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BAHIR DAR UNIVERSITY

COLLEGE OF AGRICULTURE AND ENVIRONMENTAL SCIENCES GRADUATE PROGRA

Farmers' Perception on Development Induced Farmland Expropriation: Evidences from *Raya Kobo* District, Ethiopia.

M.Sc. Thesis

BY

Emam Adem

Submitted in Partial Fulfillment of the Requirement for the Degree of Master of Science (M.Sc.) in Rural Development Management.

June, 2018 G.C

***Bahir Dar*, Ethiopia**

BOARD OF EXAMINERS' APPROVAL

BAHIR DAR UNIVERSITY COLLEGE OF AGRICULTURE AND ENVIRONMENTAL SCIENCES GRADUATE PROGRAM

Farmers' Perception on Development Induced Farmland Expropriation: With Evidence from *Raya Kobo* District, Ethiopia.

As member of the Board of Examiners of the Master of Sciences (M.Sc.) thesis open defense examination, we have read & evaluated this thesis prepared by Mr. Emam Adem entitled "Farmers' Perception on Development Induced Farmland Expropriation". We hereby certify that, the thesis is accepted for fulfilling the requirements for the award of the degree of Master of Sciences (M.Sc.) in Rural Development Management.

By: Emam Adem

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ADVISORS' DECLARATION

This is to certify that this thesis entitled "Farmers' Perception on Development Induced Farmland Expropriation" submitted in partial fulfillment of the requirements for the award of the degree of Master of Science (M.Sc.) in "Rural Development Management" to the Graduate Program of College of Agriculture and Environmental Sciences, Bahir Dar University by Mr. Emam Adem (ID. No. BDU0906219PR) is an authentic work carried out by him under our guidance. The matter embodied in this project work has not been submitted earlier for award of any degree or diploma to the best of our knowledge and belief.

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GRADUATE CANDIDATE'S DECLARATION

I, Emam Adem Endris, declare that this thesis is my own work and that all sources of materials used for this thesis have been duly cited and acknowledged. This thesis has been submitted in partial fulfillment of the requirements of MSc Degree at Bahir Dar University. I declare that this thesis is not submitted to any other institution for award of any academic degree, diploma, or certificate.

Candidate Name: Emam Adem Endris Signature_____ Date_____

DEDICATION

I dedicated my master (M.Sc) thesis work to Almighty *Allah* for seeing me through to the end of this program; Michote Deresse for paving the way with her relentless strive for empowering & capacity building with education that enabled me to follow her route; to my brother Engineer Yusuf Adem, Who sacrificed his life to educate me and my three brothers; Marye Adem, Anwar Adem & Ibrahim Adem; and to his wife Meseret Eshetu, whom suddenly passed away in August 12, 2016, and December 30, 2016 respectively.

I become a man of value more than a man of success because of your massive contribution starting from my childhood up to this level, my brother. But you slept forever without looking my current advancement.

"I missed you, my brother. Rest in *Jennah*!!! "

BIOGRAPHICAL SKETCH

Emam, the author was born on January 13, 1987 G.C in *Amhara* National Regional State (ANRS), *South Wollo* Zone, *Worebabo* district in a small rural village called *Tonae* to his father Adem Endris & his mother Zehabu Harun. He attended his elementary education (1-6 grades) at *Hollae* elementary school & he attended his junior secondary school at *Worebabo* Junior secondary school. He attended his High-school education (9-10 grades) at *Haik* Higher Secondary school. He also attended his preparatory education (11-12) at *Memihr Akale-wold* Higher Education Preparatory School in *Dessie* town. Then he joined the then *Jimma* University *Ambo* College of Agriculture in 2007 G.C and graduated, from *Ambo* University, with Degree in Rural Development in July 15, 2009 G.C.

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The author is married and has a son.

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LIST OF ABBREVATIONS

A.S.L	above Sea Level
ADB	African Development bank
ANRS	Amhara National Regional State
Art.	Article
BDU	Bahir Dar University
CACC	Central Agricultural Census Commission.
CAES	College of Agriculture & Environmental Sciences.
CSA	Central Agricultural Agency
EPRLAUO	Environmental Protection Rural Land Administration & Use Office
FAO	Food and Agricultural Organization
FDRE	Federal democratic Republic of Ethiopia
FECPP	Federal Expropriation & Compensations Payment Proclamation
FGD	Focus Group Discussion
HHs	Household
KIIs	Key Informant Interview
Km	Kilometers
*RK*DFEDCO	*Raya Kobo* District Finance and Economic Development Cooperation Office
S.No.	Seriel Number
SPSS	Statistical Package for Social Science
Std.	Standard

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ABSTRAC

In Ethiopia, land ownership belongs to the state. The Ethiopia government uses the constitution as a reference to decide on expropriation of landholding for public use. An early step in the process of providing such public use is the expropriation of appropriate land by expropriation & reallocation of urban fringe farmland through lease contract to meet the growing demand of farmland for urbanization, infrastructure development, and manufacturing. A less studied aspect in Ethiopia, in the region in general & in the study area in particular, is the status of displaced farmers' perception on development induced farmland expropriation. The specific objectives of this study was determining farmers' perception on development induced farmland expropriation; assessing farmers' awareness on rural land expropriation & compensation laws, and assessing the status of displaced farmers' perception on the development induced projects brought by farmland expropriation. In this research, both probability (systematic random sampling) and non-probability (purposive sampling) techniques were applied. Sources of secondary data included conceptual, empirical studies, perception theories analysis. Primary data sources included farmers who are displaced due to expropriation. In order to collect these data both qualitative and quantitative data collection techniques were used to collect primary sources using a questionnaire (from 72 development induced displaced farmers). Focus Group Discussion (FGD), key informant interviews (KIIs); and observation. Statistical methods such as frequency, mean, standard deviation, independent sample T-test/F test and Chi-squared test, and correlation analysis were used. The result indicates that none of the respondents felt happy with government's plan of land expropriation; but they supported the establishment of development induced projects; and they do not know at all about the laws & regulations of land expropriation & compensation in Ethiopia in general & in Amhara Region in particular. Respondent farmers deeply felt bad that their farmland was expropriated without making them part of the project during decision making. Farmers must be considered as development actors in their respective places.

Keywords: Farmers, Farmland, Development induced, Expropriation, Compensation, Perception, and Likert Scale.

CHAPTER ONE: INTRODUCTION

1.1. Background of the Study

Sustainable development requires governments to provide public facilities & infrastructure that ensure safety & security, health & welfare, social & economic enhancement, and protection & restoration of the natural environment. An early step in the process of providing such facilities & infrastructure is the expropriation of appropriate farmland (FAO, 2008, p.1). Expropriation has been used throughout history as a measure for making privately held farmland available for different purposes of public interest. This was practiced in the ancient Greek empire as well as in the Roman Empire (Reynolds, 2010, p.2).

Farmland expropriation in common law is the inherent power of the state to expropriate rural land without the farmer‘s consent (FAO, 2008, p.5). It can also be termed as the right & action of the government to take possession of rural land for it does not own for public use (Lei, 2010, p.11). The right for the state to expropriate rural land is today recognized by international law, as long as the expropriator follows certain principles (UNCTAD, 2012, p.5): i) Rural land has to be taken for a public purpose; ii) On a non-discriminatory basis and iii) In accordance with due process of law; iv) Accompanied by compensation.

In some countries, laws provide an itemized list of rural land uses that fall within the definition of public purpose (Keith, *et al* 2008, p.10). Most developing countries have developed rural land expropriation laws to restrict their government’s exercise of its eminent domain power & have accumulated instructive experience in implementing those laws. Such laws typically; define the cases in which the government can exercise its power, describe the rights & participation of those farmers, whose farms are being taken, define the lost assets for which compensation is payable & the level of compensation that is payable for those assets (ADB, 2006 as cited in Melese Tadese,2016, p.16).

In Ethiopia, the power to farmland expropriation emanates from the FDRE constitution under article 40/8, which later was explained by different legislation. According to the Federal Expropriation & Compensations Payment Proclamation(FECPP) No. 455/2005, Article(Art.) 7 states that, *“the government may expropriate private property for a public purpose where it believes that it should*

be used for a better development project to be carried out by public entities, private investors, cooperatives, societies or other organs with payments of compensation."

"The ownership right of land belongs to the regional state and land cannot be transferred through sale or other means of exchange by anyone except the regional state that administers and has power over it. The justification given by the government regarding the land ownership rights of the regional state has been to protect farmers from possible loss of their irreplaceable asset. Private ownership of land might force poor farmers to sell their land as a result of poverty and end up becoming landless and poorer(FDRE Constitution 1995 (Art.40/3),as cited in Beneberu Assefa 2012, p.49) *"*.But whenever the government needs land for addressing public development demand it has a full right to expropriate it. *"Expropriating land holding means taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power* (ANRS EPLAUO Proclamation No. 133/2006 Art. 2(18))*"*

Ethiopia`s recent economic growth has generated unprecedented demands for rural land for urban expansion, infrastructure, manufacturing, corporate farming and mining development (Muradu Abdo, 2014, p.148). The growing demand of rural land for urbanization, infrastructure development, and manufacturing is primarily intended to be supplied by expropriation and reallocation of urban fringe land through lease contract. This shows that land acquisition and delivery for urban expansion & development purposes is completely state-controlled on the rational that all land/ rural land belongs to the state & peoples of Ethiopia (FDRE, 1995). As urban territory extends into the urban fringe areas adjacent to the municipal boundaries, the existing rural land tenure relation is expected to cease compulsorily (Adam, 2014, p.17). Therefore, rural land issues in the urban fringe areas of Ethiopia in the process of urbanization, manufacturing & infrastructure development involve at least three parties:1) land provider or the government; 2) land acquired which is generally a private or joint company and 3) land losers who are local urban fringe landholders or small farmers(ibid).

In general, in Ethiopia, particularly in the study area, cities/towns are expanding horizontally, rather than vertically, in an unmanageable way. Such unmanaged rapid horizontal expansion of cities/towns with infrastructure & manufacturing development in most parts of Ethiopia,

particularly in the study area, created a conversion of largely agricultural land to urban land for housing, industry village development, and railway project (*Woldia/Haragebeya/-Mekelle* Railway Project) implementation process.

Recently in *Raya Kobo* District towns are expanding into the surrounding rural *kebeles* mainly due to social and economic factors that is rapid urban growth and infrastructure development such as housing & industry village development, and railway project implementation process.

The high population growth which does not match with the socio-economic growth, industry village, and infrastructure development such as railway infrastructure project implementation process created high demand for land which leads to unplanned and uncontrolled horizontal expansion. This situation further contributed to changing of rural land use to urban land use, which in turn displaced farmers in the study area.

Therefore, the focus of this study was to examine the status of displaced farmers' perception on development induced farmland expropriation with respect to urban expansion, industry village development, and railway project implementation process of farmers residing in the fringe area of *Kobo, Robit & Gobiye* towns.

1.2. Statement of the Problem

In Ethiopia, currently, farmers have only landholding rights given by the Constitution & they have been using it for generations as source of livelihood and everything. When the importance of rural land increases & pressures mounts from the urban areas the government introduced rural land expropriation is an alternative solution as it is already enshrined in the Constitution (Girma Kassa, 2011, p.13).

The importance of rural land for farming HHs is explained in different ways by different researchers & the farmers themselves. The farmers equate the loss of farmland with the loss of life as they have economic, social, cultural attachment with it. Farmers adhere to the principle that rural land belongs to those who work it; do not accept the inviolability of private property; believe that rural land is not just another economic resource, but is also - as is water, forest and so on - part of nature and it is their heritage that should benefit human beings & the world as a whole. Therefore, they do not adhere that it were subject of market laws & private property (Nardi,2011,

p.124).Therefore improper management of the expropriation process as a result of not following due process of the law have great impact on the social & economic activities of farmers & in effect violates their rights such as property rights, housing, food & basic standard of living (Wanyoike,2014, p.18).

Despite being a core & necessary governmental power, expropriation of farmland has always attracted controversy, both in theory and practice. This is because whenever farmers are displaced, the human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through standard compensation packages (FAO, 2009, p.10). The compensations are sometimes compounded especially where the process is designed or implemented poorly or tenure insecurity is exacerbated. In such cases, farmland markets are weakened, investment incentives are undermined, and communities and livelihoods are destroyed. This has led to farmers having to fight against the government expropriating their farm land. However, they have no control over the situation since the government has to take it. Most governments have laws that allow them to expropriate rural land in the public interest (ibid).

While expropriation & compensation for public purpose is thoroughly discussed in Ethiopia (M. Persson, 2015, p.19), the status of displaced farmers' perception on development induced farmland expropriation has received little research attention in the region in general & in the study area in particular.

In *Raya Kobo* district towns are growing very fast both in population size and area. Particularly in the last 5 years, a number of private & public investment projects are being established. Since these projects demanded extensive land; the municipalities had incorporated very large fertile farmland from surrounding rural HHs (HHs).

In general, the expansion of *Kobo, Robit & Gobiye* towns with the development induced projects to the surrounding farmland is not in normal stage & it is not clear as to what happened to the status of displaced farmers perception towards expropriation practices, the importance of development endeavors, awareness on expropriation & compensation laws practice, participation for valuation processes, and perceptions towards fair compensation payments; do rural farmers perceive the development induced projects as a threat or opportunity on the basis of their experience they have about expropriation & compensation practice? Expropriation practice undertaken by the respective

towns' administration was not yet assessed through local detailed investigation

1.3. Objective of the Study

1.3.1. General Objective

The general objective of the study was to assess displaced farmers' perception on development induced farmland expropriation with respect to urban expansion, industry village development, and railway project implementation process.

1.3.2. Specific Objectives

The specific objectives of the research were as follows:

1. To determine farmers' perception on development induced farmland expropriation.
2. To assess farmers' awareness on rural land expropriation & compensation laws.
3. To assess the status of displaced farmers' perception on the development induced projects brought by farmland expropriation.

1.4. Basic Research Questions

1. What was the extent of farmers' perception on development induced farmland expropriation?
2. How did farmers' awareness of rural land expropriation & compensation laws determine their perception on development induced farmland expropriation?
3. How did displaced farmers perceive and interpret development?

1.5. Scope of the Study

The study has encompassed *kebeles* which surround *Kobo, Robit & Gobiye* towns, of *Raya Kobo* District, North *Wollo* Zone of *Amhara* Regional State. It has focused on assessing & examining displaced farmers' perception on development induced farmland expropriation with respect to urban expansion, industry village development, and railway project implementation process in 2016 & 2017 yr.

1.6. Limitations of the Study

Like many other types of research work, this research was not being without limitations. The main limitation of this study was the lack of previous research published surrounding the causation of perceptions in farmland expropriation & compensation. Therefore, internationally recognized &

published journals' data was used to compare this study to and therefore may question the accuracy of the results .Due to the lack of research undertaken, in the study area in particular and in the region in general, there was no exact study to base on this study and therefore a variety of studies were not used in the design of this study which may also have an impact upon the credibility of the results.

1.7. Significance of the Study

The study helped in assessing displaced farmers' perception on development induced farmland expropriation with respect to urban expansion, industry village development, and railway project implementation process in the study area. It also helped for examining associated problems that are related to expropriation and compensation as well as the current status of farmers' perception whose farm land is expropriated in the study area, and helped to recommend a possible solution based on the findings. It will also support the decision makers/authorities/ to consolidate strong sides & to solve problems related to urban expansion, industry village development, and railway project implementation process by providing empirical information. This in turn will have a far reaching implication for ensuring good governance related to land administration in the region. Finally, the outcome of this study will be easily extrapolated to other areas which have a similar setting. It also will pave a way for other researchers to conduct related assessments in other town, district or *kebeles* of the zone.

CHAPTER TWO: LITERATURE REVIEW

In this chapter definition of important terms, review of concepts & empirical evidences from research findings of different places in Ethiopia & from other African countries on displaced farmers' perception on development induced land expropriation; farmers' awareness on rural land expropriation & compensation laws & their perception on land expropriation; and displaced farmers' perceptions on induced development projects; and theoretical review of perception are discussed.

2.1. Definitions of Important Terms

Perception: The attitude towards expropriation of land by government for public purpose (Wanyoike, 2014, p.9).

Awareness: Having knowledge of expropriation and compensation proclamations and regulation of the Federal government and decrees & directives of Regional government (ibid).

"Compensation": means payment to be made in cash or in kind or in both to a person for his property situated on his expropriated landholding (Federal Expropriation and Compensations Payment Proclamation (FECPP) No. 455/2005, Art.2/1) of Ethiopia.

Expropriating from land holding" means;

- Taking the rural land from the holder or user for the sake of public interest paying compensation in advance by government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power(ANRS EPLAUO , Proclamation No 133/2006 ,Art. 2/18)
- Refer to taking over a property by the Government or its agency for public use, without private negotiations, without the consent of the owner but with a just compensation (FAO, 2008, p.5).
- Expropriation is the power of government to acquire privately held tenure rights, without the willing consent of the tenure holder, in order to benefit society. "Expropriation" refers to eminent domain, takings, compulsory purchase, compulsory acquisition, and other names given to this by government power around the world (ibid).

Participation: Being part of the negotiation for expropriation and compensation of land by government for public purpose (Wanyoike, 2014, p.9).

"Public purpose" means the use of land defined as such by the decision of the appropriate body in conformity with urban structure plan or development plan in order to ensure the interest of the peoples to acquire direct or indirect benefits from the use of the land and to consolidate sustainable socio-economic development (FECPP No. 455/2005, Art.2/5) of Ethiopia.

2.2. Review of Concepts

2.2.1. Farmers' Perception on Development Induced Farmland Expropriation.

In rural residents of most developing countries, including Ethiopia, farmland is the main economic, , social and cultural asset for farmers. It is the crucial source of generating livelihood income for society. It remains an asset that farmers have to accumulate wealth and transfer the same to future generation. Moreover, the issue of farm land has not simply remained to be an economic affair but also it is very much intertwined with the people's culture and identity. In a nutshell, land related issues in developing countries are the most sensitive part of overall development that government needs to consider (Girma Kassa, 2011, p.49). In Ethiopia, land is the common property of the 'state and the people', and, hence, is not subject to sale, exchange or mortgage. Rural farmers and pastoralists are guaranteed a plot of land free of charge. Rural farmers' right to the land is a kind of usufruct right, which merely gives peasants possessory or "holding" prerogatives, including the rights to use and enjoy, rent, donate and inherit the land (Ibid). Although land is owned by the state and the Ethiopian people, rural farmers are given the rights to use, lease/rent, or inherit the land which is in his holding. Moreover, the Constitution guarantees their holding rights in that no land may be taken by way of expropriation without advance payment of commensurate amount of compensation (Daniel Weldegebriel, 2013, p.275).

Before expropriation procedures stare authorities typically try to expropriate the farm land (or other rights in land) through contract and negotiate with the land holders. Only if such negotiations do not lead to a voluntary transfer of ownership, expropriation procedures are started. Clearly the possibility of expropriation influences the farm land holder's decision to negotiate a contract(Gerhard and Andrew, 2007, p.37). However, they did not make reservations from

explaining that the meetings were no more than warning the farmers not to object the development project that the government is doing for the benefit of the farmers.

Expropriation has raised a number of criticisms and has caused conflict between farmers & the expropriating authority (Martin, 2010, p.29). A study made by FAO(2008, p.32) in sub-Saharan countries revealed that financial compensation on the basis of equivalence of only the loss of farm land rarely achieves the aim of putting those affected farmers in the same position as they were before the acquisition; the money paid cannot fully replace what is lost. In some countries, there is a legal provision recognizing this in the form of additional compensation to reflect the expropriation nature of the expropriation. In practice, given that the aim of the acquisition is to support development, there are strong arguments for compensation to improve the position of those affected wherever possible.

It is very difficult to compensate expropriated farmers as the land carries the functions of both wealth stock and income flows and the land is nearly a social security system supporting their short term and long term livelihoods. Firstly, the land offers enough food for farmers and their families, meeting their needs for basic survival. Secondly, the land provides old-age security and it functions as a pension. The older farmers can transfer their rights to operate land to other family members or other farmers to get income flows to survive their later life. Thirdly, land functions as both the job and the unemployment insurance. On the one hand, agricultural production requires a lower level of skilled worker compared with other industries. Almost all the healthy laborers are qualified for jobs relative to agricultural production. On the other hand, when they are unemployed in cities or in non-agricultural areas these unskilled workers can continue to work on the land. Fourthly, land is the capital for expropriated farmers to get income flows. Last but not least, land offers public goods for the whole village. Most villages keep a considerate amount of land so that the local governments can get revenue to offer public goods, and relieve the farmers in poverty (Zhang & Lu, 2011, p.31).

2.2.2. Farmers' Awareness on Rural land Expropriation & Compensation Laws.

With the rapid economic development and urbanization witnessed in recent years, large amount of urban and rural land has been taken by expropriation in every fringe area of towns. Even if expropriation is accepted as the only tool to acquire land for development and urbanization purposes, two conditions have to be fulfilled: firstly, the procedure has to follow due process of law,

and secondly, owners must be compensated fully. If people are denied justice or the value (market value or replacement value) of their property, the development that comes is not worth having since it is based on the involuntary scarifications' of individuals and violation of their rights (Daniel Weldegebriel2013, p.106).

Responsibility for the valuation of land varies from one country to another. In some countries the work is done by or for the acquiring agency while in other countries the valuations are the responsibility of independent commissions (FAO, 2008, p.24).In Ethiopia, the valuation system suffers from lack of qualified experts and consultants to do valuation. All valuations in the rural area are conducted by unskilled local elders and representatives of different government offices. There are also no private valuation consultation companies in the country that could serve as alternative valuators (Daniel Weldegebriel2013, p.177).Because of time-consuming and expensiveness accurate valuation is difficult: each land parcel must be inspected to determine the value of the land fertility potential and improvements made by the land holder. A shortage of skilled valuators will increase the time required to complete the work. It may be difficult to prepare reliable indicators for valuation when land sales are informal, or where markets do not exist or are just developing. It may be also difficult to financially quantify non-economic losses, e.g. Religious, historical or cultural claims to the land (Larbi, 2008, p.37).

Unlike some other countries where the issue of compensation is decided by courts, in Ethiopia, compensation is decided by the land administration body. Once the valuation committee finalizes its assessment, it reports the results to the district and the latter communicates this to the affected people and to the implementing agency. Mostly, the information is communicated through displaying on notice board, in urban areas, and in person in rural areas. If the owner or holder has a grievance on the amount of the compensation, s/he may petition to the administrative "compensation grievance hearing committee" established within the district or municipality. The Compensation grievance hearing committee, after investigating the matter may either affirm the amount or order re-evaluation of assets. If the person is dissatisfied with the decision of the grievance hearing committee, he may appeal to "regular appellate court or municipal appellate court within 30 days from the date of the decision." (Daniel Weldegebriel, 2013, p.178).

The notice of intention to expropriate should set a deadline by which each displaced farmers submits a claim for compensation. Such a notification serves different purposes. The notification

may help the land holders to know their eviction & may also help them to move the properties they have on the land (Abebaw Abebe, 2016, p.34).At some point after notice has been given, the project‘s valuators must enter the land to inspect it and Legislation should enable the clear definition of the date at which the land should be valued. The most equitable approach is to have a valuation date that sets the value of the land as if the proposed project did not exist. For this reason, it is common for legislation to require that the value of a land parcel is linked to the date of the publication of notice. If legislation does not specifically link the date of valuation to such an event, the acquiring agency should specify dates appropriate to the nature of the project (FAO, 2008, p.28).

For public participation of citizens to be useful and meaningful, it must be effective participation. This can only happen if citizens and organizations are provided with all the necessary information to enable them to actively engage in any consultations. This is because information raises the level of debate and influences opinion that might otherwise be compromised by mistrust and bias (Wanyoike, 2014, p.13). Without adequate access to information on the expropriation plan, including the proposed justifications for expropriation, it is difficult for affected populations to understand how expropriations may impact their tenure rights, to participate meaningfully in consultation processes, and to voice their concerns about whether a proposed expropriation serves a genuine public purpose (Tagliarino, 2016, p.57).

Land holders involvement in the process and make them aware of the expropriation & compensation laws is a must so that they feel part of the dealings. Good governance is necessary to provide a balance between the need of the government to acquire land rapidly, and the need to protect the rights of farmers whose land is to be acquired (FAO, 2009, p.23). Conflict is reduced when there are clear policies that define the specific purposes for which the government may acquire land, and when there are transparent and fair procedures for acquiring land and for providing equitable compensation. Effective & fair compulsory acquisition cannot exist without good governance and adherence to the rule of law (ibid).

One of the ways of making the victims aware is having public meetings at the initial stages of the land expropriation. Public meetings provide an opportunity for people to learn more about the project and the legal provision. In these meetings they are able to receive answers to their questions about the process and its procedures, and to voice their concerns (Bruce, 2009, p.12). The meetings

illustrate accountability and transparency when the government has to justify its proposal to expropriate the farm land (Larbi, 2008, p.17).

Public discussion is a procedure actually practiced by all regions although it is not mentioned in the Federal Expropriation Proclamation of Ethiopia. Public discussion is also a proposed and actually practiced procedure in many countries. Open public discussion enables the government to appreciate the concern of the people and to create smooth environment for the project's undertaking. If the public is not clear about its benefit and the compensation packages before the commencement of the project, conflict may arise. Taking this into consideration, the Ethiopian government gives more focus to this stage as compared to others (Daniel Weldegebriel, 2013, p.174).

In general the public participation during land expropriation process is important because it is the precondition for collective & farmers to use their rights and protect their benefits. Firstly, through public participation the collective & farmers can understand the purpose, compensation and other related information better which are preparation for them to use their rights. Secondly, by public participation, the collective & farmers get the chance to communicate with the government. These are not only helps the government to improve the expropriation plan, but also enhance social supervision of government and protect farmers' benefits. In addition, public participation helps the collective and farmers to get proper compensation (Lei, 2010, p.34).

2.2.3. Displaced Farmers' Perceptions on Development Induced Projects

Expropriation of land from farming community now becomes one of the major options many countries take as a strategy to find space for the newly emerging developments and pressures coming from the global restructuring of capital in urban fringe areas. There is a general move towards replacing the small holder agricultural lands and other land uses with housing, industrial activities, and infrastructure development. Such a move is triggered by governments' interest for boosting development at the cost of the other major source of employment for the majority of poor people in developing countries like Ethiopia (Yidnekachew Tadesse, 2015, p.3).

The benefit could be an increase in the town's overall development and generation of high employment opportunities during the time of construction and may be after it is completed if the concerned parties give emphasis on the matter of capacity building. Adversely, local residents

whom the projects mainly touch face some problems like the loss of houses or businesses since the area in which they reside gets cleared for the construction purpose (Yidnekachew Tadesse, 2015, p.4).Expropriation may inflict many adverse impacts on populations whose lands are expropriated including loss of income and job opportunities (farm and non-farm jobs), a loss of livelihood assets such as farm land and common pool resources, as well as access to public services and the breaking-down of social networks. Land expropriation indirectly produces effects related to wealth redistribution; as farmers receive different levels of compensation, severe tensions arise between governments and farmers that burden the implementation of land policy and planning (Ndrangu, 2014, p.13)

Expropriation of rural land from its initial holders has everlasting effects on their lives especially if these people depend on the land for their livelihood. In the peripheral areas of many African cities, Farm land expropriation denies these land holders their means of livelihood and hence change their lives forever. This is why there is a general reluctance and hostility when an attempt is made to interfere with established land rights because land is a peculiar institution, which occupies a central position in the social organization of the community (Ndrangu, 2014, p.14) .Any attempt to change the existing land relations whether by expropriation or whatever means is likely to meet the strongest opposition even if such projects were implemented by the government itself. Numerous problems usually surface during their implementation of the expropriation, valuation and compensation procedures. Some of these problems are similar in countries but others are rather peculiar to the region and the country. Problems in relation to expropriation, valuation and compensation can be categorized into legal, technical, institutional and financial (ibid).

The revised involuntary resettlement objectives of the World Bank (2013, p.14) state that "displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher" .When compulsory displacement becomes inescapable, resettlement objectives must include minimized social risks and shocks, damage, and suffering; the protection of resettled people's well-being and rights; a facilitation of their rehabilitation among new hosts; and support for development and improved livelihoods at arrival sites. To avoid impoverishment, good policy, proper resettlement planning and adequate resource allocation are critical (Ndrangu, 2014, p.15).

2.2.4. Summary on Review of Concepts

One of the arguments in favor of state ownership of land in contemporary Ethiopia is that it is of little significance as to who really owns the land; instead, greater precautionary weight attaches to whether there are enough rules and regulations which provide guarantees and security to the holders of the land. Inadequate land securities tend to discourage holders of land from making additional investments on their farm land. People may prefer not to invest much for fear of eviction or expropriation without just compensation. Hence, one system of securing property rights is to provide adequate compensation in the event of expropriation (Daniel Weldegebriel, 2013, p.37). Presently the government of Ethiopia is striving to create property security by establishing a property registration system, especially in rural areas. But it is futile if this effort is unaided by other means of property security systems, such as ensuring payment of adequate compensation during expropriation (ibid).

Legislation that does not clearly states the basis for compensation which may result in inequitably low compensation if values fall and inequitably high compensation and greater costs to the government if values rise. Appeals processes that are expensive and difficult to use are accessible only to the rich. The poor may have little option but to accept the offer of compensation even if they believe it is inadequate (Larbi, 2008, p.41).The practice of compensation payment suffers mainly from the reluctance or refusal to compensate and payments of compensation are protracted and delayed. Especially, rural farmers complained that the compensation was paid a year after they vacated from their land. And the government did not make good the inflation loss that came as a result of the delay in payment (Daniel Weldegebriel2013, p.180).

In general, compensation should be for loss of any land expropriated; for buildings and other improvements to the land expropriated; for the reduction in value of any land retained as a result of the expropriation; and for any disturbances or other losses to the livelihoods of displaced farmers or occupants caused by the expropriation and dispossession (FAO, 2008, p.27).

Public discussion may also be considered as a better way of informing the society about the project; instead of written notice, affected people will be notified through actual discussion (Daniel Weldegebriel, 2013, p.175).Consultations can also reduce financial risks by diminishing the

chance of delays that may arise when affected populations are not consulted and decide to protest or appeal expropriation decisions in court (Tagliarino, 2016, p.74).

Once notice has been given and the public review process is concluded, farmers should submit claims for compensation of losses that will result from the expropriation of their land. When governments expropriate land, they have an obligation to ensure that the process is completed in an equitable and transparent manner. Land holders should not be impoverished because their land was acquired by government (Wanyoike, 2014, p.13). Those affected by expropriation cannot challenge the decisions of the authorities, for example, in relation to the need for a specific project or whether the project advances public interest neither in administrative nor judicial forum. Hence, the determination of whether the intended project would benefit the public, legality of the land possession and the appropriateness of the timing of dispossession are left entirely to the discretion of the authority undertaking the expropriation (Muradu Abdo, 2014, p.162)

According to Daniel Weldegebriel (2013, p.116), the problems that may arise when expropriation of land is not done properly are: "

- Reduced tenure security: Policies and legislations that strengthen land rights of individuals and communities may be eroded through compulsory acquisition. People may believe they lack tenure security if the government can acquire rights in private land without following defined procedures, and/or without offering adequate compensation.

- Reduced investments in the economy: Insecure tenure, with the threat of the arbitrary loss of land and associated income, discourages domestic and foreign investment.

- Weakened land markets: Threats to tenure security discourage land transactions, reduce the acceptability of land as collateral, discourage people from investing or maintaining their property, and depress land values.

- Opportunities created for corruption and the abuse of power: The lack of protection and transparency can result in injustices which anger citizens and undermine the legitimacy of government.

- Delayed projects: Appeals against unfair procedures may hold up the acquisition of land, and thus block projects and increase costs.

- Inadequate compensation paid to land holders and occupants: Financial awards may be inadequate to allow people to enjoy sustainable livelihoods after their land is acquired. People may feel that they are not able to get attractive compensation. ”

A sounder approach found in a number of countries is to require full provision of compensation as a prerequisite for government taking possession of the land in question, and a showing by the acquiring entity that the funds for compensation have been set aside before the taking is approved by government decision makers (Larbi, 2008, p.63). To prevent the possibility of development being stalled indefinitely by affected people challenging the compensation in court, a number of laws (as well as the World Bank‘s Involuntary Resettlement Policy) provide for the possibility of establishing an escrow account for the payment of compensation when disputes have been finally adjudicated. The payment of compensation for rights that are not legally recognized raises difficult policy questions (ibid).

2.3. Review of Empirical Studies

2.3.1. Farmers’ Perceptions on Development Induced Land Expropriation.

A study made by Abebaw Abebe (2016, p.34) to determine about farmers perception on participation in expropriation process & in determining compensation payments for displaced farmers due to induced development in the fringe areas of Ethiopian capital city, Addis Ababa, revealed that, the power to make decision of expropriation solely vests on government organ and the affected persons are not given any decision-making power during the expropriation, at least through representation. Even though they lack the chance to impact on decisions of the expropriation, the landholders lacked the opportunity to participate in the public discussion forum and during the inventory of the properties attached to the expropriated farmland. During the inventory & measurement of the property, the affected persons did not participate through their representatives. In this case a study made by FAO (2008, p.44) in Sub-Saharan countries recommended that during the valuation phase, the authority and the farmers whose land is being acquired should gather information and evidence to support their arguments for the compensation values they believe to be equitable. This work is triggered by the notice of intention to expropriate farm land.

When information provided regarding land expropriation is not adequate and lacks some transparency and participatory decision making, it is likely that farmers may resist the expropriating body. Thus, in order to make the purpose smooth it is always important to clearly inform the landholders who have no other option of livelihood than land. They should know that land will be taken for public purpose and making them part of the project will be more effective than ignoring them during decision making on such sensitive issues like the expropriation of land from farmers (FAO, 2008, p.45).

A study made by Melese Tadesse (2016, p.46) about Urban Expansion Associated with Expropriation & Compensation Practice in Ethiopia for the Case of *Woldia* town revealed that farmers rated the negative impact of expropriation on the loss of available livestock asset perceived/felt medium, high and very high after expropriation shown reduction due to expropriation of HHs in the study area.

A study made by Sarah M. Ndrangu (2014, p.41), in Kenya, in her examination of the relationship between land expropriation and loss of land to determine the effect of induced developments project construction(*Tiba* Dam) process revealed that it has a positive and strong relationship, this is because of earlier the displaced farmers land redistribution is evenly distributed and confined to only around the same area that led farmers' to strongly perceive/felt bad for the induced development farmland expropriation.

2.3.2. Expropriatees' Farmers Awareness on Rural land Expropriation & Compensation Laws.

A study made by Bellachew Yirsaw (2013, p.123) in his study of Expropriation, Valuation and Compensation in Ethiopia, for the case of *Bahir Dar* City and surrounding revealed that many expropriatees were not quite clear what an expropriation and payment of compensation laws actually were or that rights to land were also governed by specific land laws. Even after careful explanation, quite a number of respondents failed to understand the terms adequately. In other way of saying, landholders do not yet have a good knowledge of expropriation and compensation laws and how they are dealt with. They do not know what their rights and obligations are in the event of being expropriated. Only 3 percent of the compensated expropriatees knew the law well where as the large majority of these affected people, 97 percent, did not know anything about the

expropriation and payment of compensation laws that defined basic property rights and expropriation powers.

2.3.3. Expropriatees' Farmers Perceptions on Development Induced Projects.

Development induced projects could contribute by bringing capital & know-how, creating job opportunities and infrastructural development to the people of project implementation area. A study made by Yidnekachew Tadesse (2015, p.85) about the Effects of Displacement caused by Light Train in Addis Ababa the case of *Piassa,* Ethiopia; in his assessing of both the pros and cons of the project revealed that the only positive attribute, which viewed and perceived by the development displaced peoples actually happened on the ground, by the project is related to employment generation to many local inhabitants. The project has given these opportunities for many Ethiopians exceeding 4500 in number. In addition to giving employment opportunity for people directly, the project also came up with the chance for local women to run their own businesses in construction sites by providing and selling foods and beverages for employees in their work place. These gave several women the possibility of attaining a very good income which is sometimes more than most of the hard labor employees in the construction sites.

2.3.4. Summary on Review of Empirical Study.

Farmland expropriation is an inevitable thing whenever there are development interventions such as urban expansion & infrastructure developments (Yidnekachew Tadesse, 2015, p.88). The policies and regulations related to the induced development land expropriation play an important role in influencing the farmer's livelihoods. Particularly, the compensation could directly determine the farmer's livelihood in a short time. For those affected farmers who obtained a little compensation, the livelihoods could just maintain their survival level or even get worse after land expropriation; for those affected farmers who got amount of compensation, their livelihoods could improve as least for two or three years, and the sustainable livelihood improvement largely depends on their planning on how to use the compensation (Melese Tadesse, 2016, p.21). Due to the immature employment training and the imperfect social welfare system, it is difficult to guarantee that farmers who lost their living assets could get stable jobs in the new environment. Additionally, the lack of social resources and the discrimination of urban residents, the affected farmers' long-term livelihoods could be worried about indeed. As a result providing employment opportunities,

training, follow up and guidance service is a very important mechanism to sustain the livelihood of expropriated farm holds(ibid).

In order to regulate the process of expropriation of holding land for the requirement of basic public services and the realization of advance payment and commensurate compensation in accordance to the law mitigation measure should begin from what can be done immediately. Hence, awareness creation and provision of information on the legal framework to all concerned parties such as implementing institutions, project owners and affected segment of the society is very essential(Abebaw Abebe,2016, p.45).

2.4. Theoretical Review of Perception

Different scholars define perception in different ways. Perception is the process by which organisms interpret and organize sensation to produce a meaningful experience of the world. Sensation usually refers to the immediate, relatively unprocessed result of stimulation of sensory receptors in the eyes, ears, nose, tongue, or skin. Perception, on the other hand, better describes one's ultimate experience of the world and typically involves further processing of sensory input. In practice, sensation and perception are virtually impossible to separate, because they are part of one continuous process (Lindsay & Norman, 1977, p. 98). In other words, a person is confronted with a situation or stimuli. The person interprets the stimuli into something meaningful to him or she based on prior experiences. However, what an individual interprets or perceives may be substantially different from reality (ibid).According to Berelson and Steiner (1964, cited in Abrhaley Gebrelibanos (2006, p.11), perception is the more complex process by which people select, organize, and interpret sensory stimulation into a meaningful and coherent picture of the world. Atkinson *et al.* (1985), cited in Abrhaley Gebrelibanos (2006, p.12), defined perception as the process by which we organize, integrate and recognize patterns of stimuli. Thus, perception in humans describes the process whereby sensory stimulation is translated into organized experience. That experience, or percept, is the joint product of the stimulation and of the process itself (Lindsay & Norman, 1977, p. 98). It is our sensory experience of the world around us and involves both the recognition of the environmental stimuli and actions in response to these stimuli. Perception not only creates our experience of the world around us; it allows us to act within our environment (ibid).Hence, people grown up in a certain physical and social environment and through socialization processes become aware of certain issues in their environment. Such awareness of phenomena takes certain shapes in

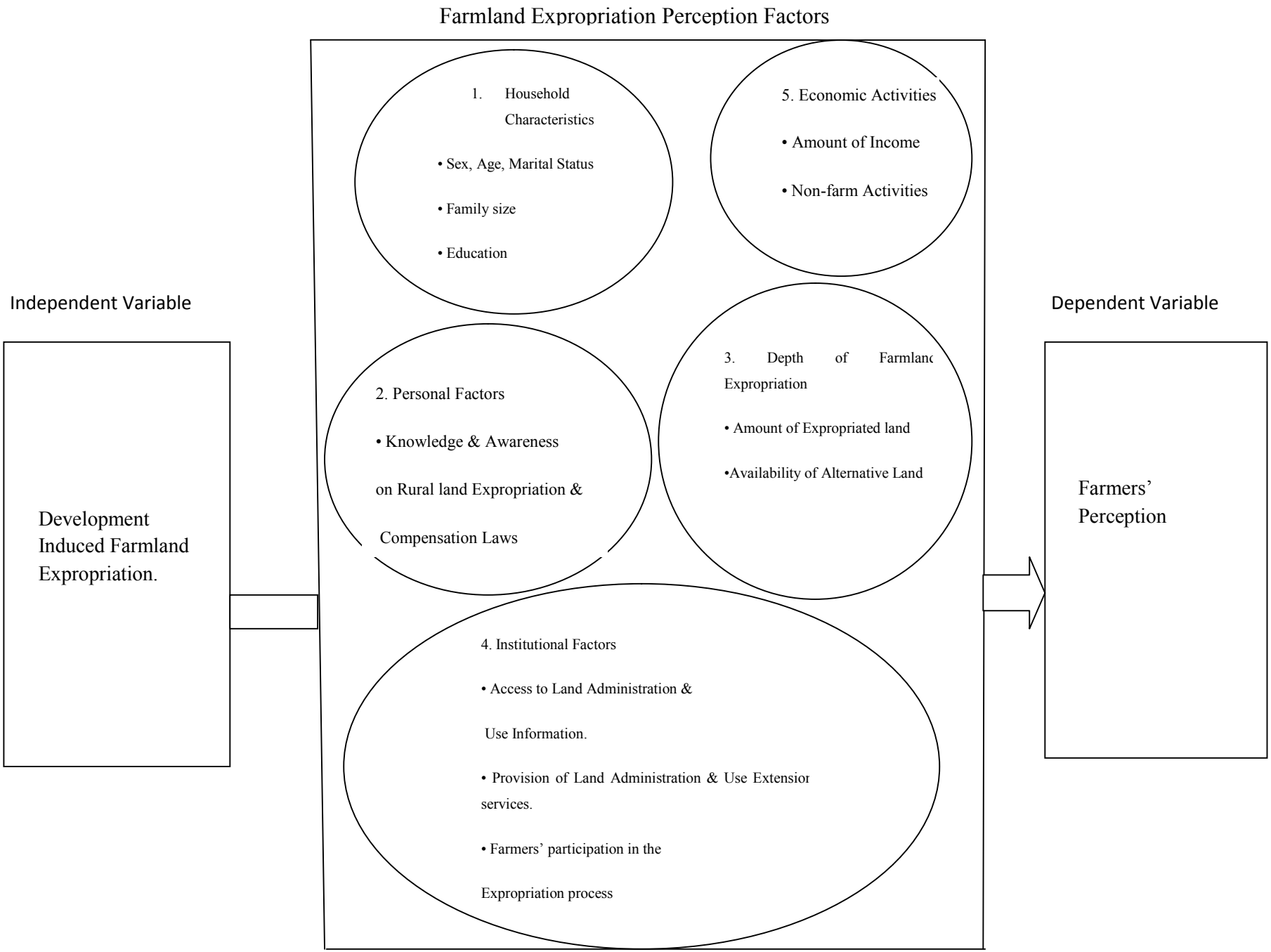
people's minds. This involves the transformation of own experience into certain image. This is called perception (Gutu *et al*, 2003 cited by Kebede Manjur, 2006, p.21). Van den Ban & Hawkins (1998, p.218) defined perception as a process by which we receive information or stimuli from our environment and transform it into psychological awareness.

Perception is the key dimension in expropriation & compensation process. It is broadly considered to be as cognitive domain of a farmer reflecting his/her degree of recognition/ understanding about the development induced farmland expropriation (its relative advantages and disadvantages) (Zewdie Habtie,2008, p.58).Whatever perceptual cognition we have of external objects, it involves immediate awareness of sensory ideas. Since the direct perception of sensory ideas enables cognizance *of* those objects, the question arises of how simple ideas of sensation contribute to the mind's awareness of external things (Henrik Lagerlund & Mikko Yrjonsuuri, 2008, p.271).

The reality of simple ideas does *not* require any relations of resemblance to exist between ideas and their objects – as these are required only in case of the ideas of primary qualities. Instead for the requirements to the steady correspondence of ideas with their external causes that is common to both the ideas of primary and secondary qualities. According to this account, a necessary and sufficient condition for being a real simple idea is that ideas steadily correspond to their external causes (Henrik Lagerlund & Mikko Yrjonsuuri, 2008, p.273).All simple ideas are real is the consequence of our claim that we find simple ideas in our minds and we are unable to produce these ideas by ourselves. For this reason, the presence of simple ideas in the mind always indicates the presence of certain external causes which give rise to these ideas. However, it is important to note that the reality of simple ideas does not mean that these ideas necessarily indicate the presence of real properties of things. Instead, since also simple ideas of apparent qualities of things have external causes and, therefore, are real, they merely indicate the presence of real external causes. Only if we presume implicitly the simple ideas we talks about are perceived under normal perceptual conditions, it might seem plausible to think that the reality of simple ideas implies that they stand for real properties of things Henrik Lagerlund & Mikko Yrjonsuuri, 2008, p.274).Although simple ideas do not represent their external causes in virtue of their being real, they stand as marks for these causes (ibid).

2.5. Conceptual Framework

Farmers' perception on development induced farmland expropriation was influenced by HHs demographic characteristics, economic, personal factors, depth of farmland expropriation, and institutional factors.



Developed by Author

Figure 1: The Conceptual Framework for the Study of Farmers' Perception on Development Induced Farmland Expropriation.

2.6. Definitions of Variables and Working Hypotheses.

This study explored on farmers' perceptions, development induced farmland expropriation, and the various economic, demographic, personal factors, depth of farmland expropriation, and institutional factors considered as perception factors of the study.

2.6.1. Dependent Variables.

The dependent variable of the study was farmers' perception.

2.6.2. Independent Variable.

The independent variable is development induced farmland expropriation. Despite the country's various shortcomings, it is more or less recognized that Ethiopia is achieving its overall infrastructural project development, which is considered a landmark success in the country's history of infrastructural projects (Syed.A, 2013, p. 312). The expropriation of farmland has become unprecedentedly central to Ethiopia's political economy. While tens of thousands of people were expropriated from their land by state-led development (Fernandes 2008, p, 89), the scale of land expropriation has accelerated following the II Ethiopian Millennium. It caused, moreover, have profoundly shifted as privatized forms of industry, infrastructure, real estate and extraction have eclipsed public-sector projects as causes for taking land from farmers. What has also changed, particularly in the last decade, is the breadth and strength of anti-expropriation politics (Michael L, 2015, p.1). At any given time the government has a set of economic purposes for which it is willing and able to expropriate land. With respect to private property, this is partly a legal matter of what is considered a "public purpose" under relevant eminent domain statutes and domestic case law (Michael L, 2015, p.12)

In Ethiopia, the demand for land has been increasing from time to time because of the massive construction undertaken by the federal and regional governments both in urban and rural areas. There has also been a steady demand of land for infrastructural development including roads, sewerage systems, electricity, telecommunication, etc in urban areas and for construction of big dams for electric power and irrigation, horticulture and flower industry, etc. in rural areas. Private investments both in urban and rural areas also require huge hectares of land. The government cannot supply land for all these activities from its free land holding (government land Bank); it rather expropriates from private land holders and users (Bellachew Yirsaw, p. 119).

In Ethiopia, the Government uses the Constitution as a guarantee and decides on expropriation of landholding for public uses. Article 40(8) of the Constitution endorses the Government's authority of expropriating landholding rights for public purposes subject to payment in advance of compensation commensurate to only the value of property. Therefore, the concepts of expropriation with compensation stimulates the role of government to transfer farm lands for other public use, implementing it in the name of the Constitution of Ethiopian Government and including it in different sections of Proclamation No.455/2005 the right to expropriate landholdings for the expansion of infrastructure, schools, health services and for developing other public services.

Based on theories from literature and empirical studies, farmers' perceptions on development induced farmland expropriation influenced by combined effects of demographic, social- economic, farm related characteristics and institutional factors in which the farmers operate on their farm land . The following explanatory variables were examined and hypothesized to influence farmers' perception on farmland expropriation. Their definitions and measurement scales are given below.

1. Sex of household head (SEX). In this study sex refers to male or female who wield the position of the head of household. Sex of the HHs head influences farmers' perception on land expropriation. Males have better access to information on government development plans because they have freedom of mobility and participation in different meetings (Zewdie Habtie, 2008, p.30). Hence, male headed households are expected to have better understanding on land expropriation. Therefore, maleness is hypothesized to positively influence farmers on farmland expropriation. Sex is a nominal dichotomous variable which will take a value of 1 if the household head is female and 0, otherwise.

2. Age of household head (AGE). It refers to the chronological age of household head in years at the time of survey. It is measured in number of years. It is difficult to predict the influence of the farmer's age on perceptions about land expropriation. Age of the household head is a continuous variable which will take values between 1 and positive infinity.

3. Educational Status of the household head (EDUC). Education helps to increase farmers' ability to obtain process and use information relevant to land expropriation. Education is thus expected to positively influence farmers' perceptions about land expropriation. This is a dummy variable, which will take a value 1 if the household head is literate (can read and write) and 0, otherwise.

4. Family size (FAMS).a household with large family size is positively related with land expropriation perception. Households with a higher number of children per household were expected to have higher degree of exposure to feelings/perceptions. Hence, FAMS is hypothesized to positively influence farmers' perception about types and sources of expropriation. Family size is measured on scale in which number of family members is discrete.

5. Depth of Farmland Expropriation (DFE). Farm size is an indicator of wealth and social status within a community. It is expected to be positively associated with perception of expropriation. This means that farmers who have relatively large farm size will be more initiated to know more about expropriation. And the reverse is true for farmers with smaller farm size. Farm size is measured on scale and refers to field area in local units of measurement. LANS was hypothesized to have a positive influence on farmers' perceptions about expropriation.

6. Livestock Ownership in Tropical Livestock Unit (TLU). This is the total number of livestock holding by the farm household measured in tropical livestock unit. Livestock are important source of income in the country in general and the study area in particular. A household with large livestock holding can obtain more cash income from the sales of animal products. This income in turn helps smallholder farmers to purchase farm inputs and improved crop varieties. Then, the farm household is more likely to perceive and know more about expropriation since forage will come from the land for these livestock. Therefore, livestock ownership is hypothesized to be positively related to farmers' perceptions on land expropriation.

7. Institutional Factors (ACCINFO). Farmers' access to land administration & use information through formal (*e.g.*, participation in the expropriation process, contact with Land Administration & Use Extension services agents, mass media) and informal (personal communication) sources influences their perceptions about farmland expropriation. Farmers with better access to land administration & use information are expected to have better understanding of land expropriation. It takes a dummy variable; DINFI =1 if one gets agricultural information; 0, otherwise. ACCINFO is hypothesized to have a positive influence on farmers' perceptions about land expropriation.

8. Marital status (MAST). This is dummy variable, which takes a value 1 if the household

head is married; 0, otherwise. Married households are expected to have a wider social networks and hence better access to information on land expropriation compared to single, widowed and divorced households. Hence, marriage was hypothesized to positively influence farmers' perceptions about land expropriation.

CHAPTER THREE: RESEARCH METHODOLOGY

This chapter consists of description of the study area, research design, data collection methods, sampling techniques, validity of the research information, data analysis & interpretation, and data presentations.

3.1. Description of the Study Area

3.1.1. Amhara National Regional State (ANRS)

Amhara National Regional State is located in North-Western part of Ethiopia between latitude 9°-13° 45' N and longitude 36°-40° 30'E. The region covers an area of about 156,960 square kilometers, and its altitude ranges from as low as 500 meters to 4620 meters above sea level at the Peak of *Ras Dashen* Mountain which is Ethiopia's highest and Africa's fourth highest mountain.

The region is the second largest in its population, after the *Oromiya* region. According to the 2007 national population and housing census, the *Amhara* Region had a counted population of about 17.21 million, of which males constituted 50.2% and the balance 49.8% was the share of females. Out of the total population of the region 87.4 percent live in rural areas. The population growth rate from 1984 to 1994 is 5.4 percent and from 1994 to 2007 is 13.4 percent.

The region is divided into 13 administrative zones, more than 100 rural and 56 urban *Woredas*, and about 3000 rural *kebeles*.

Agriculture is the dominant sector in the region and biggest employer of the economically active population. Agriculture in the region is characterized by extremely small holdings, mostly private peasant holdings, dispersion of crop land holdings, traditional farming and low level of literacy among the farmland holders (CSA, 2012).

3.1.2. *Raya Kobo* District

The study is conducted at *Raya Kobo* District which is located in North *Wollo* Administrative Zone of ANRS. The specific study area is located 571 km north of Addis Ababa & 410 km far away from the regional headquarter City of Bahir Dar town. The district is comprised of 43(forty-three) rural *kebeles* & one town administration and a total area of 249360 Ha. The mean annual temperature varies from 26.06–33.3°C & 19.48-12.31°C.It is bordered by *Tigray* National Regional State in the

north, *Afar* National Regional State in the East, *Gidan* district in the West and *Gublafto* district in the south. Further more, it lies at 45^0 NE, 11^0 north & 39^0 east with an elevation of 1260 meters above sea level. (*Raya Kobo* District Finance and Economic Development Cooperation Office, Integrated Development Plan Core Process (*RK*DFEDCO), 2017).

3.1.2.1. Climate

The climatic condition of the study area is categorized as 37% *Qola, 59* % temprate*(woinadega),and 3*% *cold (wurch)* type of climate with an average elevation of 1800 m. a.s.l. The mean annual rainfall of the study area also ranges from 500 up to 800 mm (*RK*DFEDCO), 2017).

3.1.2.2. Population

As different demographical analysis and real situations evidenced that population growth by itself may not be a problem for one country. However, the number of the population especially the dependent segment (aged and children) of the population is greater than the productive part class and population growth is greater than the economic growth of a given country, in such cases, the high population becomes a problem for that nation (Melese Tadesse,2016, p.23)

Therefore, according to various literature populations growth of Ethiopia in general and the study area, in particular, is faster than their economic growth. That is population number is highly increasing from year to year. According to 2017 socio-economic record of *RK*DFEDCO, the total population of the study area's urban male 26859 female 32890 total 59750; rural male 113750 female 11373 total 225123 with a grand commutative of male140609 female 144263 sum 284872 peoples are living in the district. But the researcher failed to incorporate the total HHs which is headed by male or female; average landholding amount; and unemployed people living in the study area due to fire accident carried out on all government sectors following the unrest took place at January, 2018.

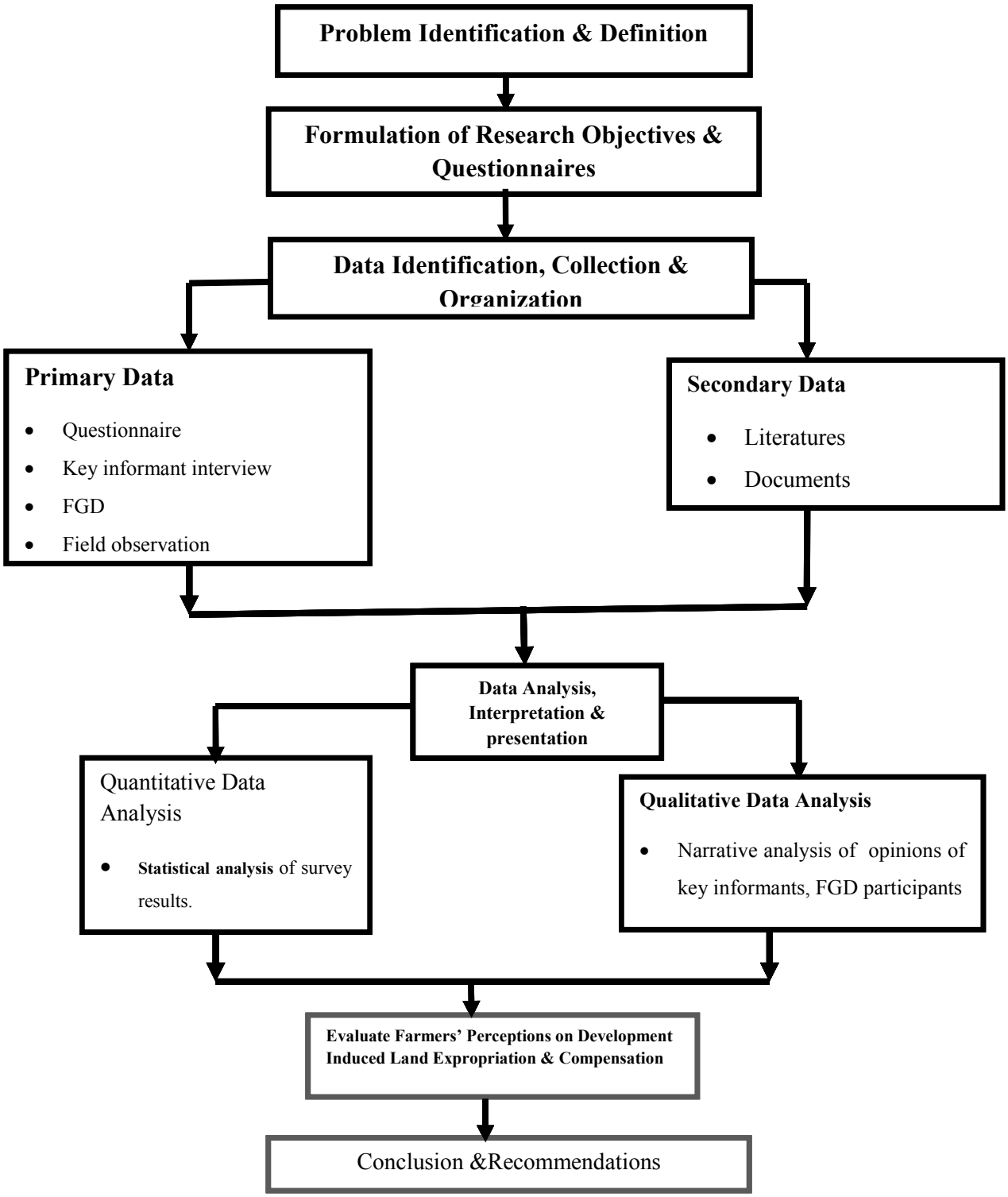
3.1.2.3. Economic Activity

The peoples of *Raya Kobo* district are engaged in different economic activities. However, the life of the majority of the peoples is mainly dependent on two major economic activities such as agriculture & trade.

3.2. Research Design

Urban expansion towards the peripheral farmland community in favor of urban development projects for economic & infrastructure development; residential house construction, industry village & railway infrastructure development resulted in the loss of farmers' assets. Farmers' livelihood assets loss in turn brings the reduction of income outputs of evicted farmers that may lead to food insecurity.

To understand the status of displaced farmers' perception on development induced farmland expropriation, qualitative research design is employed. Qualitative research allowed the researcher to exercise judgment & do appraisal and interpretation of the relationships that reveal themselves as a constitutive of various human activities. Such activities could allow the research to determine & attach meaning and significance within wider paradigm of knowledge."



(Adopted from Melese Tadesse, 2016, p.25)

Figure 2: A Summary of Methodology & Process

3.3. Methods of Data Collection

3.3.1. Primary Data Sources

In the primary data both qualitative and quantitative data are collected from primary sources through questionnaires, key informant interviews (KIIs), Focus Group Discussion (FGD), and observation.

3.3.1.1. Survey Schedule

Structured questionnaire are used to acquire reliable information from farm HHs about their perception level about the induced developments, and expropriation & compensation after and before expropriation in the study area.

3.3.1.2. Key Informant Interview (KIIs)

To explore facts from the real ground, KIIs are conducted from interviewees deliberately selected from individuals (Rural Land Administration Experts (3), local elders (3), and valuation committees(4), land administration committee(3) experts from municipal administration office (3), experts from urban agriculture department office (2), Municipal leaders(3), District Chief(1), Mayor(1)) totally 23(twenty three) individuals who were likely believed to have comprehensive knowledge & providing the needed information, ideas, and insights on status of displaced farmers' perception due to development induced land expropriation were involved in the KIIs.

The interview is conducted in the presence of the researcher based on a predesigned checklist. The information collected from KIIs is used in triangulating to increase the reliability of the information collected by other techniques.

3.3.1.3. Focus Group Discussion (FGDs)

To supplement & confirm information that is generated using questionnaire and interview, focus group discussions is conducted for the rural *kebele* land administration and use committees; and *kebele* administrative officials of the study area at 6(six) *kebeles*. In order to obtain relevant information as well as to triangulate & validate data, FGDs is organized for discussion.

3.3.2. Secondary Data Sources

Relevant documents and papers, legal concepts and provisions, annual reports, and matters related to determinants of displaced farmers' perception on development induced farmland expropriation

residing in fringe areas whose farmland is expropriated is thoroughly investigated. In this research, in order to understand theories, concepts and experiences from literatures, to get baseline information about the study area, and to understand the subject matter & background of the research, to substantiate information that is obtained from the secondary sources ,documents are gathered from various published journals, yearly reports, books, project reports, and related materials. Legal documents including the federal and regional land expropriation and compensation proclamations and regulations dealing with land expropriation are consulted. Academic literature, which reflects various research work and studies on issues / problems, related to farmland and related matters are used.

3.4 .Sampling Techniques

Sampling, which is the process of selecting a portion, piece, or segment that is representative of a whole is an important step in the research process. It helps to inform the quality of inferences made by the researcher that stem from the underlying findings (Melese Tadesse 2016, p.27). In this research, both probability (systematic random sampling) and non-probability (purposive sampling) techniques are applied. The reason why systematic random sampling technique is used is that every individual in the population has an equal chance of being selected as a subject for the research & this method guarantees that the selection process is completely randomized without bias.

In this research, stratified and purposive sampling techniques are jointly used to select displaced HHs, public purpose projects that caused farm land expropriation, the expropriation years, and study locations. The reason for using stratified sampling technique is to include and represent specific groups of the research interest in different meaningful strata and with certain purposes of the research. Purposive sampling technique is used to select the public purpose projects that caused farmland expropriation, the expropriation years, and study locations where as stratified sampling technique was used to select displaced HHs taking to account type of expropriations.

3.4.1. Selection of the Study Area

The study is carried out in three expropriation areas, within *Raya Kobo* District. The district is selected because it is the most fertile for irrigation & non irrigation agricultural activities, and is prone to frequent farmland expropriation practice. According to Lei,Y.(2010, p.39), study area

selection is very important for getting comprehensive useful data for studying farmers perceptions on development induced farmland expropriation;

1. Land expropriation had taken place frequently in the study district which is important as the researcher need to meet those farmers whose farmland are expropriated for interviewing.
2. Land expropriation had taken place in recent years to see of farmland expropriation has changed farmers' perceptions by the induced development policies; projects in the recent years can show the current situation of expropriation better.
3. The induced development projects caused expropriations are in different stages. As farmers in different stages of land expropriation processes have different opinions, this is important for ensuring the comprehensiveness of the data.

3.4.2. Sample Size Determination

Face to face interview is conducted with 72 displaced farmers using structured questionnaire with both open and closed ended questions.

Face to face interviews are conducted in order to reduce risks connected to using data collectors since they are not familiar with the project or the general issues related to expropriation fearing that they misinterpret the questions in the questionnaire and ask them in the wrong way; and the risk of bias, that the data collectors choose individuals that will provide them with preferable answers or that the individuals are guided to give answers that pleases them (M.Persson, 2015, p.42) ; due to the unrest occurred in the research area during the data collection time & process, the researcher is forced to follow face to face interview for all of the 72 sample respondents by himself. This opened the way for all questionnaires to be returned back with complete information.

The number of people who were displaced due to the development farmland expropriation is not easily accessed; both the HHs head and his wife or ally who were available during the interview time were included in the sample; but since the study is concerned on perception, for the sake of managing their opinion those of displaced farmers who are more than 3(three), and have communal landholding rights & live in scattered areas ,and have similar living standard and information access about the expropriation and valuation issues are abandoned from being interviewed by taking only the 2(two).

Representative samples of the population & community groups (*kebeles'* leaders, displaced farmers, and knowledgeable persons) are selected from each *kebeles* as key informant interview and focus group discussion randomly.

The questionnaires are used to gather data from displaced HHs from whose land is expropriated for housing, industry village development & railway infrastructure implementation process. The sample size for collecting quantitative data for this research is determined by using Kothari's (2004) formula. In order to meet the main objective, the research is based on qualitative descriptive research design. According to Kothari (2004, p. 28), Qualitative research data collection methods are time consuming; this makes qualitative research more expensive. Therefore, data is usually collected from a smaller sample than would be the case for quantitative approaches since the sample frame is less than 10,000. The benefits of a qualitative approach are that the information is richer and has a deeper insight into the phenomenon under study. This was because to get manageable sample size with respect to time and because of having complete homogeneity of the population size, the sampling error is 5% confidence interval.

Thus, the study used the following formula to calculate sample size:

$$n = \frac{z^2 p.qN}{e^2(N-1) + z^2 pq}$$

Where:

n= the sample size the researcher uses;

N= Displaced farmers

z= the value of the standard at given confidence level (95%)

p= sample proportion of success (0.05)

q=1-0.05=0.95

e= acceptable error or precision 0.05

$\boldsymbol{n} = \frac{(\mathbf{1.96})^{\mathbf{2}}.(\mathbf{0.05})(\mathbf{0.95})(\mathbf{748})}{(\mathbf{0.05})^{\mathbf{2}}(\mathbf{748-1})+(\mathbf{1.96})^{\mathbf{2}}(\mathbf{0.05})(\mathbf{0.95})}$ = 72 are the selected sample respondents of the study.

In order to select sample respondent from displaced farmers for questionnaire survey, first stratification of expropriated farmers into housing development ,industry village development & railway infrastructure project implimentation in the study area is done. Again displaced farmers whose farm land is expropriated for housing & rail way project implementation are stratified by *Kebele* and then proportionally drive samples from each stratum by using systematic random sampling techniques; from the list of expropriatee farmers (*RK*DFEDCO, 2017).

Table 1: Sample Respondents of the Study.

No.	Development Induced Activities that Caused Expropriation	No, of Expropriated HHs	Expropriation Year	Selected sample
1	Housing Development	32*Kobo*,80 *Robit*,64 *Gobiye* Towns	2016	(176*72)/748 = 4*Kobo*,8 *Robit*,and 6 *Gobiye* Towns; Total=18
2	Industry village development	141	2016 & 2017	(141*72)/ 748 =13
3	Railway project implementation	431	2016	70*72)/ 748 =41
Total		748		72

Field Survey, 2017/2018(December-March)

3.5. The Validity of the Research Information

In conducting this research, conscious attempts is taken to produce reliable and valid information. To achieve this, the researcher has employed various multiple sources of data to confirm the validity of information. For example, data related to the perception of farmers residing in fringe areas across participants is collected both from the *kebeles* and district experts and officials, and displaced farmers. During interviews, focus group discussions and observations, fieldwork notes is

written out and compared with the findings from the questionnaire. Therefore, both qualitative and quantitative methods are adopted for data validation, and data triangulation.

3.6. Data Analysis & Interpretation Methods

The method of data analysis is mainly descriptive with some quantitative methods. The collected data were coded and entered into the computer by using SPSS V.22 program & Excel software aided analysis of simple descriptive statistics. Likert scale was employed for measuring variables of attitude/perception. Scale is used to analyze the farmers' responses to the questionnaire. Average Likert scale value is established after summation of the rates for each statement. Statistical methods like frequency, mean, standard deviation, independent sample T-test/F-test, and correlation analysis are used (Sarah M. Ndrangu, 2014, p.25).

In this study, both quantitative and qualitative methods were applied for analyzing collected data and information. Descriptive and inference analyses were applied to quantify perception of farmers for HH interviewing. Data that is collected from both primary (including the data collected during the survey, group discussions and interviews), and secondary data sources are organized and tabulated. Data coding is done for questions, and texts which are recorded during the interviews and focus group discussion are condensed and compiled into short forms and finally categorized into different themes (Melese Tadesse 2016, p.29).

3.7. Data Presentation

The data which is obtained and collected through primary and secondary data sources is incorporated in the analysis and presented through narrative and statistical descriptions. The data is analyzed and present using presentation tools like tables, charts and figures to facilitate the presentation of the result.

CHAPTER FOUR: RESULTS AND DISCUSSION

In this chapter, the results of the study are presented & discussed in detail to address the three objectives of the research. The results are based on HH survey of 72 sample HHs, 6 FGDs with different gender composition (men and women separately), and KIIs.

The chapter is divided into five sections, namely; demographic characteristics of sample respondents, holding & expropriated farmlands size, economic factors, personal factors, and institutional factors.

4.1. Demographic Characteristics of Sample Respondents

4.1.1. Gender (Sex) and Age of Respondents

In the study area there is both male and female headed HHs who are contacted during an interview. There is more male headed HHs (59.7%) than female headed ones but unless the man is not alive or not available during the interview, women do not usually appear to respond to interviews, but in this study they are included & considered equally with their husband since they have communal landholding rights. The age distribution of respondents as presented in the table 2 shows that the majority (51.4 %) of respondents are found within age range of 41-60 years of age and there are few number of respondents whose age are between 19-30 years (2.2 per cent) of age and those respondents with more than 61 years of age (30.6 per cent), respectively. The age composition of expropriated respondent HHs encompassed both old and adult age groups. However, according to Melese Tadesse (2016, p.31), an economically active portion of respondents is much higher than the old expropriated HHs, and concerning the age category of respondents, majority of them belong to the productive age group, between 41 and 60 years in this research.

4.1.2. Marital Status

As indicated in the table 2, the vast majority of respondents HHs (90.3 %) are in marriage during the interview period; and there is also HHs found divorced/widowed (5.6%) but very few of them (4.2 %) are single.

4.1.3. Family Size

As can be seen from the same table 2 respondents are found having 3 to 5 (63.5%) family size followed by those with a family member of 6 to 8 (19.1 %). Rural Amhara region is known to have

relatively larger family size as compared to the people in the urban areas. Compared to the national average, family size in the study area is very high. About 8 % of the respondents also reported that their family size exceeds 9 members (11.3%). Here it is good to notice that many of the HHs has dependent people who are out of the family but due to some reasons stay with the family.

During a focus group discussion with elders revealed that a larger family size is usually seen as the symbol of high social status and source of securities for hard time or external threat. An elderly person mentioned that *"if you have a large family size and many relatives, you don't fear in bad days. When hard time comes your family members share it and it would be so easy for you"*. HHs in general believed that large family size is a source of wealth and security. But in this study compensation did not consider a family member of farm holds.

4.1.4. Educational Background (Literacy Status)

As one of the important socio-demographic variable the literacy status of the HHs is also studied. Education plays great role in any decision in lives of individuals by enhancing their capacity to acquire information about the world around them and process that information to reach at certain decision in their life. Education also influences information seeking behavior of individual. In addition to this, education enhances individual's capacity of analyzing their life situations and solving their problems (Hailu Delango, 2015, p.50). Education influences the decision farmers' perception towards development induced farmland expropriation. Generally education level of the rural HHs in Ethiopia as well as in the study area is low and the same holds true for the sample couple.

Literacy plays an important role in such situations where there is farmland expropriation & dispossession which pushes the HHs to forcefully search for alternative jobs and livelihoods other than agricultural activities. As the information presented in table 2 shows, more than half (61.1 %) of the respondent HHs lacked at least basic education. Respondents who were able to read and write because of Adult Education Access Program (27.8 %), and very insignificant (only 11.2 %) of the respondents have a literacy status of primary education. These groups of HHs are those who are educated & carrying out agricultural activities on their farm.

Table 2: Demographic characteristics of Sample Respondents.

S.No	Demographic Variables	Categorization Identifications	Number /Frequency	Percentage %
1	Sex Respondents'	Male	43	59.7
		Female	29	43.3
		Total	72	100
2	Age Respondents'	Below 18 years	0	0
		19 – 30 years	2	2.2
		31 – 40 years	0	0
		41 – 50	11	15.3
		51– 60 years	37	51.4
		Above 61	22	30.6
		Total	72	100
3	Respondents' Education Level	Illiterate	44	61.1
		Adult Education	20	27.8
		Primary	8	11.1
		Total	72	`100
4	Respondents' Marital Status	Single	3	4.2
		Married	65	90.3
		Widow/widowed	4	5.6
		Total	72	`100
5	Respondents' Family Size	0-2 Children	7	6.1
		3-5 Children	73	63.5
		6-8 Children	22	19.1
		More than 9 children	13	11.3
		Total	113	115

Source: Field Survey, 2017/2018(December-March)

4.2. Depth of Farmland Expropriation.

In order to probe into the perceptions of expropriated farmers to investigate whether they perceive or not based on their total amount of farmland they possess & expropriated, all (100%) HHs & FGDs participants said that *"*Whatever *timad* of farmland we hold we need it not only for ourselves but also we can work on it whenever we failed to cover farming all it; at the same time we never allow a threat that could encroach on it; even from the neighbor or boarder farmers*."* In connection with this an attempt is made to know farmers perceptions status on why the government expropriated farmland

from landholders. All (100%) HHs & FGDs participants responded the government efforts to bring development which had never been before in line with expropriation & compensation that took place in their district they perceived as the government is exerting its massive efforts to meet the public development demand by using its expropriation power since land is not privatized in the country but communally owned by the government and the nations, nationalities & peoples of Ethiopia. If land is privatized, people would sell land during temporary tough times when money is needed. It generates only a temporary solution and when the money runs out, they have no income anymore; but also the price would be hiked for paying the compensation to expropriatees .When the land is owned communally, the farmland cannot be sold, but leased for a time in need of money, then development would be able to sustain serving to the intended purpose.

Based on the correlation analysis from table 3, respondent farmers' farmland holding & expropriation implemented on them were weak positively correlated with P-value of 0.046. (Significant at the 0.01)

Table 3: Relationship between Farmland Holding and Expropriation Implementations in *Timad.*

Variables	*Pearson correlation (N=72)*
Land holding before expropriation & expropriated land	*700** (0.046)*

*** Significant at 5%*

Source: Field Survey, 2017/2018(December-March)

Respondent farmers' farmland holding & expropriation implemented on them had weakly positively correlated this is because during land distribution land allocation was unevenly distributed and this helped farmers not to lost fully of their farmland holding rights. This finding is just to opposite of a study made by Sarah M. Ndrangu (2014, p.41), in Kenya, which had revealed the relationship between land expropriation and loss of land, for *Tiba* Dam Construction, had a positive and strong relationship, this is because of earlier the displaced farmers land redistribution is evenly distributed and confined to only around the same area that led farmers to lost fully of their farmland holding rights to and strongly perceive/felt bad for the induced development farmland expropriation action.

4.3. Economic Factors

4.3.1. Resource Endowment

Land & Livestock are the two major physical assets which serves as sources of income for rural HHs farmers support their livelihood in many ways. Respondents` livestock and land ownership in the study area are practicing mixed farming with crop and livestock production. Each HHs owns at least one or more types of livestock and a piece of land for crop and livestock production. Oxen are used to plough fields for all crops and provide traction; thresh *teff* & sorghum, while donkeys are used for transporting agricultural produce and water for the smallholder farmers (Dessalegn Molla, 2008, p. 37); and manure and also serves as a source of income through sale of livestock (cows, oxen, goats, sheep, and poultry) is important for the family to purchase other consumable items and even for the payment of fees, and livestock products. Livestock also serves as a source of fuel from their dung in the study area. Crop residue & by-products serve as livestock feed source.

In this connection, the expropriated HHs in the study areas were endowed with these resources before the government expropriated their farmland. The existence of livelihood is directly dependent on the availability of crop residue and by-products.

4.3.1.1. Farmland Holding Size

Land is a primary source of livelihood for all rural HHs. However, a noticeable gap exists in entitlement to this important resource between female HHs and male HHs. The processes through which land was obtained and the size of the land differed from HHs to HHs. Nevertheless, all HHs had access to land. In the study area, HHs acquired farming land through inheritance, or gift, and through the land redistribution that took place in 1991 and 1992 (Interviews & FGDS). The farmlands

in both HHs are either non-irrigated or irrigated cropland used for *teff* & sorghum production.

As can be seen from table 4 below the average total land holding of the respondents is 11.36 *timad* with the range of 10 *timad* and standard deviation of 2.9710 *timad*.

Table 4: Farmland Holding Size of Respondent HHs.

	N	Minimum	Maximum	Sum	Mean	Std. Deviation	Variance
Total amount of farmland holding before expropriation.	72	6	16	818	11.36	2.971	8.826

Source: Field Survey, 2017/2018(December-March)

4.3.1.2. Livestock Holding Size

Animal rearing is another component of the farming systems of the study areas. The sample farmers rear livestock for various purposes including meat, milk, eggs production, draft power and others. Sheep and goats are mostly sold when farmers need cash to buy improved seeds, food for the family and clothes for children.

the survey result of sample of expropriatees farmers from the study areas information showed that farmers are only compensated for the productions of their farmland in cash only but respondents strongly felt bad & argued that they were not compensated for trees (most commonly recognized plant found in the backyard of the their farmland is the acacia tree) ,and in connection to this compensation, one of the major assets of the rural and urban fringe HHs, the livestock and bran (straw) is not compensated for the reason that it is not included in the compensation payment. The HHs argued that this is very disappointing thing that the district administration made against them.

Table 5: Livestock ownership status of respondents in terms of TLU.

	Test Value = 0					
	t	df	Sig. (2-tailed)	Mean Difference	95% Confidence Interval of the Difference	
					Lower	Upper
Animal production before expropriation	13.382	71	.000	.650	.55	.75
Animal production status after expropriation	13.382	71	.000	.650	.55	.75

Source: Field Survey, 2017/2018(December-March)

Respondent farmers' farmland holding & expropriation implemented on them had no effect on reduction of livestock population. This finding is just to opposite of a study made by Melese Tadesse (2016, p.46) which revealed that farmers rated the negative impact of expropriation on the loss of available livestock asset perceived/felt medium, high and very high after expropriation shown reduction due to expropriation of HHs in the study area.

4.3.2. Major Socio-Economic Problems Encountered by HHs following Land Expropriation.

Respondents are given the opportunity to rate the major socio-economic problems they are facing since the onset of land expropriation. As can be seen from table 6 below, multiple answer options are given for that purpose as many of them might have faced couple of problems.

The importance of farmland for the farmers is unquestionable as it is all about their living. Information gathered through different sources witnessed that due to land acquisition through expropriation policy of the government much of the land in the study areas is converted from agricultural to non-agricultural purpose. There is a sizable reduction in the proportion of agricultural land means the per capita food production for consumption and the market also decreases and with the limited and declining compensation money given to the HHs, it is inevitable that they will be facing shortage of food and at worst poverty (100 % of them ranked the shortage of food as their main problem they are facing during this study period, other problems being equally worrisome). Farm HHs are changing from producers to consumers of food grain from market which they had never

experienced before. This is one of the dimensions of social & HH crisis felt by the respondent HHs who was having adequate food grains at home. According to their experience (80.5 %) of them ranked expropriation has caused decreased amount of income. Lack of priority for employment opportunity has highly affected their stability & it seems that they are still in frustration on what to do and how to sustain their living in the future. That is how larger number of HHs (58.3 %) reported as the major problem they are facing in addition to other problems.

Table 6: Major Problems Encountered by HHs Following Land Expropriation.

S.No	Major problems HHs Encountered	Frequency	Percentages (%)
1	Shortage of food crops	72	100
2	Decreased amount of income	58	80.5
3	Unemployment	42	58.3
4	others	0	0

Source: Field Survey, 2017/2018(December-March)

A survey result from the study areas revealed that the farmers who have previously been producing enough for their consumption and for the market now suffering from shortage of food crops. This is quite amazing for the farming communities who were producing enough from the land which was displaced by the development induced farmland expropriation carried out by the district's administration.

It is found from the survey that the respondents & FGDs participants explained that they lost their livelihood source for the development induced project that is not making them part. This has a very triumph implication. The following points are some of the major negative impacts of farmland expropriation took place in the study area from respondents & FGDs participants, and researcher's personal observation;

- Unemployment and declining HHs income due to economic displacement of farming.
- Some of the HHs explained that a decrease in income though they are getting some cash every day from low paid works, has created a problem. The researcher observed a number of unemployed adults and youth who are simply wondering around groceries and hotels in order to search for drinks & chewing *Khat*. This raises a question of what is going to happen in the near future, a situation in which the former farmers are displaced from their regular work and becoming unemployed today.
- HHs' food insecurity becoming an obvious sign of poverty as they are transforming from food producers to food buyers.
- The available job opportunities in the development ventures going on in the district are usually taken up by the migrants who came to the towns in chains and the local community whose livelihood is displaced could not get the opportunity to work and earn and as a consequence majority of youth are neither working not in schools.

4.3.3. Farmers' Means of Income Generating Work Activities Following Expropriation.

To examine the impacts of farmland expropriation on their income generating activity & community livelihood, respondents were asked to rate its influence.

As already the money given to them is liquid money (cash) it can easily be misused. The table 7 revealed that a different category of investments made by the expropriated and compensated HHs is limited. Accordingly, the majority (52.8 %) of them used the liquid cash for consumption purpose

which shows that because they lack the orientation and follow-up in how to invest the money into worthwhile investment which can sustain their livelihood. The government also did not meet the promises made before the expropriation started. Significant number of them being still interested in farming purchased another farmland from the rural land have made a wise decision in that they have immediately started farming in rent farmland (5.6 %) & others on their remaining farmland (4 %).

HHs who extravagantly spent on food and drinks has now exhausted the money with no future prospect of reconstructing their livelihood. Many of them actually became frustrated and hopeless and in such cases in order to survive and support the family they have engaged in the daily labour works (37.5) which still seems not sustainable. Therefore, the situation indicates that these HHs are prone to food insecurity.

Table 7: Types of Farmers' means of Income Generating Work Activities Just after the Expropriation.

S.No	Farmers' Means of Coping Mechanisms in the Aftermath of expropriation.	Frequency	Percentages (%)
	Daily labor	27	37.5
	Farming in rent land	4	5.6
	Farming in own land in another area	3	4
	Guarding	-	-
	Housing rent	-	-
	Animal rearing	-	-
	Trade activities	-	-
	No job at all rather consuming compensation	38	52.8

Source: Field Survey, 2017/2018(December-March)

The implication here indicated that the process of urban expansion in the fringe areas that affected to loss the agricultural livelihood assets which were previously used as the main source of income would enforce evicted farmers to change their field of occupation to other alternative sources of income. When farmlands are expropriated, the farmers' way of lifestyle also will be disordered and changed according to the existing environmental and socio- economic settings. The modification may occur

around occupation, income, ownership, and asset to harmonize themselves with the new ones (Melese Tadesse, 2016, p. 42).

4.4. Personal Factors

4.4.1. Farmers' Perception on Development Induced Farmlands Expropriation.

Respondent farmers & FGDs participants indicated that all (100 %) of the respondents have in one way or another made their feelings/perceptions to land expropriation practices of the district administration. None of the respondents felt happy with government's plan of land expropriation. Expropriatees feel threatened of losing their livelihood, and are not happy because of the knowledge that the compensation process is unfair in terms of amount & absence of rehabilitation support for their losses. When referring to the law, Article 7(2) of Proclamation No. 455/2005 which states that "the amount of compensation for the property situated on the expropriated land shall be determined on the basis of the replacement cost of the property", but farmers perceived that they are not adequately and properly compensated for the property they have lost once and for all based on limited usage years and failed considering the bequest value of the farmland; farmland area, and HH head. This is supported by the response of all the interviewed HHs & commenced by FGDs indicated that the compensation is inadequate and unfair which led farmers to felt bad with expropriation & compensation process.

The farmers knew that the issue of land is the issue of life and losing land means losing life as their major source of income & livelihood derived from it. Therefore, one can expect how furious they were when first informed about land expropriation. Once they are informed through one or more of the means, they tried to discuss amongst themselves as what to do. The decisions, in many cases are similar, but they also started to think what to do individually. Those farmers, who have information prior to land expropriation, took the advantage of such information and decide on their own. For example, according to FGD & KIIs, there were farmers in the study area particularly near to towns who sold their farmland to be expropriated on informal market collecting only some amount of money. They believed it would be better to sell for some amount than handing over the land to the government for non attractive compensation amount. Others explained that they had seen objections against such move by the government.

4.4.1.1. **Farmers' Feelings (Responses) of When First Heard about Farmland Expropriation.**

Based on the Likert Scale analysis from table 8 among the participant farmers 34.7 % of HHs felt sad & disappointed, and 65.3 % disappointed and become furious when they first heard about land expropriation. They were worried much about future occupation (livelihoods), and compensation. Whatever they felt about such a move the first thing they had to do was to ask the local leaders to cancel this program mentioning how is that the government plans to expropriate the land which their family had depended on for life time.

4.4.1.2. Immediate Decisions Taken by Farmers' on Farmland Expropriation.

Majority (58.3 %) of the farmers agreed and positively accepted the decisions when expropriation is inevitable when they first heard that land expropriation to take place, and another 30.6 %of them have objected but finally convinced by the government to agree on leaving the land for development induced projects to carried out. These farmers did not make any resistance and such farmers are may be having some information before the other ones or they are simply not opposing because of the fear of the government (there are farmers who are pro-the government policy of land expropriation).Only a small number of farmers (11.1 %) have first objected but forced to agree decisions of the government's policy of land expropriation for the intended development induced project.

4.4.1.3. **Farmers' Judgment on Beneficiary Stakeholders Land Expropriation.**

Among the participants 68.1% of respondents strongly agreed on the idea that the most beneficiary from land expropriation is the government & some individuals, and 31.9 % of respondents agreed on the idea that the government benefited from land expropriation. During FGDs revealed that the local government expropriate, avail, and supply land for land demanding parties when election is nearing. But, during KIIs, the local & district officials idea on this aspect is contradicted.

4.4.1.4. **Farmers' Perception about Land Wastage Caused by Land Expropriation.**

Among the participants 55.6% of respondents strongly agreed on the idea that land expropriation will waste land while 44.4% of respondents agreed on the idea that depends on using of the expropriated land for the intended development induced project, and this idea is also commenced by FGDs & KIIs.

Table 8: Farmers' perception on Development Induced Farmlands Expropriation.

S.No.	Attributes	Strongly agree (%)	Agree (%)	Moderate (%)	Disagree (%)	Strongly disagree (%)
1	Perceive (felt) when first heard about land expropriation.					
	Felt sad and hopeless when first heard about land expropriation.	34.7	-	-	-	-
	Disappointed and become furious when first heard about land expropriation.	-	65.3	-	-	-
2	Immediate decisions experienced when expropriation is inevitable.					
	First objected but forced to agree decisions when expropriation is inevitable.	11.1	-	-	-	-
	First objected but convinced to agree decisions when expropriation is inevitable.		30.6	-	-	-
	Agreed and positively accepted the decisions when expropriation is inevitable.	-	-	58.3	-	-
3	The most beneficiary from land expropriation.					
	The government & some individuals benefit from land expropriation.	68.1	-	-	-	-
	The government benefit from land expropriation.	-	31.9	-	-	-
4	Perceptions on land expropriation will waste land or not.					
	Yes, land expropriation will waste land.	55.6	-	-	-	-
	It depends on using of the expropriated land for the intended development induced project.	-	44.4	-	-	-

Source: Field Survey, 2017/2018 (December-March

4.4.4. Farmers' Perceptions on Development Induced Project.

4.4.4.1. Farmers' Knowledge on the Purpose of the Development Induced Projects.

Based on the Likert Scale analysis from table 11 among the participant farmers 76.4% of participant HHs has well knowledge on the purpose of the development induced projects is for provide public facilities & infrastructure that ensure safety & security, health & welfare, social & economic enhancement, and protection & restoration of the natural environment for some segment of the dwellers; for a better development project to be carried out by public entities, societies or other organs with payments of compensation; and taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies or other bodies to undertake development activities by the decision of government body vested with power. Whereas 20.8% of participant HHs has little knowledge on the purpose of the development induced projects, and they believed that it is simply taking the rural land from the holder or user for the sake of public interest by the decision & paying compensation by the government to undertake development activities, but 2.8% of the participants have moderate understanding on the purpose of development induced projects as it is simply taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power; and for a better development project to be carried out by public entities, societies or other organs with payments of compensation.

4.4.4.2. Farmers' Agreement with Implementing the Development Induced Projects.

Based on the Likert Scale analysis from table 11 among the participant farmers 5.6 % farmers' agreed very well with implementing the development induced projects will bring/have positive contributions to the study areas as the human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through standard compensation packages; and dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services. Among participants 37.5% agreed well with implementing the development induced projects will bring/have positive contributions to the study areas as the human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond

what can be fully compensated through an acceptable standard compensation packages; and dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services. 34.7% of participants have moderate agreement with implementing the development induced projects will bring/have positive contributions to the study areas as it paves the way for dwellers to be benefiters by getting job opportunity, technical skills, income & fast and efficient transportation services; but 22.2% of respondent farmers have little agreement with implementing the development induced projects will bring/have positive contributions to the study areas as it paves the way for dwellers to be benefiters by getting seasonal job opportunities only.

Table 9:Farmers' Perceptions on Development Induced Project.

S. No.	Attributes	Very well	Well	More or less	Little	Nothing
1	Farmers' Knowledge on the purpose of the development induced projects.					
	Well					
	1. To provide public facilities& infrastructure that ensure safety & security, health & welfare, social & economic enhancement, and protection & restoration of the natural environment some segment of the dwellers. 2. For a better development project to be carried out by public entities, societies or other organs with payments of compensation. 3. Taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power.		76.4			
	More or less					
	1. Taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power.					
	2. For a better development project to be carried out by public entities, societies or other organs with payments of compensation.			2.8		
	Little					
	Taking the rural land from the holder or user for the sake of public interest by the decision & paying compensation by the government undertake development activities.				20.8	
	Nothing.					0

2	Farmers' agreement with implementing the development induced projects will bring/have positive contributions to the study areas or not.					
	Very well	5.6				
	1.The human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through standard compensation packages 2. Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.					
	Well		37.5			
	1.The human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through an acceptable standard compensation packages 2. Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.					
	More or less			34.7		
	Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.					
	Little					
	Dwellers will benefit by getting seasonal job opportunities.				22.2	
	Nothing					0

Field Survey, 2017/2018(December-March)

4.4.5. Farmers' Perceptions on the Benefit Packages / Compensation & its Decision Process.

Farmers perception based on Likert scale result on the benefit packages / compensation & its decision process from table 12 showed that all (100 %) participant farmers strongly agreed on the ideas that the compensation is totally not enough to feed their family members; the compensation amount does not totally bring changes in the quality life of family members'; the compensation amount is totally not proportional with the lost farm; the compensation amount does not totally considered family members and moral compensation; believed that the benefit package/compensation for expropriated farm land is not totally properly implemented among all farmland holders in a legal procedure; compensation decision process is totally not participatory, and amount of compensation payment/paid is totally not attractive & fair respectively.

Table 10: Farmers' Perceptions on the Benefit Packages / Compensation & its Decision Process.

S.No.	Attributes	Strongly Disagree(1)	Disagree (2)	Moderate (3)	Agree(4)	Strongly Agree(5)
1	Farmers' acceptance on the amount of compensation whether enough to feed their family members or not.					
	• The compensation is totally not enough to feed family members.					100%
2	Farmers' acceptance on the compensation amount whether brought changes in the quality of life of their family members or not.					
	• The compensation amount does not totally bring changes in the quality of life of family members'.					100%
3	Does the compensation amount is proportional with what you lost?					
	It is totally not proportional with what I/we lost.					100%
4	Does the compensation amount consider your family members?					
	Compensation amount does not totally consider family members and moral compensation.					100%

5	According to the constitutional legal right, do you believe that the benefit package/compensation for expropriated farm land is properly implemented among all land holders in a legal procedure?					
	I believe that the benefit package/compensation for expropriated farm land is not totally properly implemented among all land holders in a legal procedure.					100%
6	Does the compensation decision process is participatory?					
	The compensation decision process is totally not participatory.					100%
7	How do you evaluate the fairness of amount of compensation payment?					
	The amount of compensation payment is totally not attractive & fair.					100%

Field Survey, 2017/2018 (December-March

4.5. Institutional Factors

4.5.1. Farmers' Opinion / Perceptions on Current Public Hearings.

From table 13 among the participant farmer 2.7.9% & 41.7% participants strongly agreed and agreed respectively on the idea of the current public hearing is totally not clear and is not clear whereas 55.6% of participants perceived the purpose of current public hearing is somewhat clear; but 95.8% & 4.2% perceived agree & moderate on farmers' perception for timing of current public hearing is not proper and somewhat proper respectively. Farmers' perception with respect to location of the current public hearing is 95.8% & 4.2% is agreed & moderate as location is not proper and somewhat proper respectively. In addition to these respondent farmers perceived 18.1%, 56.9 % & 25% agree, moderate & disagree on the idea of the current public hearing provided not clear information; somewhat clear information; and clear information respectively but which is perceived by all (100%) respondents as not participatory. These facts are well supported by the findings of the FGDs but contradicted with KIIs findings.

Table 11: Farmers' Clarity on the Purpose of Current Public Hearing.

S.No.	Attributes	Strongly agree(1)	Agree(2)	Moderate (3)	Disagree(4)	Strongly disagree(5)
1	Farmers' clarity on the purpose of current public hearing.					
	Purpose is totally not clear.	2.7 %				
	Purpose is not clear.		41.7%			
	Purpose is somewhat clear.			55.6%		
2	Farmers' perception on whether timing of current public hearing is proper or not.					
	Timing is not proper.		95.8%			
	Timing is somewhat proper.			4.2%		
3	Farmers' perception on whether the location of current public hearing is proper or not.					
	Location is not proper.		95.8%			
	Location is somewhat proper.			4.2%		
4	Farmers' perceptions on whether the current public hearing will provide clear information or not.					
	Provide not clear information.		18.1%			
	Provide somewhat clear information.			56.9%		
	Provide clear information.				25%	

5	Farmers' perceptions on whether the current public hearing is participatory or not.					
	It is absolutely no participatory.					
	It is no participatory.		100%			

Field Survey, 2017/2018(December-March)

4.5.2. Farmers' Perception on Support & Follow-up Program by the District Administration

Rate given by expropriatees' respondent farmers presented at table 14 on the support & follow-up program by the concerned bodies after expropriation is perceived as no follow up (31.9%), very low (65.3%) based on the idea that only provide compensation for their farm losses; and low (2.7%) for the idea of provide compensation to their losses at full replacement cost, assistance during relocation, and also give them the opportunity to share in project benefits. These facts are well supported by the findings of the FGD & KIIs.

Table 12: Farmers Perception on Support & Follow-up Program by the District Administration after displacement/dispossession from their farmland holding.

S.No	Rate given by expropriatees HHs on the support & follow-up program by the concerned bodies after Expropriation.	High	Moderate	Low	Very Low	No Follow up
1	Low ➢ Provide compensation to displaced farmers' for their losses at full replacement cost, assistance during relocation, and also give them the opportunity to share in project benefits.			2.7%		
2	Very Low ➢ Provide compensation to displaced farmers' for their farm losses.				65.3%	
3	No Follow up					31.9%

Field Survey, 2017/2018(December-March)

Respondent farmers & FGDs participants felt angry that there is no follow-up by the government whether the affected HHs are reconstructing their livelihood or not. The district officials rather

declared that there will be further expropriation in the remaining rural areas threatening those farmers who accessed farmland from the fringe areas, and this idea was commenced by KIIs.

4.5.3. Expropriatees' Farmers Awareness on Rural land Expropriation & Compensation Laws.

One of the aims of the field visit investigation was to try to find out the extent to which expropriatees were aware of the rules & regulations related to expropriation, valuation and compensation (Bellachew Yirsaw, 2013, p. 123). Expropriatees were asked if they were aware of the expropriation and compensation laws and regulations that defined basic property rights and expropriation powers.

It has been proved in the field survey that all (100%) respondent expropriatees were not quite clear what an expropriation & payment of compensation laws actually were or that rights to land were also governed by specific land laws. In other way of saying, landholders do not yet have a good knowledge of expropriation and compensation laws and how they are dealt with.

Respondent farmers perceived that they were purposely kept in the dark about the rules and regulations of farmland expropriation & compensation. The survey found that 100% of respondents don't the rules and regulations of the compensation and this was also confirmed during FGD. They do not know what their rights and obligations are in the event of being expropriated. Generally, they do not know at all about the laws and regulations say on land expropriation & compensation in Ethiopia in general & in Amhara Region in particular. These facts are well supported by the findings of the FGD. This finding contradicted a study made by Belachew Yirsaw (2013, p.123) in his study of Expropriation, Valuation and Compensation in Ethiopia, for the case of Bahir Dar City and surrounding revealed that 3 % of the compensated expropriatees knew the law well where as the large majority of these affected people, 97 percent, did not know anything about the expropriation and payment of compensation laws that defined basic property rights and expropriation powers.

CHAPTER FIVE: CONCLUSSION AN RECOMMENDATIONS

5.1. CONCLUSSION

Based on review of the empirical literature and information obtained from stakeholders & experts the current study provided empirical evidences as follow;

The family members are a source of labor in rural people of Ethiopia. Thus after the farmland has been expropriated, all member of the family become out of contribution from the easy generation of income which leads the HHs to rotate in a vicious circle of poverty due to missed of important asset which is land (Melese Tadesse, 2016, p.40). Even if the land is fixed capital, the household can maximize his/ her production /income/ intensively cultivated the land through family members. According to Mi Zhou (2012, p.33), after farmland expropriation, farmers lost agricultural income and has to seek for non agricultural income. However, it is very difficult for them to get a job in non agricultural sectors since their capabilities are related to agricultural production in addition to their lack of good education. Except some young people and educated people, they could find jobs in non-agricultural sectors, most of development induced displaced farmers are self-employed or staying at home. Even if they find a job, the salary is low or is always a temporary work. To commence these ideas, Bellachew Yirsaw (2015, p.152) said that it is very difficult for the uneducated or unaware farmers to take up new agricultural technologies; it is very tough for them to work on daily labor works than agriculture, and it was difficult for the affected people to argue through using courts and other procedures when they faced problems related to expropriation & compensation matters. Expropriatees HHs are felt unhappy with the district's administration since rural land kept under the district rural land bank is not used as a compensation for those farmers' who are displaced from their farmlands, & is not consuming the districts' unemployed young generations rather than transferring to agricultural investment projects.

The Constitution guaranteed the right of the peasants and pastoralists of free access to land & to claim compensation including the right to bequeath, transfer or remove such improvements when the right to use the land expires (Article 40:7 & 8) "The farmers have the right to use the land indefinitely, lease it out temporarily to other farmers and transfer it to their children but cannot sell it permanently or mortgage it". But farmers are compensated only for 10(ten) years is unfair for farmers to improve

their living conditions, and it contradicted with unlimited holding/usage rights of them. The majority of the people obtained their farmland through redistribution following the 1991 & 1992 land distribution. But land contribution for absorbing the unemployed generation through land market systems i.e. either through inheritance or permit (gift) system is low in the study area. According to Bellachew Yirsaw (2015, p.122) of the expropriatees obtained land by permit system when land was redistributed by the current government including by inheritance from parents or relatives implies that the area has basically been taken over by the indigenous people, not by new comers. In addition to this socio-economic factors are not determining factors for securing landholding rights.

The formula used to compensate the production that could be collected from the expropriated farmland for the coming ten years with the price computed from the last 10(ten) years annual income and based on farmland area is an arbitrary valuation for those farmers do numerous things on their farmland that substantiate their livelihood than merely depending on crop production.

Since farmers perceived that implementing the development induced projects to the study areas costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through an acceptable standard compensation packages means the Environmental Protection Policy of the country is not being implemented effectively.

In *Raya Kobo* district, Expropriatees farmers deeply perceived felt bad that their farmland is taken for public purpose, instead of being consulted from the start of project initiation & decision making a public announcement was made, without making them part of the project with ignoring them during decision making on such sensitive issues. Even if land laws & regulation are accessible to majority of the rural people in this region (Beset Andargie, 2015, p.49) but as this study is revealed that most respondents are illiterates & didn't know the issuance & implementation of expropriation & compensation laws, proclamations, decrees, regulations, and rules. None Formal Education is not used as vital tool for equipping farmland holders' to create the necessary awareness creation about the issuance & implementation of expropriation & compensation laws, proclamations, decrees, regulations, and rules whereby those farmers are able to use the education for to be abide by & cooperate to these laws.

Article 43 sub Art.2 of the FDRE constitution stipulates that all Ethiopian nationals should not only access the policies and laws of the country, but also should get consultation. An important component

in the Expropriation, Valuation and Compensation, everyone should have equal rights; the participation of expropriatees, stakeholders & actors; must be informed, consulted, involved, and empowered to make such decisions (Memuna S, 2017 p.272).

It can be emphasized that it is very rare that farmers prefer compensation in money instead of a piece of new land in Ethiopia. High political and managerial commitment for compromised provision of (Addisu Mera, 2015, p.54).As one of the findings of this study revealed is that of the unfairness of compensation amount given for the expropriatees' which is done by considering only the HHs head. But the HHs head have family members who permanently lives with them whom doesn't have own regular income but sharing the livelihood of him; having with usage right; and the HHs heads have a full right to transfer both the landholding & usage right to them via gift, will & bequest; considered only farmland area not based on the productivity of land, ignoring the value of some of their indigenous trees on the edge of their farm lands did not provide any compensation for expropriated farm holds when the farmland is expropriated.

5.2. SUMMARY

The Ethiopian governments' compensation package is very general, rarely implemented and doesn't include different components of compensate system (Melese Tadesse, 2016, p.41).The amount of money paid to the farmers is very low which failed considering time value of money, and the district administration did not give other alternative/supports such as job training, awareness creation to add the value of the money which they were compensated, and to build an entrepreneurship of the displaced farmers.

It was clearly shown that the level of income earned by affected HHs after expropriation decreased highly due to expropriation. This showed that although it was claimed that the development induced projects would benefit the public, it had affected seriously the livelihoods of affected landholders. That is why especially the farmer respondents said that whatever the amount of cash compensation is they preferred their farmland where they used for a very long period of time.

The displaced farmers are using the compensated money for consumption not for saving in the bank so as to use it during some harsh times when shortage happens because the vast majorities of the farmers are uneducated and did not have any one to guide and help them to reconstruct their lost livelihood by engaging in other.

5.3. RECOMENDATIONS

Based on the findings, the researcher forwarded the following recommendations.

There must be a pre-assessment of farmers' attitude & perception before implementing development projects and the induced developments must primarily benefit the local people & their vicinity in job creation, technology transfer, and implement Environmental Protection Policy of the country effectively.

The society education level is not greater than Adult Education status, so the society cannot have different opportunities for job competition or creation; and these people need further assistance from the government & different bodies in training different skills & knowledge to solve their livelihood inconsistency & to cope up their problems by having their own alternative job opportunities within their locality.

The district's EPLAUO with the collaboration of other stakeholders should create awareness & educate the rural mass along with the Adult- Education Program like Agricultural & Health Extension Programs to create the necessary awareness creation about the issuance & implementation of expropriation & compensation laws, proclamations, decrees, regulations, and rules whereby those farmers are able to use the education for to be abide by & cooperate to these laws.

The Amhara Regional Government has to strengthen the existing government sectors and institutions to undertake researches on the status/importance of the induced development projects to the beneficiary/implementation area and to identify the bad land administration/governance issues. So, revising the existing compensation & expropriation laws, proclamations, decrees, regulations, and rules is important.

rural land kept under the district rural land banks should be given/distributed as land to land compensation for those farmers' who are displaced from their farm lands, and for the rural unemployed young generations rather than transferring to agricultural investment projects since this farmland is not consuming the district' unemployed rural youth.

Therefore, since the farmers residing in the fringe area of *Kobo, Robit & Gobiye* towns had both high interest and influence on such induced development projects/programs activities in to their vicinity;

they were primary stakeholders & should involve them as crucial stakeholders of the urban expansion with other interrelated induced development projects/programs.

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6. APPENDICES

Appendix 1: Structured Questionnaire for Farmers.

The objective of the study is to assess displaced farmers' perception on development induced land expropriation with respect to urban expansion, industry village development, and railway project implementation process.

The Research Questions are;

1. What is the extent of farmers' perception on development induced land expropriation?
2. How does farmers' awareness of rural land expropriation & compensation laws determine their perception on development induced land expropriation?
3. How do displaced farmers perceive and interpret development?

Demographic Factors

1. Sex Male [ ] Female [ ]
2. What is your age? ----------

   Below 18 years [ ] 19 – 30 years [ ]

   31 – 40 years [ ] 41 – 50 [ ]

   51– 60 years [ ] Above 61 [ ]

3. What is your level of education?

   Illiterate [ ] Adult Education [ ] Primary [ ]
   Secondary [ ] College [ ] University level [ ]
   Postgraduate [ ]

4. What is your marital status?

   Single [ ] Married [ ] Widow/widowed [ ]

5. How many children do you have?

   0-2 Children [ ] 3-5 Children [ ]

   6-8 Children [ ] More than 9 children [ ]

Depth of Farmland Expropriation.

6. What was your land holding amount in *timad* before & after expropriation took place?

Land use type	Land size (in *timad*)		
	before expropriation	After expropriation	Total loss
1.crop land(farming land)			
Total			

Economic Factors

7. What do you use your land for?

Commercial purposes [ ] Subsistent farming [ ]

If for subsistent farming, for what specific farming activity you use your land? ----------

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If for commercial purpose, for what specific purpose you use your land? ----------

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1. Status of Crop Production

8. What was your average income per year from the most common agricultural crop products (outputs) before and after land expropriation took place?

The types of crop products	Output In quintal before land expropriation	Output in quintal after expropriation
Teff		
Sorghum		
Maize		
Other		

2. Status of Livestock ownership

9. What was your livestock ownership status before & after expropriation of land?

Types of livestock	Output before land expropriation			Output after land expropriation			
	In number		Total	In number			Total loss
Oxen							
Cows							
Calves							
Bulls							
Sheep							
Goats							
Donkey							
Mule							
Poultry							

Other, please specify ----------

10. What were the immediate problems encountered you after land expropriation?

Shortage of food crops [ ] Decreased amount of income [ ]

Unemployment and poverty [ ] others [ ]

11. Have you engaged in any means of income generating works just after the expropriation of your land and you are displaced? A. yes B. no

If your answer is "yes", which means of coping mechanism or work easily accessible for farmers after the expropriation of their land? Tick your answers on a given rectangular space.

Types of Work Activities Engaged in;

- Daily labor ----------
- Farming in rent land----------
- Farming in own land in other area----------
- Guarding ----------
- Housing rent ----------
- Animal fatting ----------
- Local drink preparation ----------
- An agent in the market ----------
- Trade activities ----------

- No job at all rather consuming compensation----------☐

Personal Factors

12. What is your perception about farmland expropriation for the development induced projects?

Farmers perception	Strongly agree(1)	Agree(2)	Moderate (3)	Disagree(4)	Strongly disagree(5
Did you perceive (felt bad) when first heard about land expropriation?	Felt sad and hopeless	Disappointed and become furious	Did not believe it will happen	Did not decide	Felt happy
Have you experienced immediate decisions when expropriation is inevitable?	Objected but forced to agree	First objected but convinced to agree	Agreed and positively accepted	Did not decide	convinced to agree
Who do you think will get the most benefit from land expropriation?	The government & some individuals	The government	some individuals	Prominent farmers	All displaced farmers
Do you think the land expropriation will waste land?	Yes	depends	have no idea	No	Not at all

13. Are you aware of what the laws say on land expropriation & compensation in Ethiopia in general & in Amhara Region in particular? Yes [ ] No [ ]

If yes, what does it say? ----------

14. Do you think farmers' participation is important?

Very important [ ] important [ ] not necessary [ ] not care [ ]

If necessary, why?----------

If not necessary, why?----------

15. How do you think of the current participation?

Parameters	Criteria
Real participation	➢ Participate in the planning, implementation and monitoring and evaluation stage of the expropriation process & project through regular public hearings. ➢ Got general expropriation information from government notice. ➢ Got feedbacks from the government bodies.
Not real participation	➢ Participate in the planning, implementation and monitoring and evaluation stage of the expropriation process & project through regular public hearings but got little or no feedbacks from the government bodies.
Ok but not enough	➢ Got general expropriation information from government notice only.
No participation	➢ No information has been provided for farmers.

16. In what way do you want to participate in land expropriation?

Public hearing [ ] face-to face [ ] Letters [ ]

17. Which stages do you think need farmers' participation?

Decision making [ ] information confirm [ ]
Land expropriation supervision [ ] Compensation standards making [ ]

18. Have you ever applied or participated public hearing? Yes [ ] No [ ]

19. Why do you want to participate in land expropriation processes?

Protect my rights [ ] get more compensation [ ]

Follow others [ ] not sure [ ]

20. Did your idea ever be accepted? Yes [ ] no [ ] not sure [ ]

If not, what do you think the reasons are? ----------

If yes, when and how they accepted your idea? ----------

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21. In what way do you want get the feedback of your idea?

Face-to-face ta1k [ ] telephone [ ]

Public hearing [ ] letter [ ] others [ ]

22. What is your over all perception about the induced development projects?

Displaced Farmers perception	Very well	Well	More or less	Little	Nothing
Do you know the purpose of the development induced projects?	1. To provide public facilities& infrastructure that ensure safety & security, health & welfare, social & economic enhancement, and protection & restoration of the natural environment for the whole dwellers. 2. For a better development project to be carried out by public entities, private investors, cooperatives, societies or other organs with payments of compensation. 3. Taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power.	1. To provide public facilities& infrastructure that ensure safety & security, health & welfare, social & economic enhancement, and protection & restoration of the natural environment some segment of the dwellers. 2. For a better development project to be carried out by public entities, societies or other organs with payments of compensation. 3. Taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power.	1. Taking the rural land from the holder or user for the sake of public interest by paying compensation in advance by the relevant government bodies, private investors, cooperative societies, or other bodies to undertake development activities by the decision of government body vested with power. 2. For a better development project to be carried out by public entities, societies or other organs with payments of	Taking the rural land from the holder or user for the sake of public interest by the decision & paying compensation by the government undertake development activities.	-

			compensation.		
Do you agree with implementing the development induced projects will bring/have positive contributions to the study areas?	1.The human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through standard compensation packages 2. Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.	1.The human costs in terms of disruption to community cohesion, livelihood patterns & way of life, may go beyond what can be fully compensated through an acceptable standard compensation packages 2. Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.	Dwellers will benefit by getting job opportunity, technical skills, income & fast and efficient transportation services.	Dwellers will benefit by getting seasonal job opportunities.	-

23. What is the farmers' perception on the benefit packages/compensation and its decision process?

Farmers perception	Strongly disagree(1)	Disagree(2)	Moderate (3)	Agree(4)	Strongly agree(5
Does the compensation is enough to feed your family member?	The compensation is much enough to feed my family members.	The compensation is enough to feed my family members.	The compensation is slight enough to feed my family members.	The compensation is not enough to feed my family members.	The compensation is totally not enough to feed my family members.
Does the compensation amount bring changes in the quality of life of your family members'?	The compensation amount does bring many changes in the quality of life of my family members'.	The compensation amount does bring changes in the quality of life of my family members'.	The compensation amount does bring slight changes in the quality of life of my family members'.	The compensation amount does not bring changes in the quality of life of my family members'.	The compensation amount does not totally bring changes in the quality of life of my family members'.
Does the compensation amount is proportional with what you lost?	It is exactly proportional with what I lost.	It is proportional with what I lost.	It is nearly proportional with what I lost.	It is not proportional with what I lost.	It is totally not proportional with what I lost.
Does the compensation amount consider your family members?	Compensation does consider my family members with moral compensation.	Compensation does consider my family members.	Compensation does consider only certified land holders.	Compensation does not consider my family members.	Compensation does not totally consider my family members and moral compensation.
According to the constitutional legal right, do you believe that the benefit package/compensation for expropriated farm land is properly implemented among all land holders in a legal procedure?	I believe that the benefit package/compensation for expropriated farm land is properly implemented among all land holders absolutely in a legal procedure.	I believe that the benefit package/compensation for expropriated farm land is implemented among all land holders in a legal procedure.	I believe that the benefit package/compensation for expropriated farm land is implemented among some land holders in a legal procedure.	I believe that the benefit package/compensation for expropriated farm land is not properly implemented among all land holders in a legal procedure.	I believe that the benefit package/compensation for expropriated farm land is not totally properly implemented among all land holders in a legal procedure.
Does the compensation decision process is participatory?	The compensation decision process is absolutely participatory.	The compensation decision process is participatory.	The compensation decision process is partial participatory.	The compensation decision process is not participatory.	The compensation decision process is totally not participatory.

How do you evaluate the fairness of amount of compensation payment?	The amount of compensation payment is attractive & fair.	The amount of compensation payment is fair.	The amount of compensation payment is moderately fair.	The amount of compensation payment is not fair.	The amount of compensation payment is totally not attractive & fair.

24. What are the negative effects of land expropriation for farmers and society? ----------
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25. How to protect farmers' benefits during land expropriation? ----------
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26. What are your suggestions on improving farmers' participation during land expropriation?

Institutional Factors

27. Through what mechanism are you awared about the land expropriation & compensation laws?

Public orientation [ ] Official training [ ]

Both Public orientation &official training [ ] other, please specify----------
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28. What are your opinion/perceptions on current public hearing?

Farmers opinion/perceptions	Strongly agree(1)	Agree(2)	Moderate (3)	Disagree (4)	Strongly disagree(5
Do you think the purpose of current public hearing is clear?	Purpose is totally not clear	Purpose is not clear	Purpose is somewhat clear	Purpose is t clear	Purpose is more clear
Do you think the timing of current public hearing is proper?	Timing is totally not proper	Timing is not proper	Timing is somewhat proper	Timing is proper	Timing is more proper
Do you think the location of current public hearing is proper?	Location is totally not proper	Location is not proper	Location is somewhat proper	Location is proper	Location is more proper
Do you think the current public hearing will provide clear information?	Provide totally not clear information	Provide not clear information	Provide somewhat clear information	Provide clear information	Provide more clear information
Do you think the current public hearing is participatory?	It is absolutely no participatory	It is no participator y	It is somewhat participatory	It is participator y	It is more participatory

29. Did you get feedback from the government? Yes [ ] No [ ]

30. How did you rate any support & follow-up program by the concerned bodies after aware of your displacement/dispossession from your farm landholding?

High	Moderate	Low	Very Low	No follow up
➢ Avoid or mitigate negative impacts caused by land expropriation & other project-related activities and to undertake and implement rehabilitation & reintegration programs as developmental programs. ➢ Assistance for displaced farmers' efforts to improve their livelihoods and living standards or at least for them to regain pre project level standards. ➢ Ensure displaced farmers' participation in different stages of a rehabilitation & reintegration program. ➢ Provide compensation to displaced farmers' for their losses at full replacement cost, assistance during relocation, and also give them the opportunity to share in project benefits.	➢ Assistance for displaced farmers' efforts to improve their livelihoods and living standards or at least for them to regain pre project level standards. ➢ Ensure displaced farmers' participation in different stages of a rehabilitation & reintegration programs. ➢ Provide compensation to displaced farmers' for their losses at full replacement cost, assistance during relocation, and also give them the opportunity to share in project benefits.	➢ Provide compensation to displaced farmers' for their losses at full replacement cost, assistance during relocation, and also give them the opportunity to share in project benefits.	➢ Provide compensation to displaced farmers' for their losses.	-

31. Why is the government expropriating land? ----------
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Thank you very much for your time and cooperation to fill these questionnaires

Appendix 2: Focus Group Discussion

The following semi-structured questions will constitute the items in the focus group discussion.

Name of the area _____

Number of discussants Male _____

Female_____

Name of recorder _____

- *Kebele* environmental protection, Land administration and use expert
- *Kebele* environmental protection, Land administration and use committee
- *Kebele* administrations

Focus Group Discussion Questions

1. What is your awareness on the legislation on government's compulsory land acquisition?
2. How was valuation process carried out?
3. Were you involved in determining the amount of compensation after government's decisions for land expropriation?
4. For some people land expropriation is said to be the better way of sustaining development and hence they promote it; however, it becomes opposite to others and hence they appear strongly against it. In which side did you support? Moreover, why?
5. Have you made participation in inducing development implementation program?
6. Have you discussed on the issues of compensation and benefit packages of its actual implementation and made consensus on a given (promised) compensation?
7. What were the set or kind of compensations you agreed and what was the main criteria to set the kind of compensation packages?
8. What are the advantages and disadvantages that you believe due to inducing development towards your localities especially in terms of environmental, social and economic aspects?

Thank you very much for your time and cooperation to fill these questionnaires.

Appendix 3: Key Informant Interviews

The following semi-structured questions constituted the items in the KIIs.

Name of the area _____

Number of discussants Male _____

Female_____

Name of recorder _____

- Municipality administrative official
- Rural land administration experts,
- Local elders, and
- Valuation Committees,
- Land administration committee
- Experts from Municipal Administration Office,
- Experts from Urban Agriculture Department Office

Questions

1. Were there awareness creations on introducing development programs in to urban fringe of the town? How? (Through mass orientation, through formal training, both, and others)
2. What was farmers/owners reaction when they were asked to give up their land holding right for expropriation by the local government for public purpose?

   Agreed without objection Objected and forced to leave

   First objected but finally convinced to accept

   _____
3. Did the farmers participate in decision-making process in the implementation of expropriation process?
4. What are the challenges and opportunities created for farmers due to introducing development programs?
   - Displacement of farmers from their land
   - Loss of livelihood
   - loss of agricultural product
   - Social impact, cultural and social influence and adaptability
   - Employment opportunities created
   - Access to social service such as water, health service, education attainment

5. What were the benefits they obtained from participating in decision-making?
   A. Raising their own need and opinion
   B. Created access to benefit packages
   C. Created opportunity to livelihood means
7. If there was a compensation for lose, how it was calculated and who are the main responsible to calculate the compensation? (Area/birr for agricultural land) ----------
8. How the farmers or owners were participating in decision making on benefit packages allotment?
9. Do you think the paid compensation was/were fair? ----------
10. Did the farmers or owners apply their disappointment concerning the amount of packages provided? ----------
11. If yes, did you think that they were satisfied with your reaction/answer?
12. by dissatisfying with your answer was/were there who went to court? ----------
13. If yes, was there any difference in decision with that of previously made by the concerned institution? ----------
14. If yes, what was/were the reason for this difference?

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15. If no, why? ----------

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16. What would you recommend in similar activities elsewhere for planners and policy makers improving land expropriation implementation practice? ----------
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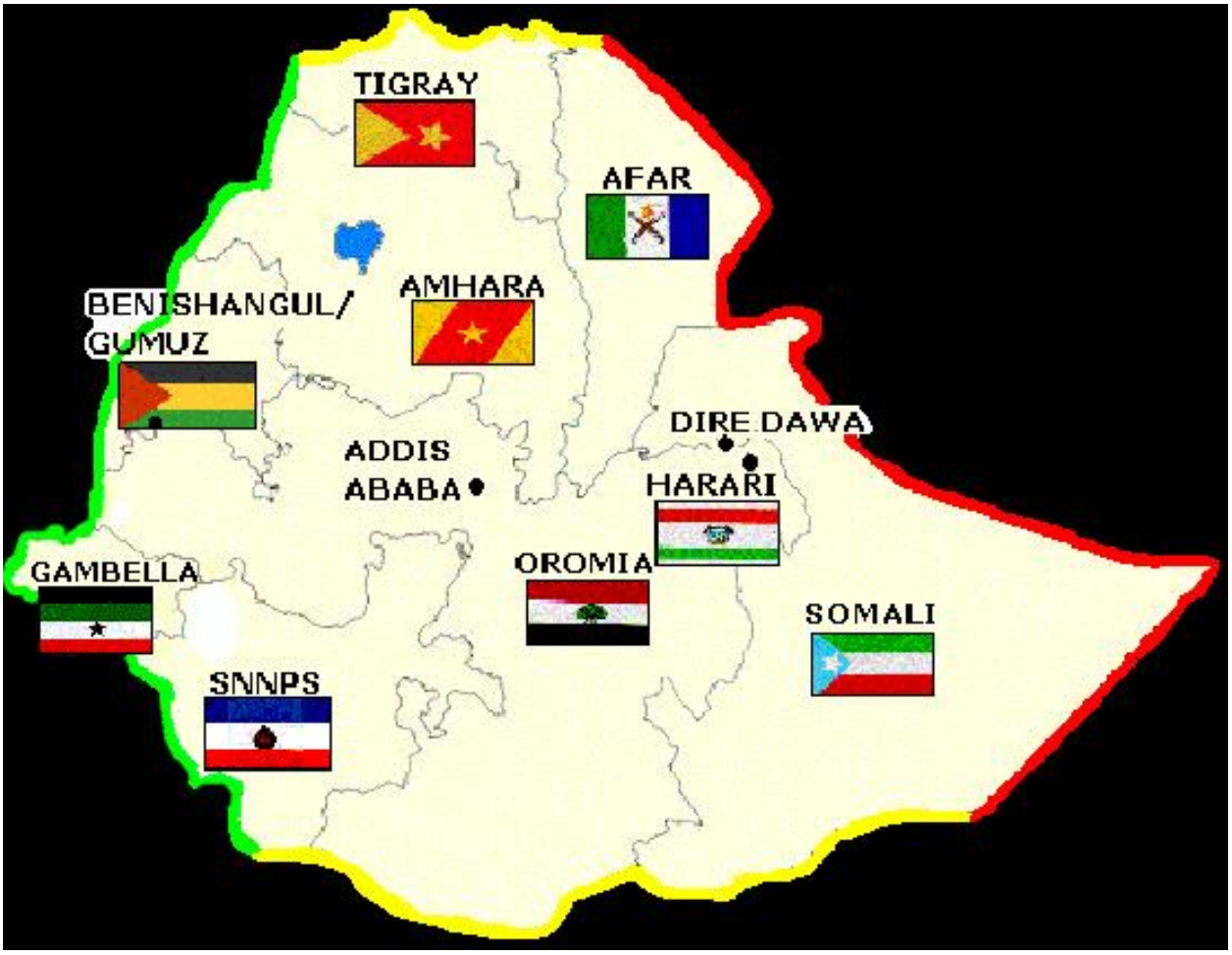
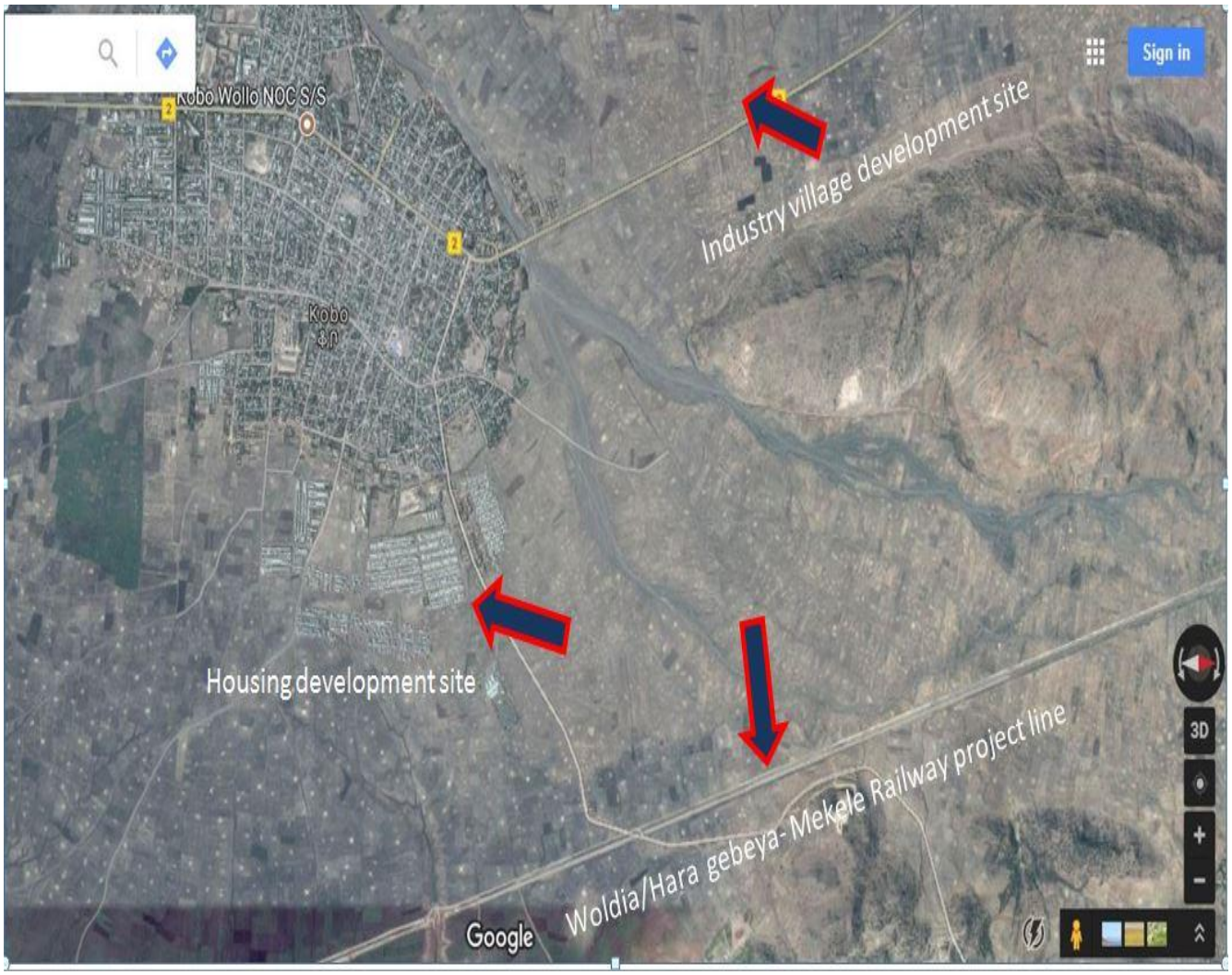
Thank you for your time and cooperation to fill these questionnaires.

Appendix 4: The Map of Regions of Ethiopia



Accessed on: https://www.google.no/search?q=recent+Ethiopian+Map.(24/06/2017) .The nine different symbols in the map represented the flags of each Regional States of the country

Appendix 5: The Map of Study Area



Source: Developed by author from Google earth