

# The Expansion of Informal Settlements in Industrializing Cities in Ethiopia: The Case of Hawassa

**Enanu Girma Melka, Wubshet Berhanu**

Housing and Sustainable Development, Ethiopian Institute of Architecture, Building Construction and City Development, Addis Ababa University, Addis Ababa, Ethiopia

## Email address:

enanu7girma@gmail.com (Enanu Girma Melka), wubshet.berhanu@eiabc.et (Wubshet Berhanu)

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**Abstract:** Peri urban areas provide the opportunity to low income population to own land through informal land transaction. Though informal land transaction is practiced at all the Peripheries even before the development of the Hawassa Industrial Park, the study found out that there is a significant migration of people to the city in search of job opportunity at the Hawassa Industrial Park. As a result peripheries have become home for thousands of laborers that work at Hawassa Industrial Park since they provide affordable rental rooms. This article analyses the expansion of informal settlements due to industrialization (development of industrial parks). Both primary and secondary data sources were used. Literature reviews, key informants, interviews of Hawassa Industrial Park workers, room renters and questionnaire survey of knowledgeable persons are among the main data collection instruments used in the research. The findings of the study indicated that informal land transaction was a common practice on the peripheries of the city of Hawassa, but the emergence of the Hawassa Industrial Park has greatly intensified and diversified the practice at the peripheries close to the Hawassa Industrial Park. The paper concludes by recommending proactive measures needed to boost supply of land for housing through formal mechanisms.

**Keywords:** Industrial Park, Hawassa Industrial Park, Informal Settlement, Peri-Urban Area

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## 1. Introduction

Industrialization of a country should come through a long-term plan of development based on reliable data about the existing economic, agricultural, industrial, and infrastructure. [15]. Different studies on the nature of industrialization show that industrial activities are inputs for urbanization to flourish or expand its influence. The term 'informal settlement' refers to urban settlements or neighborhoods that have developed outside the formal system for recording land ownership, and that do not meet a range of regulations relating to planning and land use, building codes or health and safety standards [14].

Industrialization and achieving industrial development have been the keen interest of all successive regimes of Ethiopia. The current government prioritized industrialization to promote economic growth and job creation, believing that Industrialization will significantly increase production and productivity [22].

One of the pioneer industrial parks in Ethiopia is the

Hawassa Industrial Park (HIP). One of the biggest parks in Ethiopia which was inaugurated in June 2016. Currently, 22 textile / apparel firms have invested in the site employing approximately 25,000 workers, of which 95% are women aged between 18 and 35 years of age [22]. In Hawassa, workers are drawn predominantly from the rural villages and small towns within a 100 km radius of Hawassa City, and tend to reside on the periphery of the city in informal neighborhoods that have sprung up since the establishment of the HIP [22]. These peri -urban areas include not only land designated urban by the city administration but also land where people did base their lives in agriculture. The housing deficit in Hawassa City is currently estimated at approximately 40,000 units, and will be expected to worsen as HIP expands to its full capacity of 60,000 workers [22].

The people in Hawassa are exposed to housing shortage and are compelled to live in informal settlements. The majority of women working in the factories are forced to share rental rooms with up to seven other co- workers in order to afford housing. Sub-standard housing has been developed on

farmland, with farmers selling plots and / or building rental units in an informal and unplanned manner, often with poor or no sanitation facilities [22]. The Hawassa City administration has promoted the development of limited number of social housing, and several initiatives are being developed to improve workers' living conditions which include the development of subsidized workers' housing (led by IPDC) and low cost housing alternatives, led by UN HABITAT [22]. While these initiatives will offer a short-term solution to the situation, longer-term sustainable solutions are need to be address the critical issue of housing shortage.

This study tries to assess the prevailing access to housing for Hawassa industrial park workers and the development modality, driving factors and characters of informal settlements in Hawassa City by attempting to answer the following questions: How are informal settlement developed in the city and its peripheries? What are the driving forces behind the rapid development of informal settlements in Hawassa city? And what are the peculiar aspects of informal settlements developed by in-migrants working in HIP? Results of the study showed the need for a new concept of housing policy in relation to the industrialization of cities.

## 2. Literature Review

### 2.1. Urbanization and Industrialization

A study made by Stylianos Athanassiou (1974) [13] on urbanization and industrial development in Latin American countries states that industrialization of a country greatly influences the urbanization of the population of a country. Urbanization is a multi-dimensional process of urban change with spatial, demographic and cultural implications.

Although urbanization is seen as a 'transformative force' as it has helped millions to escape poverty through increased productivity, employment opportunities, improved quality of life and large scale investment in infrastructure and services, urban areas around the world still face enormous challenges. For instance, 'persistent' urban issues detected are: uncontrolled and unplanned urban growth, changes in family patterns, growing number of urban residents living in slums and informal settlements in addition to the challenge of providing urban services for all [19].

### 2.2. History and Definition of Industrial Parks

The concept of industrial park can be dated back to the industrial revolution of the 18th century during which countries formed industrial areas to facilitate industrialization. According to UNIDO, several developing countries have adopted industrial parks as a means to promote rapid industrialization. Industrial parks are used to 'maximize resource integration for limited production factors within a certain spatial scope....; they are also seen as a means to attracting '...labor and capital-intensive domestic and foreign investment in manufacturing and service industries....' to not only increase job opportunities, wages and skills of local workers, ... but also to 'establish links to global value chains

through participating in international competition, and making full use of comparative advantages to promote the upgrading of industrial structure, and constantly improve the country's position in the international division of labor'' [20]. The definition and concept of Industrial Park has been changing over the years. According to Bonde-henriksen, (1982) [2] 'an industrial park is a tract of land set aside for industrial purposes under the private management and control of the developer or investors. Typically it includes many designated sites''. The same author provides further elaboration of the characteristics of IPs: carefully planned extensive low-rise buildings located in a landscaped setting, interconnected by broad boulevards with installed utilities, located along highly accessible highways and rail connections.

The Ethiopian Industrial Park proclamation, No. 886/2015 [16] defines an industrial park as: "An area with distinct boundary designated by the appropriate organ to develop comprehensive, integrated, multiple or selected functions of industries, based on a planned fulfillment of infrastructure and various services such as road, electric power and water, one-stop shops and have special incentives schemes, with a broad view to achieving planned and systematic, development of industries, mitigation of impacts of pollution on environment and human being and development of urban centers, and includes special economic zones, technology parks, export processing zones, agro processing zone, free trade zones and the like designated by the Investment Board".

### 2.3. Concepts About and Characteristics of Informal Settlements

The definition of the 'informal' is simply the opposite to 'formal' requires more reflection and research [3]. Informal settlements exist in a continuous and complex relationship between legality and illegality, in which settlements formed through illegal land invasion and self-built housing can co-exist together with the informal subdivision of land of high value in the market but legally acquired or transferred [3].

For Roy and AJSayyad (2004) [10], informal settlements require a complex continuum of legality and illegality, where squatter settlements formed through land invasion and self-help housing can exist alongside upscale informal subdivisions formed through legal ownership and market transaction but in violation of land use regulations [10]. Roy (2005) [11] defines 'urban informality' as "a state of exception from the formal order of urbanization". As urbanization is the process whereby a society changes from a rural to an urban way of life, 'urban informality' involves urbanization activities and practices that fall outside the purview of the state and policies that moderate the urbanization process [21]. Developing countries have faced enormous population movements from rural to major urban centers and this led to the swelling of informal settlements posing socio-economic challenges in urban areas [9].

Moreover, most people moving into urban areas do not have the economic and social resources to live in the planned and formal parts of the city. Consequently, they settle in unplanned parts of the city, where land is relatively cheap or

abandoned and public services are poor. This often is the only option and remains the main mechanism of urbanization in most developing cities [12]. The influx of new urban dwellers to cities has to be met with an adequate provision of urban services (education, health), infrastructure (housing, public transport, waste collection) and jobs [7]. However, this is not the case in most urban centers of the developing world. One of the key reasons for the proliferation of informality is the limited knowledge on the formation and development of informal settlements which in turn limits the capacity of municipalities to develop effective policy and urban plans to cope with the demand [17]. According to various researchers, other characteristics of informal settlements include: Lack of secure tenure; Housing that contradicts city by-laws; Housing built on land not owned by the housing owner; Lack or inadequate access to basic public services; Substandard housing or illegal and inadequate building structures; Illegal subdivision of buildings; Poverty, criminality and social exclusion; and Unhealthy living conditions and hazardous locations [18].

#### 2.4. Contextual Review

##### *Industrial parks in Ethiopia*

A conscious move to stimulate industrial growth in Ethiopia began only in the mid-1950s with the formulation of the First Five-Year Plan that covered in the period 1958-1962. Two more five-year plans, Second Five Year Plan and Third Five Year Plan, were launched between 1963 and 1973. The implementation of these initiatives attracted foreign investors and gave boost to the manufacturing sector in Ethiopia, although the overall industrial base of the country remained weak [23]. The Industrial Park Proclamation No. 886/2015 was adopted to provide a framework for the establishment, development, administration and supervision of industrial parks. Industrial parks in Ethiopia can also be categorized based on their focus sector including textile and garment; leather and shoes; agro-processing, pharmaceutical and IT parks [20].

##### *Informal settlement situation in Ethiopia*

Informal settlements have become persistent feature of urbanization and globalization, various studies have shown that the magnitude of Informal settlements in different countries is considerable and huge today. They have become the fastest growing type of human settlements in developing countries [4]. In the Ethiopian context, the Addis Ababa Development and Improvement Project Office adopted the following working definition for informal settlement: Informality/illegality includes any form of construction (such as houses, fence, notice board, sewerage lines, containers, temporary/movable kiosks, etc) which have been erected or built on public lands without having legal basis [5].

Achamyeleh (2013) [1] identified two causes of informal land rights in Ethiopia. First, the bifurcation of the land administration institutions into urban and rural, which created a favorable ground for the emergence of informal settlements in the transitional peri-urban areas. The loose coordination between the two land administration institutions and lack of

clarity on the matters of peri-urban land has created room for local peri-urban landholders to subdivide and sell their land on the informal market. The creation of a power vacuum in the peri-urban zone would entail an opportunity for peri-urban farmers to transform their agricultural lands into residential plots by subdividing and then selling the plots without any interference from government bodies. Second, the growth of informal settlements in the transitional peri-urban areas was driven by both pull and push factors. As a pull factor, the local peri-urban landholder's behavior and interest in selling their land on the informal market has attracted fresh in-migrants and large numbers of low-income households from the inner city, seeking an alternative source of shelter. Informal plots which were subdivided illegally by local landholders are relatively cheap and affordable to low-income groups. The deficiency of the formal land and housing delivery system in the urban areas as well as high and increasing housing rent in central areas of cities are important factors which are pushing low-income groups to peri-urban areas to find shelter.

Hawassa's rapid urbanization, its land policy and the undergoing urban development endeavors are shaping new settlements at the periphery. Consequently, former rural settlements and private farm lands have been transformed into urban districts within the past 10–15 years. The construction of housing units is becoming denser, the culture and demography of residents are changing fast and new economic activities are emerging. Hawassa is experiencing Peri-urbanisation beyond the city's urban–rural boundary [6].

### 3. Methodology and Research Design

#### 3.1. The Study Area

The study areas are three kebeles peri-urban areas of the city, Hawassa. 'Dato Odahe' and 'Chefe kotijabesa' kebele in Tulla sub city, that are recently added to the urban land development plan and 'Tilte' kebele in Tabor sub city are the study sites. There are around 5000 parcels (households) at 'Dato Odahe' kebele, 2000 parcels (households) at 'Chefe kottejebesa' and 2800 parcels (households) at 'Tilte' kebele.

#### 3.2. Sample Selection and Sampling Technique

In this research cluster sampling design is employed, the researcher will divide the city into two clusters. The classification is based on location which is urban center - peri-urban distinction and information gained from Pilot survey done by the researcher, indicated significant number of informal land transactions occurs at the periphery of the city, as a result the urban center is totally neglected in the investigation done through questioner.

The selected clusters to be surveyed were three Kebeles ('Dato Odahe', 'Chefe kottejebesa' and 'Tilte') where HIP laborers dwell and proliferating informal land exchange exists by using simple random sampling technique different households with only one family house and with family house and additional rental rooms were drawn from each cluster. From these clusters, house (land) owners will be respondents,

the researcher decided to take 30 random samples from 2500 parcels. This makes the sample parcels (households): 60 from 'Dato Odahe', 30 from 'Chefe kottejebesa' and 30 from 'Tilte', totally 120 parcels (households). And also HIP laborers were randomly surveyed through questioner at different working days, when the number of respondents reached 60 the researcher understood data has saturated and there is no need of conducting the questioner. Total of 3 key informants 1 from each cluster and 4 land brokers with rich experience in the land buy and sell experience and 8 knowledgeable people from IPDC, 'Kebele', Municipality and sub cities officials are included through interview.

### 3.3. Data Analysis Techniques

Settlement formation being a complex process, the research employed a mixed data analysis method. Mixed data analysis is a process that involves moving back and forth between concrete bits of data and abstract concepts, between inductive and deductive reasoning and between description and interpretation [8]. As a result the researcher employed the mixed data analysis strategy as it enables to go about organizing, analysis, numerating and interpreting data. The

interview data was organized by grouping answers together across respondents. The questionnaires data were compared and tabulated with frequency tables and chart supported by explanation. Inductive analysis employed meaning searching; data analysis came from the data, and meanings emerge out of the data rather than being decided prior to data collection and analysis. For the qualitative case sketches, notes and pictures were recorded on every site visit to ensure accuracy in recording the information given from respondents. Summary of findings, conclusion and recommendation are made on the basis of the findings from the data analysis.

## 4. Data Analysis and Discussion

### 4.1. Socio-Economic Situation of Respondents

From randomly undertaken interviews with 60 industrial park workers 22 (36%) of them reside at 'Chefe kotejabesa', 18 (30%) persons of them reside at 'Dato Odahe', 15 (25%) of them reside at 'Addis ketema' and 5 (9%) of them reside at other part of the city.

#### 60 HIP WORKERS

■ Chefe kotijabesa ■ Dato ■ Addis ketema ■ other

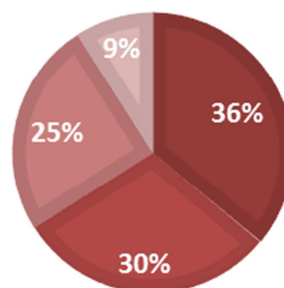


Figure 1. Living area of interviewees.

The socio-economic data collected from the respondents (Hawassa industrial park laborers and house renters) are summarized in the following tables.

Table 1. personal data, Social status, educational status and economic situation of respondents.

Main category	Sub-Categories	IP workers (laborers) (Total 60)	Percentage (%)
Sex	Male	12	20%
	Female	48	80%
Age group	16-19	3	5%
	20-27	39	65%
	28-35	15	25%
	>35	3	5%
Marital status	Single	49	81.7%
	Married	11	18.3%
Educational status	Below 10 <sup>th</sup> grade	8	13.3%
	10 <sup>th</sup> complete	40	66.7%
	10+ college	12	20%
	BA Degree	0	0%
Monthly income	Below 1000 birr	41	68.4%
	1000 – 3000 birr	19	31.6%
	>3000 birr	0	0%

## RESPONDENTS' REASON FOR RESIDING IN HAWASSA

- Home Town
- immigrated to work at HIP
- immigrated to work at any company

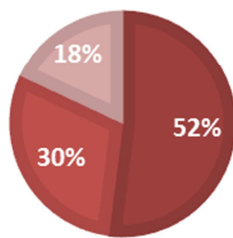


Figure 2. Respondents reason for residing in Hawassa.

The personal data of the respondent's shows majority of the respondents are female, the age group from 20-27 is dominant taking 65% of the respondents, majority of the respondents

have completed grade 10 and most of them make less than 1,000 Birr per month.

Majority of the respondents are from outside Hawassa, From the 60 respondents 39 of them migrated to Hawassa from rural areas around the city and other rural areas of the country aspiring to have better life and better job opportunity. Majority of the immigrants are from the age 20-27. From the 60 interviewee the 39 of them migrated to work at any job opportunity in the city Hawassa, 24 of them migrated to work specifically at HIP. Majority of the immigrants are in the age 20-27 and all the respondents asserted they don't ever want to get back to their home town even if they loss there job at HIP.

The respondents emphasized on the fact that they seek for a better life in terms of making better money so that they can afford better quality houses. But for the existing salary and work shift they say they prefer the houses they live in. sharing rental rooms with one or more friends (collogues) is one of the major privileges they get from the house owners and the location is one of the major constraints in selecting places residence.

Table 2. Socio-economic and housing data of IP Workers.

Data	Question asked	IP workers (laborers) responses	Frequency (out of 60 cases)	Percentage
Housing (Reason for choice of residence)	Does the room you live in share the compound with other rooms	YES	60	100%
		NO	0	0%
	Do you share your room with others?	YES	48	80%
		NO	12	20%
	How many people (including you) are there in your room	2	9	15%
		3	19	31.7%
		4	9	15%
		>4	11	38.3%
	Did you choose the house because of its price?	Yes	60	100%
		No	0	0%
	Did you choose the house because of its location?	Yes	51	85%
		No	9	15%
	Did you choose the house because your friends (family) live there?	Yes	42	70%
		No	18	30%

### 4.2. Case Study on 'Dato Odahe' Informal Settlement Condition

This section discusses the Informal settlement condition at 'Dato Odahe' kebele. This is one of the kebeles in Tulla sub city, recently added to the urban land development plan. 60

households were examined. From the randomly selected 60 households, 33 households have both family house and rental rooms in the compound and 27 of them only have a single family house in the compound.



Figure 3. Typical condition of access roads in 'Dato Odahe' Kebele.



Interview data of the 33 cases who do have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

**Table 3.** Data on dwellers, the issue of why/when did they reside at 'Dato Odahe' Kebele.

NO.	Question asked	House owners responses	Frequency (out of 33 cases)	Percentage
	When was the compound owned?	Before 2008 EC	13	39%
		2009-2011 EC	15	46%
		2012-2014 EC	5	15%
	Where was your former residency	In Hawassa	23	67%
		Other city	10	33%
	Do you own land in another sub city	Yes	9	27%
		No	24	73%
	Why did you choose to reside here	Social interaction (family ownership)	6	18%
		Land price	20	61%
		Location	7	21%
		Indigenous settler	6	18%
	How did you get the land	Bought from a primary owner	10	30%
		Transfer (family)	9	27%
		Bought it from someone	8	25%
	Do you have legal document of ownership	YES	13	39%
		No (Processing)	13	39%
		No (haven't started the process yet)	7	22%

46% of the respondents owned there occupation in the year 2009-2011 EC. 30% bought their land from a primary owner and 25% bought their land from someone. Majority of the

respondents (61%) haven't yet received legal document of ownership from the city administration.

**Table 4.** Rental rooms' construction period, Number of rental rooms in a compound and rental price at 'Dato Odahe' Kebele.

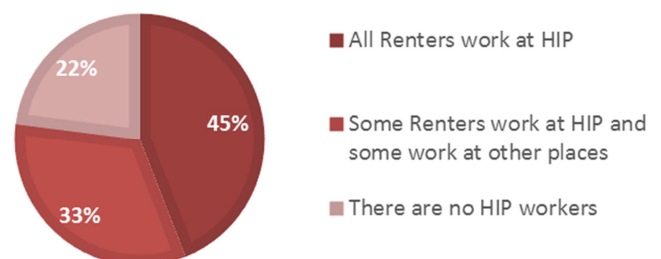
Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
	When was the rental rooms in your compound built?	Before 2008 EC	7	27%
		2009-2011 EC	11	41%
		2012-2014 EC	9	32%
	How many rental rooms does it have?	2<	7	27%
		3-6	14	51%
		>6	6	22%
	How much is the rent?	<350 Birr	3	12%
		350-499 Birr	9	32%
		500 -750 Birr	15	56%
	Is there a rental price change through time?	Yes	24	88%
		No	3	12%

41% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. Respondents stress on the fact that HIP works are the constant customers they have for the rental units in their compound.



**Figure 4.** a household with rental units at 'Dato Odahe' Kebele.

Majority of the compounds have 3 to 6 rental rooms, and from the 33 cases 15 of them said all the renters in the compound work at HIP, 11 said some work at HIP and some work at other places and 6 house owners said there are no HIP workers in the compound.



**Figure 5.** rental room consumer's occupation at 'Dato Odahe' Kebele.

Interview data of the 27 cases who don't have rental units.

Twenty seven heads of households were interviewed on various aspects of their residence, on the issue of the reason why they choose to reside at this part of the city and year of settlement.

**Table 5.** Data on dwellers, the issue of why/ when did they reside and the issue of rental houses.

Data	Question asked	House owners responses	Frequency (of 27 cases)	Percentage
When was the compound owned?		Before 2008 EC	12	45%
		2009-2011 EC	11	41%
		2012-2014 EC	4	14%
Where was your former residence		In Hawassa	21	78%
		Other city	6	22%
Do you own land in another sub city		Yes	6	22%
		No	21	78%
Why did you choose to reside here		Social interaction (family ownership)	8	30%
		Land price	15	56%
		Location	4	14%
		Indigenous settler	6	22%
How did you get the land		Bought from a primary owner	10	37%
		Transfer (family)	4	14%
		Bought it from a buyer	7	27%
		Yes	13	46%
Do you have legal document of ownership		No (Processing)	7	27%
		No (haven't started the process yet)	7	27%

41% of the respondents owned their compound in the year 2009-2011 EC. Only 37% bought their land from a primary owner and 27% bought their land from someone. Majority of the respondents (54%) haven't yet received legal document of ownership from the city administration.

#### 4.3. Case Study on 'Chefe Kotijabesa' Informal Settlement Condition

This section discusses about the Informality at 'Chefe kotijabesa' kebele. This is one of the kebeles in Tulla sub city, recently added to the urban land development plan. 30 households were examined and from the 30 household, 21 of them own rental rooms and 9 only have single family house in a compound.

**Figure 6.** 'Chefe kotijabesa' kebele/ informal land acquisition.

Interview data of the 21 cases who do have rental units. On the issue of the reason why they choose to reside at this part of the city and year of settlement.

**Table 6.** Data on dwellers, the issue of why/ when did they reside and the issue of rental houses at 'Chefe kotijabesa' kebele.

No.	Question asked	House owners responses	Frequency (of 21 cases)	Percentage
When was the compound owned?		Before 2008 EC	7	33.3%
		2009-2011 EC	12	57.1%
		2012-2014 EC	2	9.6%
Where was your former residency		In Hawassa	18	85.7%
		Other city	3	14.3%
Do you own land in another sub city		Yes	2	9.6%
		No	19	90.4%
Why did you choose to reside here		Social interaction (family ownership)	9	42.8%
		Land price	11	52.3%
		Location	1	4.9%
		Indigenous settler	6	28.6%
How did you get the land		Bought it from a primary owner	3	14.3%
		Transfer (family)	2	9.5%
		Bought it from someone	10	47.6%
		YES	13	61.9%
Do you have legal document of ownership		No (Processing)	5	23.8%
		No (haven't started the process yet)	3	14.3%

57.1% of the respondents owned there occupation in the year 2009-2011 EC. 14.3% bought their land from a primary owner and 47.6% bought their land from someone who is

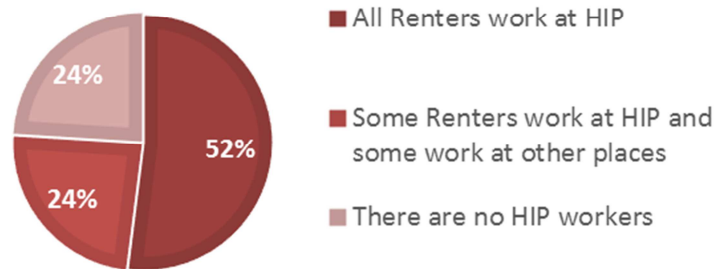
bought and sold. Majority of the respondents (61.9%) have received legal document of ownership from the city administration.

**Table 7.** Rental rooms' construction period and rental price at 'Chefe kotjabesa' Kebele.

NO.	Question asked	House owners responses	Frequency (of 21 cases)	Percentage
When was the rental rooms in your compound built?		Before 2008 EC	6	28.6%
		2009-2011 EC	11	52.3%
		2012-2014 EC	4	19.1%
How many rental housing units does it have?		2<	1	4.9%
		3-6	12	57.1%
		>6	8	38%
How much is the rent?		<350 Birr	6	28.6%
		350-499 Birr	8	38%
		500 -750 Birr	7	33.4%
Is there a rental price changes through time?		Yes	15	71.4%
		No	6	28.6%

52.3% of the respondents said rental houses in their compound was built in the year 2009-2011 EC.

### RENTERS OCCUPATION

**Figure 7.** rental room consumer's occupation at 'Chefe kotjabesa' Kebele.

Majority of the compounds have 3 to 6 rental rooms, and from the 21 cases 11 of them said all the renters in the compound work at HIP, 5 said some work at HIP and some work at other places and 5 house owners said there are no HIP

workers in the compound.

Interview data of the 9 cases who don't have rental units.

On the issue of the reason why they choose to reside at this part of the city and year of settlement.

**Table 8.** Data on dwellers, the issue of why/ when did they reside at 'Chefe kotjabesa' Kebele.

NO.	Question asked	House owners responses	Frequency (of 9 cases)	Percentage
When was the compound owned?		Before 2008 EC	3	33.3%
		2009-2011 EC	4	44.4%
		2012-2014 EC	2	22.3%
Where was your former residency		In Hawassa	8	88.9%
		Other city	1	11.1%
Do you own land in another sub city		Yes	3	33.3%
		No	6	66.7%
Why did you choose to reside here		Social interaction (family ownership)	6	66.7%
		Land price	3	33.3%
		Location	0	0%
		Indigenous settler	5	55.5%
How did you get the land		Bought it from a primary owner	0	0%
		Transfer (family)	1	11.2%
		Bought it from someone	3	33.3%
Do you have legal document of ownership		Yes	4	44.4%
		No (Processing)	4	44.4%
		No (haven't started the process yet)	1	11.2%



44% of the respondents owned there occupation in the year 2009-2011 EC. 0% bought their land from a primary owner and 33.3% bought their land from someone. Majority of the respondents (55.6%) haven't yet received legal document of ownership from the city administration.

#### 4.4. Case Study on 'Tilte' Informal Settlement Condition

This section discusses about the Informality at 'Tilte' kebele. This is one of the kebele in Tabor sub city, 30 Households were examined and 18 of them own rental rooms and 12 of the households only have a family house.

Interview data of the 18 cases who do have rental units on the issue of the reason why they choose to reside at this part of the city and year of settlement is tabulated in Table 12 below.



Figure 8. Condition of access roads at 'Tilte' Kebele.

Table 9. Data on dwellers, the issue of why/when did they reside and the issue of rental houses at 'Tilte' Kebele.

Data	Question asked	House owners responses	Frequency (of 18 cases)	Percentage
When was the compound owned?		Before 2008 EC	8	44.5%
		2009-2011 EC	5	27.7%
		2012-2014 EC	5	27.7%
Where was your former residency		In Hawassa	13	72.2%
		Other city	5	27.8%
Do you own land in another sub city		Yes	2	11%
		No	16	89%
Why did you choose to reside here		Social interaction (family ownership)	3	16.8%
		Land price	13	72.2%
		Location	2	11%
		Indigenous settler	4	22.1%
How did you get the land		Bought from a primary owner	4	22.1%
		Transfer (family)	3	16.8%
		Bought it from someone	7	38.9%
Do you have legal document of ownership		Yes	13	72.2%
		No (Processing)	3	16.8%
		No (haven't started the process yet)	2	11%

44.5% of the respondents owned there occupation in the year 2012-2014 EC. 22.1% bought their land from a primary owner and 38.9% bought their land from someone. Majority

of the respondents (72.2%) have received legal document of ownership from the city administration.

Table 10. Rental rooms' construction period and rental price at 'Tilte' Kebele.

NO.	Question asked	House owners responses	Frequency (of 18 cases)	Percentage
When was the rental rooms in your compound built?		Before 2008 EC	5	27.8%
		2009-2011 EC	9	50.1%
		2012-2014 EC	4	22.1%
How many rental housing units does it have?		2<	6	33.3%
		3-6	11	61.1%
		>6	1	5.6%
How much is the rent?		<350 Birr	6	33.3%
		350-499 Birr	7	38.9%
		500 -750 Birr	5	27.8%
Is there a rental price changes through time?		Yes	18	100%
		No	0	0%

50.1% of the respondents said rental houses in their compound was built in the year 2009-2011 EC. 38.9% of rooms rented within the range 350-499 Birr.

Majority of the compounds have 3 to 6 rental rooms, and

from the 18 cases 2 of them said all the renters in the compound work at HIP, 7 said some work at HIP and some work at other places and 9 house owners said there are no HIP workers in the compound.

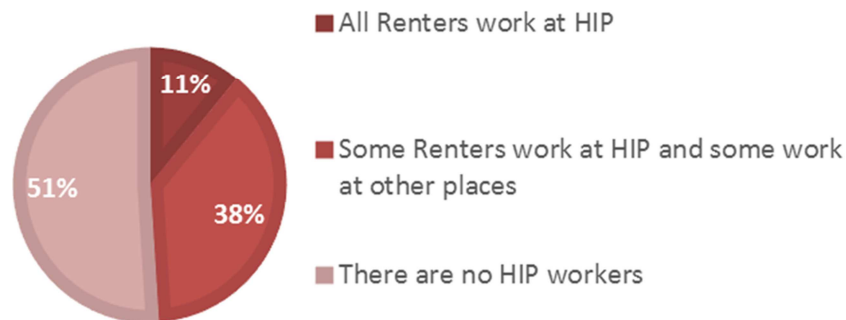
Interview data of the 12 cases who don't have rental units. part of the city and year of settlement.  
On the issue of the reason why they choose to reside at this

**Table 11.** Data on dwellers, the issue of why/ when did they reside.

Data	Question asked	House owners responses	Frequency (of 12 cases)	Percentage
When was the compound owned?		Before 2008 EC	6	50%
		2009-2011 EC	3	25%
		2012-2014 EC	3	25%
Where was your former residency		In Hawassa	10	83%
		Other city	2	17%
Do you own land in another sub city		Yes	11	91.6%
		No	1	8.4%
Why did you choose to reside here		Social interaction (family ownership)	2	17%
		Land price	9	74.6%
		Location	1	8.4%
		Indigenous settler	2	17%
How did you get the land		Bought from a primary owner	5	41%
		Transfer (family)	2	17%
		Bought it from someone	3	25%
		YES	8	66.6%
Do you have legal document of ownership		No (Processing)	3	25%
		No (haven't started the process yet)	1	8.4%

50% of the respondents owned there occupation Before 2008 EC. 41% bought their land from a primary owner and 25% bought their land from someone.

## RENTERS OCCUPATION



**Figure 9.** rental room consumer's occupation at 'Tilte' Kebele.

### 4.5. Land Sell and Buy at - 'Chefe kotijabesa', 'Dato Odahe' and 'Tilte'

Land brokers and residents were asked about land sell and buy occurrences in the three case study kebeles. The data from the respondents are tabulated below.

**Table 12.** Land sell and buy at all the three sites.

NO.	Interview Questions	Brokers responses	Frequency	Percentage
When did you join the land sell and buy domain		Before 2008 EC	2	50%
		2008-2011 EC	2	50%
		After 2011 EC	0	0%
Have you ever faced intervention of responsible government bodies		Yes	0	0%
		No	4	100%
Do people only buy land for residence		Yes	0	0%
		No	4	100%

Brokers claimed that they perform their business without the fear of being accused of their activity. They do have easy communication with people who work at city land

administration office and none of them have faced intervention from responsible government bodies.

**Table 13.** Paramount time of land buy and sell practice at 'Chefe kotijabesa', 'Dato Odahe' and 'Tilte' Kebele.

NO.	Interview Questions	Year	Frequency (case of 4 brokers)	Percentage
1	Which year encompasses the best time of land buy and sell practice at 'Chefe kotijabesa'	Before 2008 EC	0	0%
		2008-2010 EC	3	75%
		2011-2013 EC	0	0%
		After 2013 EC	1	25%
2	Which year encompasses the best time of land buy and sell practice at 'Dato Odahe'	Before 2008 EC	0	0%
		2008-2010 EC	2	50%
		2011-2013 EC	0	0%
		After 2013 EC	2	50%
3	Which year encompasses the best time of land buy and sell practice at 'Tilte'	Before 2008 EC	0	0%
		2008-2010 EC	2	50%
		2011-2013 EC	0	0%
		After 2013 EC	2	50%

Paramount time of land sell and buy at 'Chefe kotijabesa' was the year 2008-2010EC the brokers said land sell and buy dropped in 2011 due to the '11/11' incident where *Thousands of Sidamas went to the streets of Hawassa* demanding answer from the federal government about the establishment of sidama region, people died, got injured and displaced in the violence, as a result insecurity emerged which caused the deprecation of land price, both the year 2008-2010EC and After 2013 EC have same poll on being the paramount time of land sell and buy at 'Dato Odahe' and 'Tilte'.

## 5. Findings and Recommendations

### 5.1. Findings

*Informal settlement in Hawassa and driving forces behind the occurrence of informal settlements on its peripheries*

Land Policies in Ethiopia classify land as urban and rural, also peripheries of urban areas are considered as part or rural areas. People on peri-urban, are considered to be rural land owners so they have the right to transfer land, donate and sell their built structure, which makes them comfortable ground for land transaction. Peri-urban of Hawassa is formally under the rural land jurisdiction, informally enjoying the loop-holes created by policies. The informal land market in the peripheries of the city have attracted large numbers of low-income households from the inner city. All the study sites show that majority of the house owners are former residencies of other parts of the city. Majority of house owners at 'Dato Odahe', 'tilte' and substantial amount of house owners in 'Chefe kotijabesa' chose the sites due to the affordability of land price. People at peripheries of Hawassa get both factual and mistaken information on land expropriation from brokers and government bodies and develop strategies they think will benefit them. For some Land buy and sell is a constant means of making money in which their life is based on, People don't only involve in the activity of Land transaction to reside on the land.

*Peculiar aspects of informal settlements in Hawassa developed by the emergence of HIP and in-migrants working in HIP*

In the year 2009 to 2011 EC more people engaged in buying and selling land the expansion of informal settlement in areas around the site of HIP was very high. Farmers at 'Dato Odahe'

and 'Chefe kotijabesa' got wrong information from brokers on land expropriation for industrial development without compensation. As a result they engaged in selling their lands for buyers, brokers brought to them. But farmers land expropriation for industrial development has never happened in both the sites in any of the years. At the informal settlements of Hawassa, Majority of the compounds under the ownership of farmers or buyers from different parts of the city/country, especially the ones at close proximity to HIP have rental rooms. After the installation of HIP Most Farmers (indigenous land owners) involved in land selling, reserved some (no) portion for farming, also built rental rooms in their compounds, in the hopes of renting it to HIP laborers and make a living out of it. the death of people in the '11/11' incident where *Thousands of Sidama Ethiopians went to the streets of Hawassa* demanding answer from the federal government about the establishment of Sidama region caused the deprecation of land price in 2011 as a result less people engaged in land transaction. The market is vitalizing after 2012. There are no documents developed by the government on managing the change that is going to happen because of the development of HIP. Policies and regulations of industrial development in the country don't take account of housing and settlement issues. After the development of HIP in 2009 EC, Farmers at 'Dato Odahe' and 'Chefe kotijabesa' got wrong information from brokers on land expropriation for industrial development without compensation. As a result they engaged in selling their lands for buyers, brokers brought to them. The study shows that there is a significant migration of people to the city in search of job opportunity and better 'life. Houses and rental rooms built at 'Dato Odahe' and 'Chefe kotijabesa' are of low/moderate quality in terms of material; as a result they are affordable. Majority of the laborers possess wage less than 1000 birr so they take every inexpensive option to put roof over their head. All of them live in a shared compound, 80 % of them live in a shared room. Laborers at HIP are interested in being at close proximity to the HIP, laborers prefer to dwell in areas close to their work place in case they miss the bus it won't be hard to get to work.

### 5.2. Recommendations

The Government land jurisdiction need to separate peri-urban from rural land or urban land, and provide distinct

regulations to manage it. Government should supply land with a minimum of cost and at maximum speed. There need to be a strategic approach to enhance public participation when developing regional/national LDP. The community need to be informed about land developments like industrial parks that take up wide area of land. The city administration need to have feasible financial schemes to support the low income population and laborers. The administration need to take measures on employees that work with land brokers on informal land transaction. Kebeles need to have a close interaction and provide protection for farmers.

Industrial development Policies need to have strict rules in relation to Laborers living condition and service provision. The policy need to give directions to investors on considering housing to be an integral part of their productivity. IPDC need to work with city administration in order to integrate the development with what the city administration have planned for the future. And contain peri-urban as a zone to manage the pressure that's caused by people who migrate to work at IPs. IPDC should work on facilitating private sector involvement, while protecting funds and plans from the government. IPDC/HIP need to work on affordable housing options for laborers. The IPDC need to conduct more research in order to understand the realities of the cities after the introduction of IPs. Industry-university linkages should strengthen and involve the academia in research and policy making.

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