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Procedures and Causes Leading to Corruption in Urban Land Management in Addis Ababa: The Case of Yeka Sub City

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Abstract
Land information and its management are fundamental to successful urban land management and the derived benefits to the economies and overall sustainable development and to minimize corruption. The main objective of the study is to investigate the procedure and causes leading to corruption in urban land management in Addis Ababa the case of Yeka sub city. The study was based on data obtained from primary and secondary source and this study use a combination of qualitative and quantitative approaches in the collection and analysis of data. Thus, the subjects in the study were 200 respondents: 15 key officials and experts from the land departments and 185 land beneficiaries (owners and non owners of parcel). Questionnaire was used as data collection instrument and unstructured interview were also used in the process. The data gathered through questionnaires were analyzed by using frequency counts and their percentages; whereas the data gathered through interview were analyzed through descriptive statements. Major findings of the study prove that issuing of title deeds and surveying and valuation of properties are among the procedures that are likely to invoke corruption. Additionally, finding of the study shows that inadequate skilled man power, lack of modern cadastre and weak land information system are among the causes leading to corruption in urban land management. It is highly recommended that the government give sufficient attention to the actual growing in the development of GIS and cadastre which has the potential to assist in the fight against corruption in urban land management. The study strongly proposes the usefulness of advance technology for the Management and handling of large data base of spatial and non-spatial nature in urban land management.
Keywords: Land, Corruption**,** Urban land information system

1. Introduction

1.1. Back Ground

It is estimated that about 20 percent of the total population of Ethiopia currently lives in urban areas, which has rendered it as one of the least urbanized countries in sub-Saharan Africa. Despite this low level of urbanization, however, the country has one of the highest rates of urbanization even by the standards of developing countries, which is estimated at 4.1 per cent (MUDHC, 2014). Land has enormous socio-economic significance as a key productive asset and source of income. In Ethiopia, as elsewhere in the world, this enormous socio-economic significance stems from the fact that land is a source of wealth, economic growth, employment and a source of basic survival of the majority of the population. In respect of urban land, this is further accentuated by the rapid urban development that leads to swift and drastic changes in the physical, economic, social, political and administrative structures of the cities (Bacry Y, Sileshi T, Admit Z, 2009). Land management in urban Ethiopia during the last decade was in transition and has faced many interrelated challenges simultaneously. First, while the State retains public ownership of land, the government is replacing the old system of urban land tenure (the "rent" system) by a more market-oriented system of long-term leases. The process is phased and introduces the new system gradually; starting first in major urban centers that gradually will applied and cascaded to all urban centers in the country (MUDHC, 2014). Corruption in Urban land management is a major problem and a major public issue in Addis Ababa. Attention has been given to the problem recently because of its negative impact and its fatal and crippling effects. Corruption has increased in recent years and is a devastating phenomenon be it economic, social, political or cultural. It undermines society and development, the poor are always vulnerable. For strategic, operational and financial reasons, Geographical Information System (GIS) based mapping solutions are becoming an increasingly important area for realizing effective land management systems for many municipal governments across the globe. Despite the obvious gains, many local authorities in Africa have not yet taken advantage of the new developments within this sector owing to a myriad of resource challenges (Tendayi G. & Scelo Z., 2010). Land Information Systems (LIS), keep detailed land–related records referring to the location, size, boundaries, ownership, and value of land-related assets. LIS have wider application in the planning and re-planning of land use as well as the assessment and collection of taxes from landed property. A specific urban land management related constraint faced by the Addis Ababa City Administration that concerns LIS is the absence of full-fledged, well-organized, and up-to-date urban land related data bases that serve as a basis for urban land management related decisions (Bacry Y, Sileshi T, Admit Z, 2009).

1.2. The Problem

The government of Ethiopia establishes mechanisms for involving the civil society in corruption prevention,

creation of effective legislative and institutional frameworks and mobilization of political will to fight corruption. In doing this, the government, has taken a number of measures to deal with the problem of corruption in the land sector within the framework of the National Anti-corruption Strategy. While the city level has devolved most of its urban management related responsibilities to the sub-city level. Lack of adequate urban land management capacity and rampant corrupt practices at city and sub-city levels have become the trait of the reform program conducted in the city. The combination of high population and urban growth rates, tied with a high prevalence of urban governance problem, has placed enormous stress on Ethiopian cities, especially when it comes to urban land administration issues. In almost all urban centers in the country land information is recorded, managed and disseminated in classical method as hard-copy, implying modern land information management system is at infancy stage. If land governance is weak, urban development processes can only have a limited impact; the level of land information should be limited and related to what an urban development project can achieve. The realities of weak or ineffective governance include corruption, weak institutions, lack of horizontal and vertical coordination and integration among governmental agencies, limitations on the credit market, and low efficiency of land administration systems. These can block beneficial effects of a LIS from materializing. Generally, due to corrupt practices among civil servants and weak land management related service delivery system impede the vibrancy of urban development and hence affect the social, economic, political and sustainability of the area and the society. Additionally cumbersome and expensive procedures for land and property transfer (including site mapping, titling and registration), thus encouraging illegal dealings of transactions; Significant proportions of the inhabitants did not have title or certificate of ownership to their property, which constrained tenure security; and Land disputes did not get quick and legal solution. It is also important to recognize the overwhelming weight of Addis Ababa in the urban picture of Ethiopia: Addis Ababa is a true primate city, according to population and housing census 2007 with 2,739,551 people, which is the largest city in the country. A few studies have been conducted about corruption in ULM specifically on GIS, LIS and modern cadastre. Hence; this study aims to explore the procedures and causes leading to corruption in urban land management.

1.3. Objectives

The objective of this article is to assess the procedures and causes of corruption in urban land management in Addis Ababa: the case of Yeka Sub City. Cognizant of this, the specific objectives to be addressed include:

1. To identify the procedures leading to corruption in urban land management in Addis Ababa
2. To identify the causes leading to corruption in urban land management in Addis Ababa

1.4. Methodology

The article relies on data obtained from primary and secondary source and use a combination of qualitative and quantitative approaches in the collection and analysis of data. The research methodology articulates several methods, sources and perspectives. The complex and less accessible nature of urban land corruption networks need to approach thoroughly. Simple random Sample was used in the selection of the study units. Addis Ababa is made up of 10 Sub cities. The study focused on the City as the study was interested in the sub city where pressures and demand for land tenure and use is high. Thus; Yeka sub city qualified for selection and the sub city has 13 Weredas. However, In order to cover a wide array of information on corruption in ULM the study mainly focused on experts and recipient of land services within the sub city. The sample consisted of 200 respondents: 15 key expert and officials from the land departments and 185 land recipients (owners and non owners of land). Since it was important to seek information from land department employees, experts and key officials of the department including land officers, surveyors and urban planners qualified for the study. Qualitative data were analyzed through summarizing and describing information in meaningful ways. Quantitative data were entered and analyzed by using SPSS and presented by frequencies and percentages.

2. Discussion

2.1. Procedures Leading to Corruption in Urban Land Management

The respondents were asked to indicate the procedures leading to corruption in urban land management hence majority of the respondent's i.e. 52.4% replied issuing of title deeds is among procedures that are likely to invoke corruption followed by Surveying and Valuation of properties 29.2% , Parcel acquisition 11.9% and 6.5% Transfer of Ownership. The results show that even though the land department offers title deeds to those who receive plots allocations this service is not known to the majority of respondents. Lack of knowledge and awareness on the procedures of obtaining title deeds may give rise to corrupt practices. 88.1 percent of the respondents revealed that they were very dissatisfied with the service delivery practice of the sub city effectiveness and efficiency in terms of cost and time. As the respondents indicate while waiting for a title deed you may face uncertainty and become impatient thus; if the public do not know the land department when to offer title deeds, the land officials may use this uncertainty to ask for bribe. 29.2% of the respondents cited surveying and valuation of properties as one of the procedures done to establish the value of the property that the

owner is required to surrender for urban development. It was further elaborated that valuation of property is followed by compensation before the owner submit the property this procedure may also raise bribery. Some respondents said that the land officials went for valuation in their areas but when it comes to compensation it is quite different from what they expect. Hence; lack of transparency in providing information about the actual size of piece of land to be acquired from the citizens by the government and determination of value of properties contribute to corruption incidents. 11.9% of the respondents indicate that Parcel acquisition as procedure to lead corruption in urban land management Overall, majority indicated that they don't know the procedures of acquiring a plot. Even though some respondents identified the procedures taken by the land department for a person to acquire a plot but the data shows that the majority of respondents don't have knowledge on the procedures. 6.5% of the respondents indicate that Transfer of Ownership as procedure to lead corruption in urban land management. As indicated the respondents knowledge about the procedures of transferring of property ownership is low. This may drive some people to engage themselves in corrupt practices. From the interview they indicate that the buyer and the seller of the plot would like to pay less the capital gain tax, hence the buyer give bribes to two of them and hence penalizing the government in mobilizing revenues.

Table 1. Procedures leading to corruption in land administration

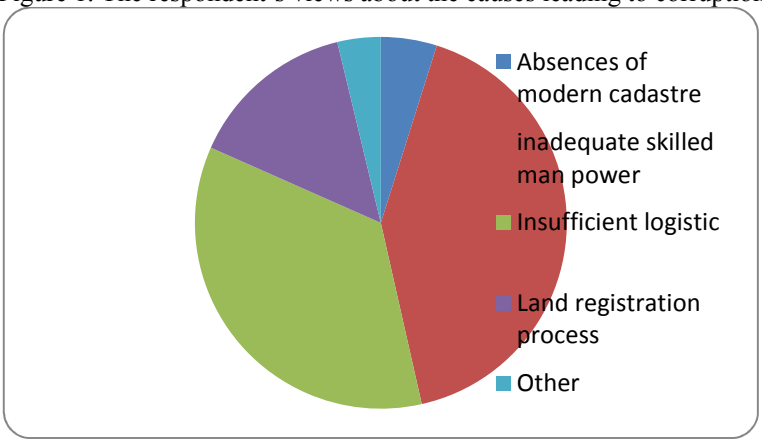
	Response	Frequency	Percentage
procedures in land administration are likely to invoke corruption	Parcel acquisition	22	11.9
	Surveying and Valuation of properties	54	29.2
	Issuing of title deeds	97	52.4
	Transfer of Ownership	12	6.5
	Total	185	100

Source: Field Survey, 2016

2.2. Causes Leading to Corruption in Urban Land Management

41.62% of the respondents indicate inadequate skilled man power is major cause leading to corruption followed by insufficient logistic 35.14%. However; as confirmation from the interview indicate that lack of modern cadastre and the availability land information system is not satisfactory for the general public. Both imply that availability of information that is registration is not detailed and not accessible. Furthermore exists poor land registry it was unable to provide timely, reliable up-to date information on different tenure categories and rights including ownership. In addition lack of trained and qualified surveyors, cartographer, specialists and computer programmers were major barriers for effective survey and mapping for LIS. In general there is overall lack of financial, technical and human capacity in yeka sub city.

Figure 1. The respondent's views about the causes leading to corruption



Source: Field Survey, 2016

3. Conclusion

Land is a unique resource of fixed location, incapable of expansion in supply (except in cases where, marginal increases have been made through reclamation). The necessity for efficient and effective management of this limited resource is of paramount importance. Both land administration and management involve land registration and it has been recognized that improvements to land registration systems and the establishment of land information systems (LIS) or geographic information systems (GIS) are important catalysts for development in less developed countries. The development of land information cannot be seen in isolation of the broader picture of land governance in developing countries. Ultimately, successful land information systems for urban land

management applications in developing countries and Ethiopia require balancing the five essential components of a land information system: data, technology, people, management and funding. Emerging from the framework are examples of essential aspects for consideration to effectively manage land information for sustainable urban development. It is necessary therefore that we explore all the possibilities information technology can offer us in enabling us to use our resources in an efficient and sustainable manner.

Recommendations

- Land department in the sub city should increase the quantity of the required equipment and improve the quality of the available equipment. In addition the departments need additional financial allocations in order to allow them to operate at full scale.
- Regular Training should be given to land managers, key officials, including land officers, surveyors and urban planners and professional experts in order to use GIS properly and effectively.
- The government has to intervene in the awareness creation of the public at large need to know the kind of services delivered and procedures to be followed through different forums such as newspapers, television, radios and workshops or seminars.

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