- vii. Tigray regional state rural land administration and use recent proclamation No. 136/2008, 239/2013 prohibited well constructed rural residence houses not to be sold and bought and this needs harmonization with FDRE constitution to implement the right of permanent improvements on the land to be sold or bought.
- viii. The right of neglecting getting rural land certification for those who under age during land redistribution period but they attain now at that period those who they get land in the name of "eyal" which is Siso (1/3) or Rbie (1/4) with their household head in Tigray regional state is the main source of land dispute at the time of inheritance and land distribution period.

### 5.3 RECOMMENDATIONS

Based on the forgoing discussion and findings, the researcher would follow few points to be seriously considered government organs.

Although first level rural land certification creates baseline for tenure security the government should have to follow the implementation of the law how the local government and community leaders implement the provided laws especially these who ignores the law like compensation and displacement compensation for those who have use right of rural land holder when they expropriate for the purpose of public interest that leads to insecurity of tenure.

Even though first level rural land certification a little beat mitigates the land dispute composition, due to the limited awareness rural land users cannot able how they protect their use rights at the period eviction from their land holding strengthen functional institutions and consecutively awareness following harmonizing of the law is needed.

The government should have to follow the harmonization of the constitution Proc. No. 1/1995 art.40 sub 7 with regional laws. Every Ethiopian shall have the full right to the immovable property he builds and to the permanent improvements he brings about on the land by his labor or capital. This right shall include the right to alienate, to bequeath, and, where the right of use expires, to remove his property, transfer his title, or claim compensation for it; But Tigray region land law proc. No. 239/2013 art.30 sub 3 which prohibits buying and selling of rural residential house which is constructed by his labor and capital.

The government should take an action in coordinating land use policy which supports land suitability (use) before the introduction secondary level of land certification in favor of getting maximum productivity that incorporate the landless educated youth rural dwellers and sustainable growth and development of rural land users.

The government should have to design first level land certification and registry of books for common property resources and rural residential houses, with suitability with update and should

to support the local languages in the certificate border of the parcel with geographic coordinate at the introduction secondary level of land certification for these yet not recognized areas.

The government has to focus on the implantation bodies and controlling mechanism of the up-down implementation of the laws.

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## **LIST OF LAWS AND REGULATIONS**

### **FEDERAL LAWS**

"Federal *Democratic Republic of Ethiopia Constitution*" Proclamation No. 1/1995, *Federal Negarit Gazeta*, 1<sup>st</sup> Year No. 1

"Federal *Democratic Republic of Ethiopia Rural land Administration*" Proclamation No. 89/1997, *Federal Negarit Gazeta*, 3rd Year No. 54.

"Federal *Democratic Republic of Ethiopia Rural Land Administration and Land Use*" Proclamation No. 456/2005, *Federal Negarit Gazeta*, 11<sup>th</sup> Year No. 44.

"Federal *Democratic Republic of Ethiopia Expropriation of Landholdings for Public Purposes and Payment of Compensation*" Proclamation No. 455/2005, *Federal Negarit Gazeta*, 11<sup>th</sup> Year No. 43.

Ministry Council of Federal *Democratic Republic of Ethiopia "Expropriation of Landholdings for Public Purposes and Payment of Compensation"* Regulation No. 135/2007, *Federal Negarit Gazeta*.

### **TIGRAY REGIONAL STATE**

Proclamation 23/1997, *Rural Land Administration and use Determination Proclamation*, *Tigray Negarit Gazeta*, 6th Year No. 23 of the Council of the Tigray National Regional State.

Proclamation 55/2001, Rural Land Administration and use Determination Amendment Proclamation, Tigray Negarit Gazeta, 10th Year No. 12 of the Council of the Tigray National Regional State.

Proclamation 97/2006, Rural Land Administration and use Determination Proclamation, Tigray Negarit Gazeta, 14th Year No. 4 of the Council of the Tigray National Regional State.

Proclamation 136/2007, Rural Land Administration and use Determination Amendment Proclamation, Tigray Negarit Gazeta, 16th Year No. 1 of the Council of the Tigray National Regional State.

Proclamation 239/20013, Rural Land Administration and use Determination Amendment Proclamation, Tigray Negarit Gazeta, 21<sup>th</sup> Year No.2 of the Council of the Tigray National Regional State.

Regulation No. 48/2008, Rural Land Administration and use Amendment Regulations, Tigray Negarit Gazeta, 16th Year No. 2 of the Council of the Tigray National Regional State.

Regulation No. 85/2008, Rural Land Administration and use Amendment Regulations, Tigray Negarit Gazeta, 21th Year No. 4 of the Council of the Tigray National Regional State.

## APPENDIX A: QUESTIONERS FOR THE HOUSEHOLD

Code1. Woreda1. Kebele. ----- Ketena-----

1.1 Sex of house hold's head                      1. Male    2. Female

1.2 Number of Family members                      1. 1      2. 2      3. 3      4. 4      5. > 5

1.3 Total landholding size in Timad                      1. < 1      2. 2      3. 3      4. > 4

1.4 Number of parcels in different site                      1. 1    2. 2    3. 3    4. 4    5. >5

2. By what means did you get your landholding?

1. Redistribution 2. Donation 3. Inheritance 4. Distribution 5. Renting

3. Did you get certificate of landholding? 1. Yes 2. No,

4. Do you fear that land redistribution will come in the future and lose your landholding?

1. Yes I fear 2. No, I do not fear 3. No response

5. Do you fear your landholding is taken by the government? 1. Yes I fear 2. No, I do not fear 3. No response

6. Do you believe that your holding rights are secured as a result of certificate of holding?

1. Yes 2. No

6.1 If your answer is yes, is your holding size is enough for you? 1. Yes 2. No

7. Do you believe women land rights are secured after certification? 1. Yes 2. No

8. What type of tenure arrangement do you prefer? 1. Private 2. Communal 3. State 4. Open

9. How do you evaluate the efforts made by government to make aware of land law concerning land rights and obligations? 1. Aware enough 2. Not aware

10. Do you mention some of the major landholding rights of prescribed in the law?

10.1 Rights not evicted from holding? 1. Knows 2. Doesn't know

10.2 Rights of transfer the land 1. Knows 2. Doesn't know

10.3 Rights of renting the land 1. Knows 2. Doesn't know

10.4 Rights of getting land free of charge 1. Knows 2. Doesn't know

10.5 Rights to form property 1. Knows 2. Doesn't know

10.6 Rights to perpetual use of land 1. Knows 2. Doesn't know

**OPEN QUESTION: 11.** Can you list down land use obligations described in the land law?

No	Obligations	Knows	Doesn't know
1	Planting permanent trees		
2	Till far from rivers and gullies		
3	Protect boundary marks		
4	Use and base land use plan		
5	Hold certificate of holding		
6	Return back the holding certificate		

12. Do you make improvements on your landholding as a result of holding right is legally secured? 1. Yes 2. No

12.1 If you say yes what kind of improvement you made based on initiative so far?

12.1.1. Tree planting around farmland 1. Yes 2. No

12.1.2 Terracing landholding 1. Yes 2. No

12.1.3 Well constructing house's 1. Yes 2. No

12.1.3 Irrigation practice 1. Yes 2. No

13. How do you evaluate the productivity of your farmland after certification?

1. Highly increase 2.shows increasing trend 3. The same as before 4. Decrease

13.1 If you say decrease what is the main problem? -----

14. Have you ever faced land dispute before land certification? 1. Yes 2. No

If you say yes which type of dispute do you face? 1. Boundary case 2. Inheritance case 3. Divorce case 4. Donation case 5. Compensation case 6. Land distribution case

15. Do you have access to communal land? 1. Yes 2. No

If you say yes who is responsible to administer the land? 1. Government 2. Community 3. Cooperatives 4. No one

16. Does land certification used as collateral value for the permanent improvement on the land?  
1. Yes 2. No

17. At the time of eviction of your landholding dose compensation paid for the permanent improvement on the land? 1. Yes 2. No

18. In your opinion what is the major problem in your in your Keble related to land administration? Can you list the order of land disputes which was faced in your organization after first level land certification?

R.NO.	Reasons of dispute	Rank
1	Distribution	
2	Inheritance	
3	Exchange	
4	Donation	
5	Renting	
6	Land grabbing	
7	Falsified data	
8	Compensation	
9	Other reasons	

## APPENDIX B: QUESTIONERS TO THE EMPLOYMENT STAFF WORKERS

### Code 2: Questions to group discussion and EPLAUA staff, kebele land tribunal arbitration committee and kebele land administration committee

1. Does first level certificate improve the feeling of tenure security of the holding right in the study area? -----  
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2. Is there tenure insecurity in the study area?-----  
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3. What is the landholder's perception about land certification in land improvement? Dose certification enhances investment on land?-----  
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4. Does land certification used as collateral value for the permanent improvement on the land?--  
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5. Does rural land certification reduce the extent and composition of land related disputes? **(Probe for** disputes related to: Land claims between non-family members, Divorce, Inheritance, Land transaction practices (rent, sharecropping, mortgage, gift, sale, and other forms of transfer), Common property resources (grazing, forest, etc), Water use (irrigation, flood, etc, Boundary/encroachment). -----  
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6. Does first level certificate enhance land rent? -----  
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7.Does the first level certificate assure the inheritance of land and permanent improvements on the land?-----  
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8. Dose first level certificate assure the right take compensation for the permanent improvements on the land and displacement compensation to the land?  
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9.Can you list the order of land disputes which was faced in your organization after first level land certification?

R.NO.	Reasons of dispute	Rank
1	Distribution	
2	Inheritance	
3	Exchange	
4	Donation	
5	Renting	
6	Land grabbing	
7	Falsified data	
8	Compensation	
9	Other reasons	



## APPENDIX C: QUESTIONS TO JUSTICES OFFICE AND JUDICIARIES

1. Sex of house hold's head: 1. Male 2. Female
2. Educational level: 1. 4<sup>th</sup>-8<sup>th</sup> 2. 9<sup>th</sup>-10<sup>th</sup>. 3. 11<sup>th</sup>-Diploma 3.Dgree 4.Above degree
3. When you observe on context of your Institution how you evaluate 1<sup>st</sup> level land certification
  1. The certificate fully protects the right of the landholder
  2. The certificate partially protects the right of the landholder; If your answer is partially protects the right of the landholder explain the criteria's to be included in the content of the land certificate
4. Can you list the order of land disputes which was faced in your organization before first level land certification?

R.NO.	Reasons of dispute	Rank
1	Distribution	
2	Inheritance	
3	Exchange	
4	Donation	
5	Renting	
6	Land grabbing	
7	Falsified data	
8	Compensation	
9	Other reasons	

5. Can you list the order of land disputes which was faced in your organization after first level land certification?

R.NO.	Reasons of dispute	Rank
1	Distribution	
2	Inheritance	
3	Exchange	
4	Donation	
5	Renting	
6	Land grabbing	
7	Falsified data	
8	Compensation	
9	Other reasons	

5.1 Based on the ranking of the disputes what will be the reason in your understanding?-----

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5.2 Can you explain the possible solution in your way?-----

6. In your understanding could the landholder having a rural land certification use as collateral value? 1. Yes 2. The is no rule that permit to use as collateral

7. In your observation explain problems faced in Tigray rural land administration-----

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