

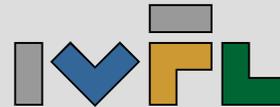
A Reality Check on the Quest for Tenure Security and Land Administration in Ethiopia

SOLOMON Abebe Haile

Institute of Surveying, Remote Sensing and Land Information

Department of Spatial, Landscape and Infrastructure Sciences

University of Natural Resources and Applied Life Science



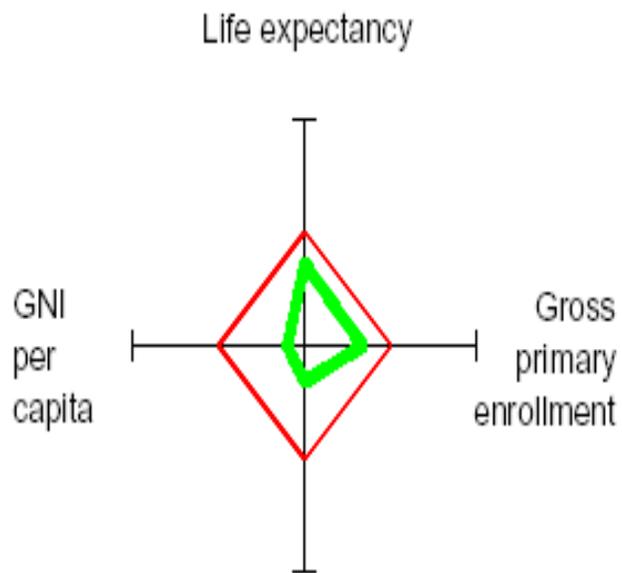
Presentation outline

1. The nation & the land sector at a glance
2. Macrolevel ambivalence: land issues & the SDPRP
3. Mesolevel practice: piloting LA, institution building
4. Grassroots realities: unmet needs
5. Rights documentation: new tools?
6. Conclusion



Ethiopia: the Nation at a glance

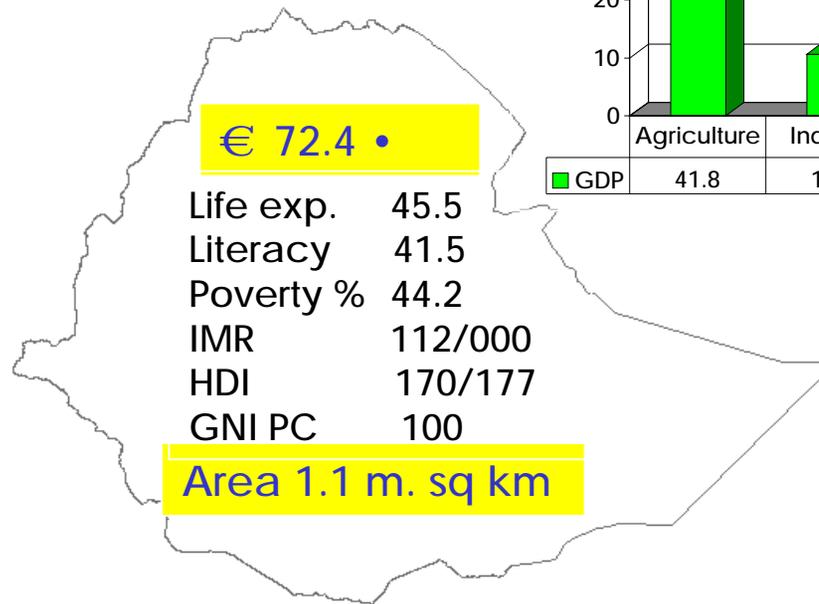
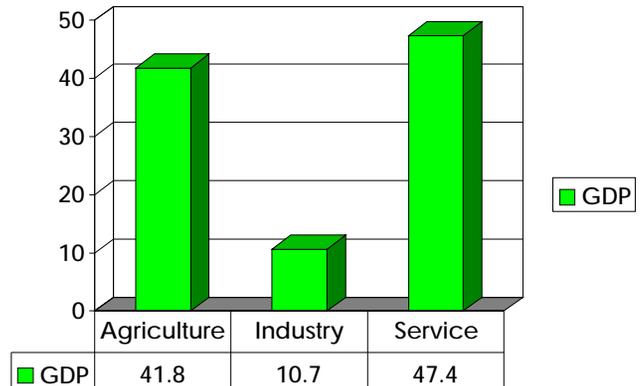
Development diamond*



Access to improved water source

Ethiopia

Low-income group



The land sector at a glance

THE PROBLEMS: tenure insecurity, land scarcity, fragmentation, degradation, landlessness, disputes

Arable land person ratio 0.17ha

Average holding size 0.97 ha

36.30% HHs 0.5 ha or less

62.34 % HHs 1.0 ha or less

Landlessness

Degefa (44-53%)

Workneh (21-36%)

Zegeye (37%)

Pender & Berhanu (140% increase in 8 years)



Land policy: the basic provision

Article 40(3) of the Constitution

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

Responsibility assignment

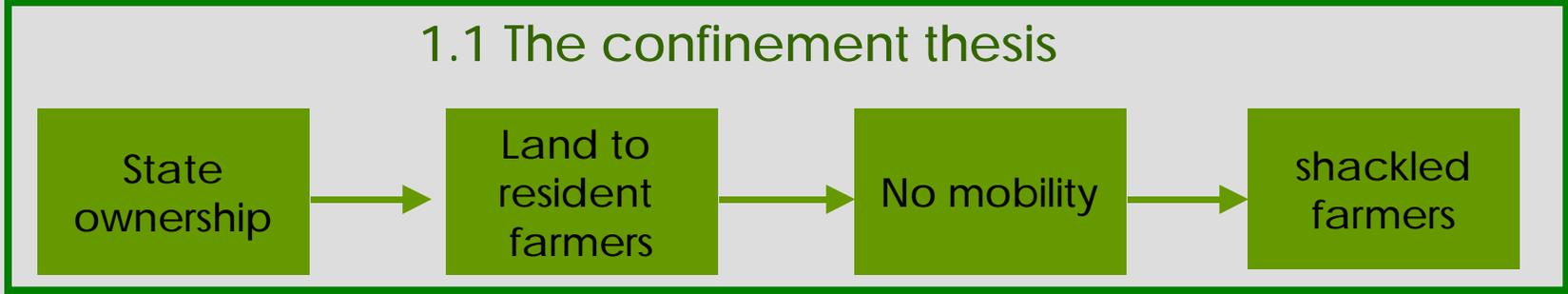
Federal government: legislative framework

Regional/State governments: Land Administration

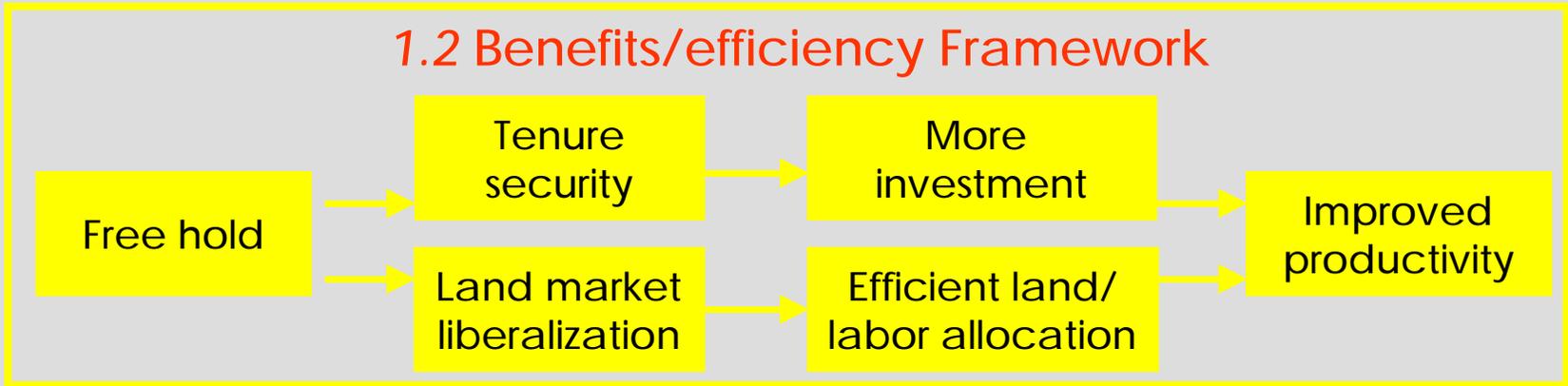


Some aspects of the land policy debate

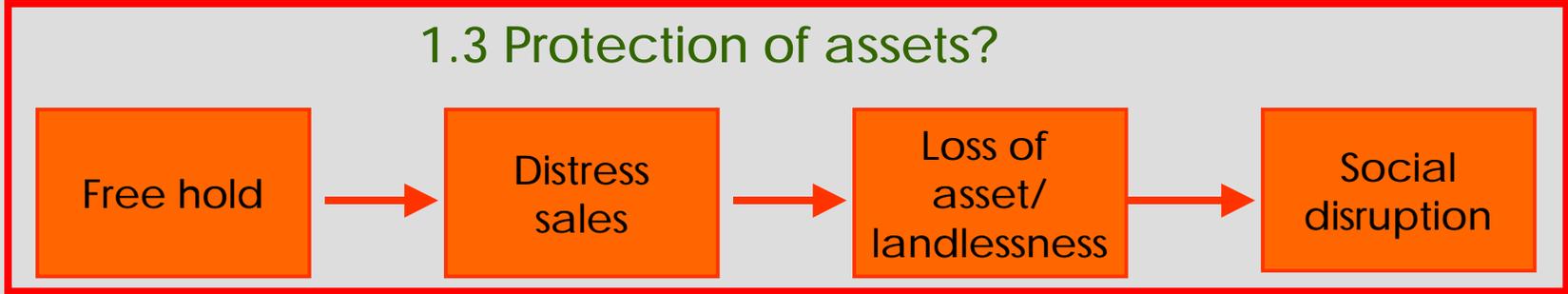
1.1 The confinement thesis



1.2 Benefits/efficiency Framework



1.3 Protection of assets?



SDPRP: some breakthroughs

Tenure insecurity recognized

Redistribution free years

Protection of property rights (thru the admin. of justice)

Leasehold reforms (urban)

Relaxed collateralization: large-scale agriculture

Land use planning

Nation-wide land certification



The SDPRP: weaknesses

References to land : few & far between

Lacks coherence & strategic vision

Weak regional/states' synergy

Complete rural-urban partitioning

Conflicting signals



Mesolevel Practice

Region specific legislations & LA agencies in place

LA piloting

Some new LA arrangements

Detailed directives to implement LA proc

Relaxed rules for rights transfer

Minimum threshold for parcel size

Redistribution bans

LA Piloting & donor engagement

Detailed directives to implement LA proc



Registration & Certification: a new initiative

,Nation-wide' effort

A scaling-up of a regional program

Well-received among donors, civil society, farmers

No legislative framework

No spatial framework



Registration & certification: content of the land register

Serial No	Entry header	Illustration Of specific Info entered	Generic info
1	Parcel ID	A E 001 01 0002 4	Region, zone, district, subdistrict codes; land holder and no.of holding codes
2	Name of owner	A E 001 01 0002	Region, zone, district, subdistrict codes; land holder
3	Central coordinates	North	
		East	
4	Names of farmers Having rights on Neighbouring parcels	East	Mr. X
		West	Mr. Y
		North	Mr. Z
		South	Mr. A
5	Parcel area	Local unit	Timad, gemed, etc
		Area	
6	Current Land use/cover		Crop, woodlot, grazing, homestead
8	Fertility status		High, medium, low
9	Means of acquisitions		Redistribution, inheritance
10	Agric. Income and Rural land use tax		Flat rate according To parcel size & FS status
10	Area (ha)		
11	Parcel Address	Village name	
		District	
		Zone	
		Region	



Registration & certification: the primary book of holding (PBH)

PRIMARY BOOK OF HOLDING

Outcome of 1st phase certification

No spatial framework; relative location

Traditional area measurements

The PBH: an overview

Se. No	Parcel ID	Land use	Neighbouring parcels				Parcel area		Fertility level	Means of acq.	Village name
			east	west	north	south	Local unit	area			
			X, Y, Z...	X, Y, Z, ...	X, Y, Z, ...	X, Y, Z, ...	timad		High Med. low	Redist. Inherit.	



Registration & certification: Secondary Book of Holding (SBH)

Outcome of a 2nd phase exercise

Spatial framework using orthophotos

Would Involve two-levels of surveying

1st level (District, kebele, sub-kebele, communal & service area boundaries);

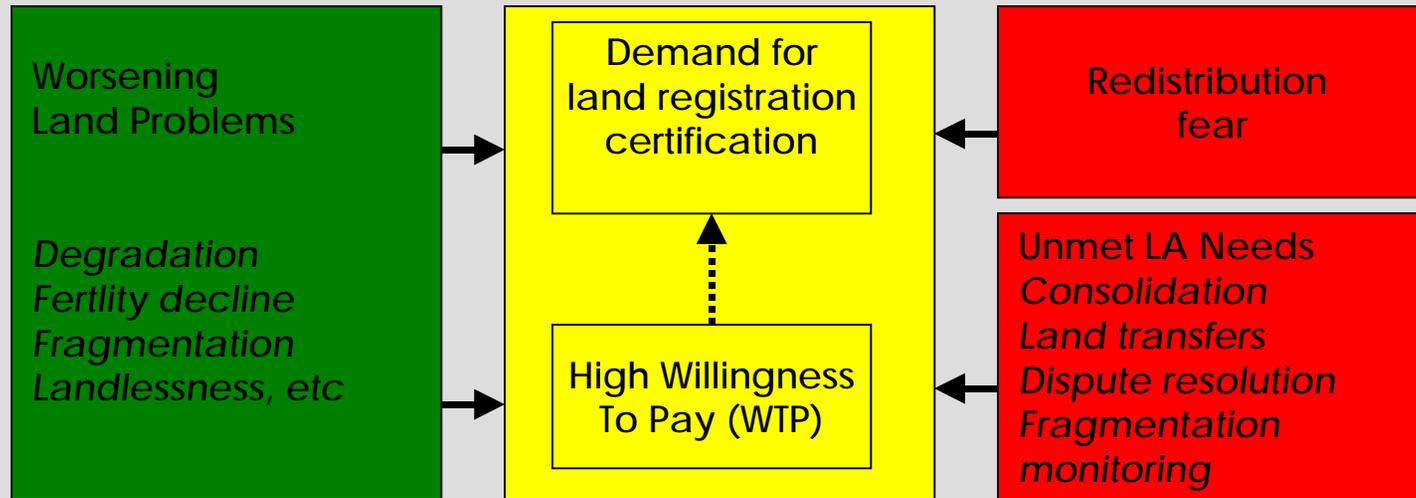
2nd level (parcel boundaries)

Secondary Book of Holding: an overview

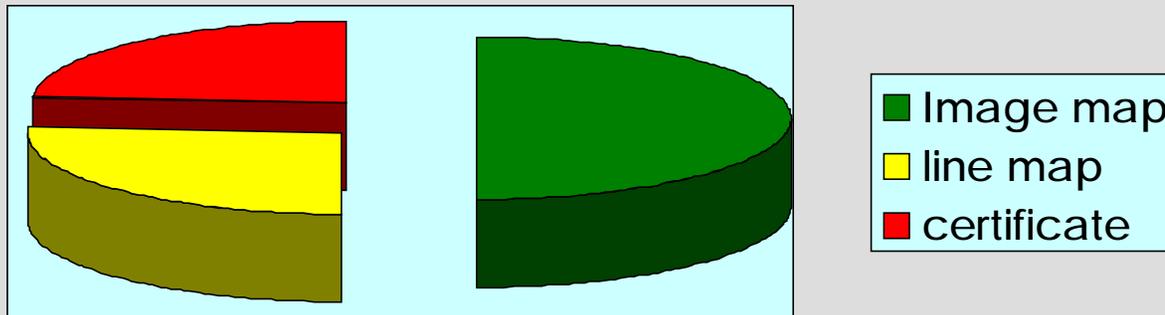
id	Land use	Neighbouring parcels				Central Coordinates		Area (ha)	Fertility level	Means Of acq.	Village name
		east	west	north	south	North	West				
		X,Y, Z...	X, Y, Z, ...	X, Y, Z, ...	X, Y, Z, ...				High Med. low	Redist. Inherit.	



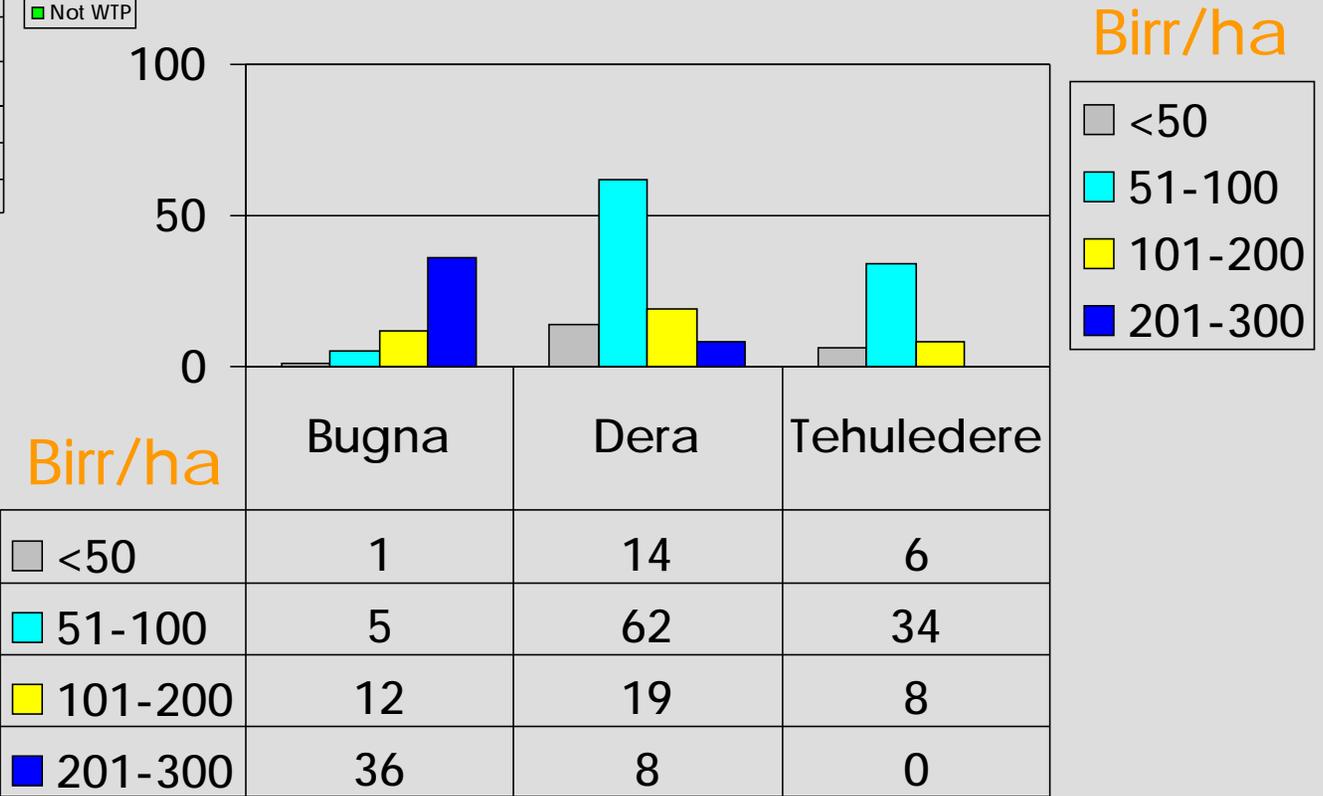
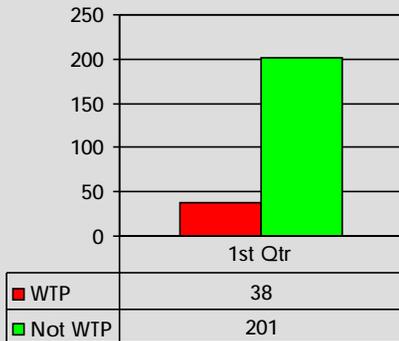
Grass roots facts



Preferred Spatial framework



Earning tenure security: Willinness To Pay



WTP is not related with ability to pay!



Land Rights Documentation

New data source?? – Satellite Image (Quickbird pan)



Land Rights Documentation

GPS Measurement



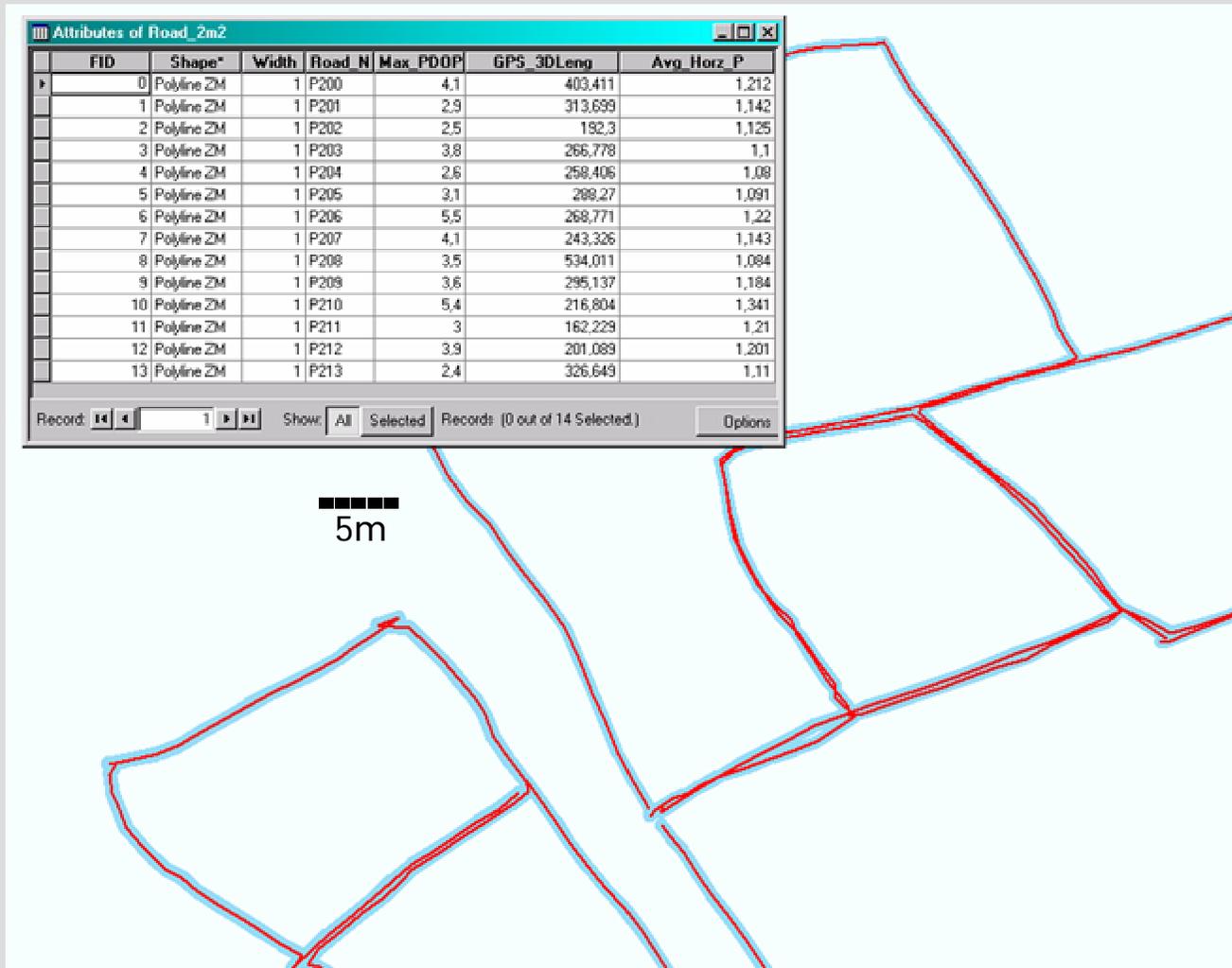
Land Rights Documentation

GPS Measurement & Satellite image (QuickBird MS)



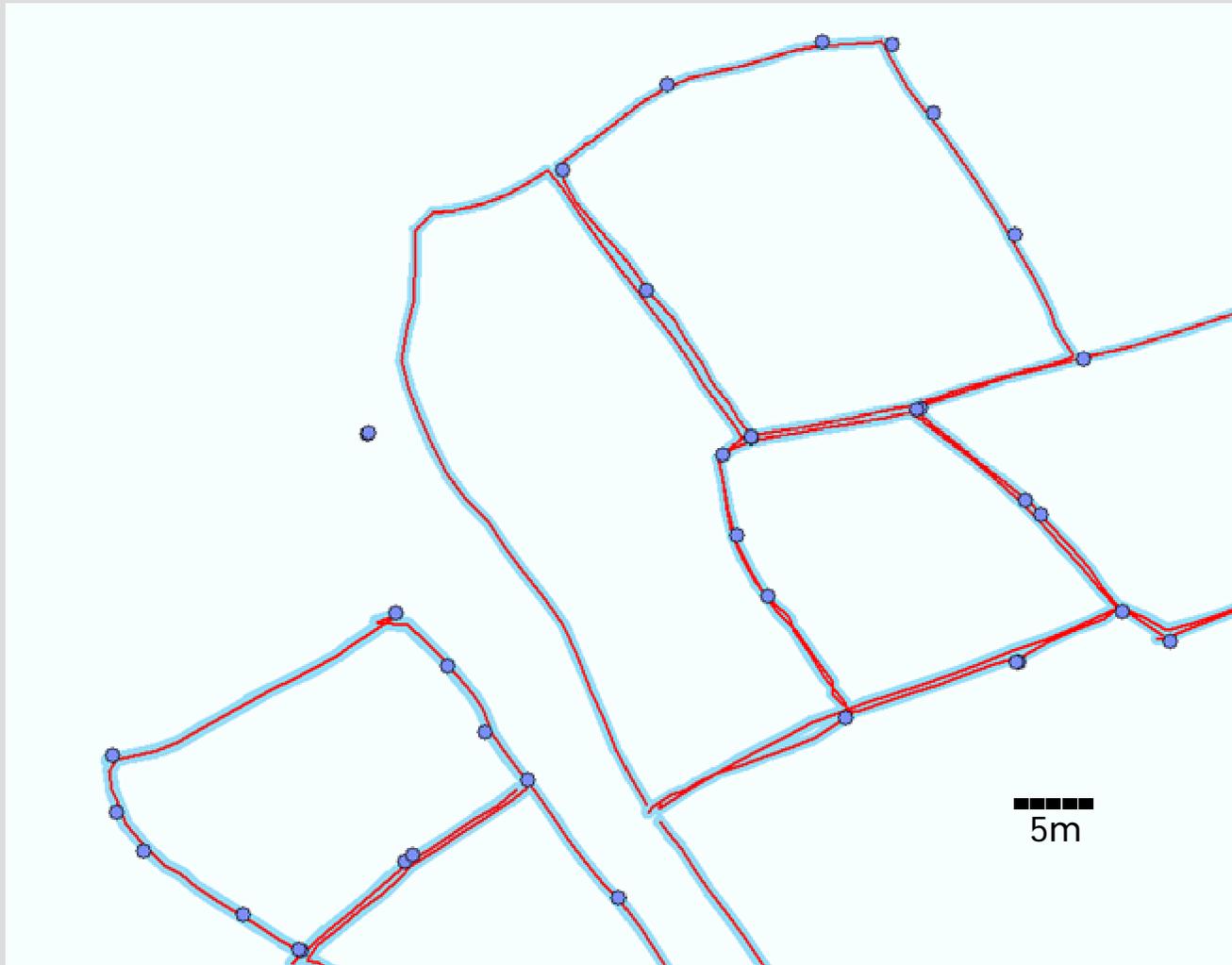
Land Rights Documentation

GPS Measurement: accuracy (code, relative)



Land Rights Documentation

GPS and Total Station Comparison



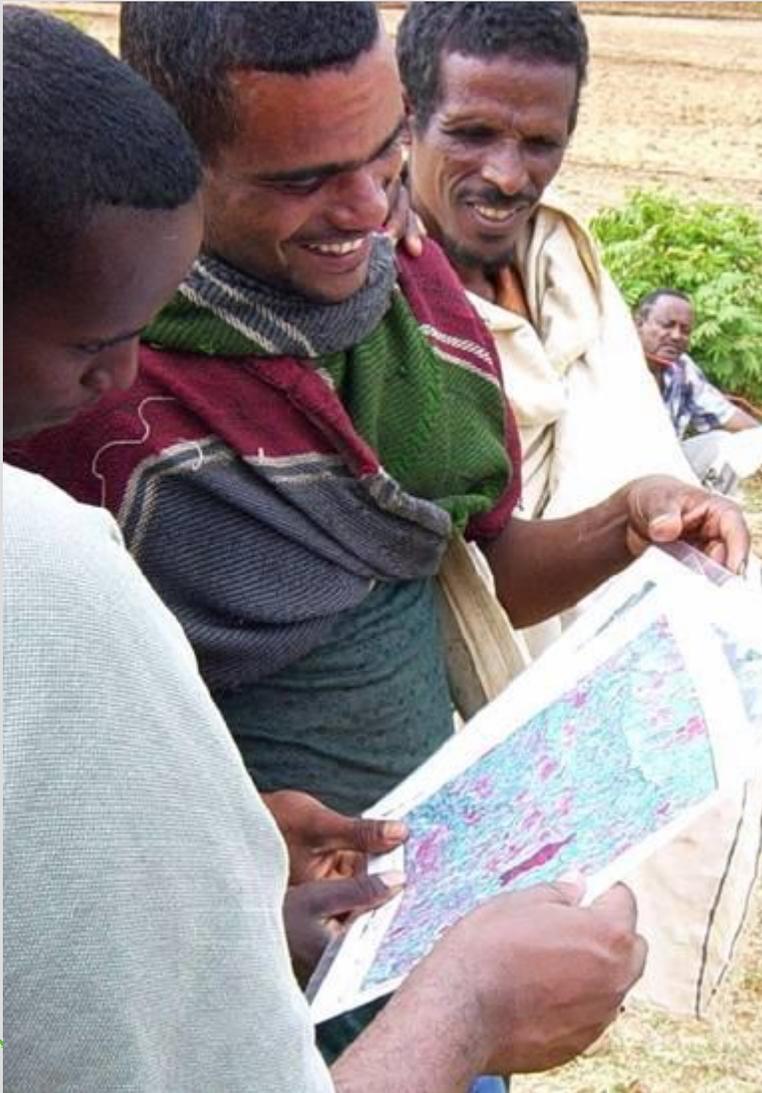
Land Rights Documentation

The Social Aspect – Phase 1: Skepticism



Land rights documentation

The Social Aspect – Phase 2: building confidence



Land rights documentation

The Social Aspect – Phase 3: gadget demystified & role reversal??



Conclusion & the way forward

Registration & certification: a welcome development

Free registration & certification: unsustainable

Favorable legal framework for the registration & certification

What rights are recognized and how?

(*holding/use rights, rental, mortgage, etc*)

Duration/assurance of rights (*total/provisional ban on redistribution, elimination of residency requirement*)

Formalization of land transactions

Gradual dev't of spial framework: start small-HP areas



Conclusion & the way forward

National consensus on the land issue

Comprehensive land policy

Federal level coordination/oversight mechanism

Urban-rural coordination

Coordination among Regions/States

Mapping synergy (cadastral, urban, general)

Support to less developed regions

Resolve conflicts in the legal regime

