

# Informal Settlements and Urban Socio-Economic Development in Bishoftu Town, the Case of Kurkura Danbi and Kajima Dibayyu Kebele Administrations: Ethiopia.

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## ABSTRACT

Currently, significant socio-economic development of urban areas in Ethiopia have been affected due to rapid and non-stopped emergence of informal settlements since half and a decade in different towns of the country. The study was aimed to assess the effects of informal settlement on urban socio-economic development in Bishoftu town: the case of Kurkura Danbi and Kajima Dibayyu Kebele administrations. The study applied descriptive research design with mixed of qualitative and quantitative approaches. For the study; 178 sample size household respondents and 16 non household respondents (experts and higher officials) totally 194 respondents was selected through both probability (stratified random) and non-probability (purposive sampling) sampling techniques. Data collected from household's respondents through questionnaires was analyzed using SPSS ver.24 and from non-household respondents through interview, FGD and field observation were summarized in the essay form. The study identified as informal settlements were affecting the whole socio-economic development of study area at all which hinders the competitiveness of the town. The major effects revealed by study was; informal settlement erodes and diversified Culture, language and Values of original (indigenous) people, escalated and leads to urban social insecurity and instability, created challenges to access basic infrastructures, hugely grab or encroach the large agricultural farms, resulted inadequate urban revenue collections. Therefore, two strategic measures plan for the town and concerning bodies was recommended: these are corrective strategic measures which include upgrading and preventive (proactive) strategic measures for the future problems.

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**Keywords:** *Effects, Informal Settlement, urban areas, Socio-Economic Development, Moonlight houses*

## 1. INTRODUCTION

### 1.1. Background

In the developed countries of Europe and North America, urbanization has been a consequence of industrialization and resulted economic development. By contrast, in the developing countries of Latin America, Africa and Asia, urbanization has occurred as a result of high natural urban population increase and massive rural-to-urban migration (Safarabadi. A. et al, 2015). The rapid rates of urbanization and unplanned expansion of cities have resulted several negative consequences, particularly in developing countries.

Some evidences indicated that, over the next two decades the urban population of the world's two poorest regions: South Asia and Sub-Saharan Africa is expected to double and suggesting that the absolute numbers of informal settlement and slum dwellers in these regions will dramatically grow (UN-Habitat, 2014). Africa has the world's highest urbanization rate with an average growth rate of 4% per year (UN- Habitat, 2004). It is known that as the number of population living in urban area is increasing, the size of poor people is also rising at faster rate. The demand of urban people for different goods and services is so high. Among these

needs housing is the one and most demanded by urban people. The demand of housing is higher than its supply, thus people in many countries especially in developing countries are suffering with a shortage of affordable housing (Tsenkova, 2009).

According to the Population Reference Bureau's World Population Data Sheet (2002), while the average level of urbanization for Africa in general was 33% in 2002, Ethiopia had only 15% of its population living in urban areas. This indicated that comparing with others Ethiopia is one of the least urbanized country even in Africa too. Despite the low level of urbanization and the fact that the country is predominantly rural, there is rapid rate of urban growth, which is currently estimated at 4% per year (Mo WUDC, 2006). According to CSA (2007), Oromia National Regional State is the largest in Ethiopia with 3.4 million urban populations which is 28.0 per cent of urban population of Ethiopia in 2007. Due to high expansion of informal settlements in the region it is expected to increase to 5.3 million in 2023 and Oromia National Regional State accounts 41.0 per cent of the total urban centers of Ethiopia (Mo UDC, 2011).

In Oromia National Regional State among the areas where informal settlements highly expanded and disturbing the socio-economic development of the region and the area was Bishoftu town. Currently the expansion of informal settlements in Bishoftu town was leads to difficulty on social-economic development and environmental aspects. For these reason, the study was focused to examine the effects of informal settlements on urban socio-economic development in *Bishoftu* town under the topic entitled by the "Effects of informal settlements on urban socio-economic development": in the Case of *Bishoftu* town, *Kurkura Danbi* and *Kajima DibayyuKebele* Administrative.

### 1.2. *Statement of the problem*

In Ethiopia, Bishoftu town is one of the first grade towns in Oromia National Regional State (Mo UDC, 2011). This town is now recording fast growth of infrastructural development and growth in different sectors. There is expansion of high standard buildings and the town is now becoming attractive business center of the area. Additionally, *Bishoftu* town is considered as a historical place for Oromo nation and it serves as the center of cultural festival so called "*Oromo's Irreecha*" and the town also serves as the center of tourism destination, training, and business for many years, as well as, the town is near to the capital city of the country (Addis Ababa /Finfinnee).

The existences of all these and other facilities in the town attracting people from the surrounding rural villages, towns and from all regions of the country. This leads to informal purchasing plots of land from the surrounding farmers for the construction of residential homes from time to time. Some former owners of houses in the town are using the opportunity to sell or rent their homes in expensive price and purchasing land from farmers to construct new homes for themselves. This made to regularize the informal land market in the areas.

This situation enabled many new comers or settler from different areas or regions to enter and lived informally to the town. These are the challenges facing municipality of the town today. These and the other factors made conducive ground for rapidly expansion of informal settlements. These recklessly informal

settlements which are tremendously illegally performed especially since 2013 in the study areas are affecting the socio-economic development progress of the town and results incompatibilities of services and resources of the town with number of exist population. Different research papers revealed that informal settlement is the problem of many towns in Ethiopia. Among these research papers; the study conducted by Amenu Ketema (2008) by title “Impacts of Squatter Settlement on the Provision of Urban Infrastructures”: The Case of Sabata town, Oromia; was only limited the effects of informal settlements to urban infrastructures. But the issues of effects of informal settlements are beyond urban infrastructures, it is about social, economic and environmental issues of the urban societies. Furthermore, no research is conducted concern to informal settlements in Bishoftu town as the other towns or cities.

Therefore, the study was expected to fill the above gaps by focusing or assessing effects of informal settlements on urban socio-economic development. In order to analysis these effects of the informal settlements on the socio-economic development of the Bishoftu town; to investigated the problem specifically in detail, two *Kebeles* identified (Namely, *Kurkura Danbi* and *Kajima Dibayyu Kebele* administrates) those informal settlements are highly dominant in the area among the fifteen (15) *Kebeles* of Bishoftu town.

### **1.3. Objectives of the Study**

The study was aimed to answer the following specific objectives:

- To assessed effects of informal settlements on culture values and language of indigenous people in the study areas.
- To identify how informal settlements leads to social insecurity.
- To examined effects of informal settlements on provisions of infrastructure in the study areas.
- To assessed effects of informal settlements on agricultural land and urban revenue collection in the study areas.

## **LITERATURE REVIEW**

### **2. Theoretical and Conceptual Frame work**

#### **2.1. Theoretical Frame work of Informal Settlements**

Various reasons are often put forward to explain the emergence and growth of informal settlements in developing countries. Regard to Informal settlement; there is different views or perspectives. These views or perspectives are:

- I. **Liberal Theories.** According to this view, the main reason of creating informal settlements is population and immigration. In general, increased population is the main factor of developing such views and its solution is controlling the population (Dadash pour & Alizade, 2011).
- II. **Fundamentalist views/Theories /.** The Second view is Fundamentalist views which came in to being since 1970s. The view tries to discern the reasons of informal settlement are space political economy (Ahadiyan & Shaker Ardakani, 2013). In contrast to liberal view, space political economy investigates genesis of different settlements trying to be involved in the issue origins. This view assigns mono-city of urban system and its heterogeneity to external factors

making any efforts to solve the problem by adjusting working, production, distribution, and consumption structures (Hakimi et al, 2013). It advocated the clearance of centrally located slums or informal settlements and their relocation to newly serviced plots often outside the existing urbanized areas. This policy was driven by affordability and cost-recovery strategies (Van der Linden, 2009).

- III. ***Socialist or goal-orienting view.*** The third view is Socialist or goal-orienting view. This view justify that informal settlement and emerging marginal groups in urban communities of developing countries results from the natural trend of the contrast between work and investment (capital). Goal-oriented perspective in 1980s and 1990s, continuing to the present, expresses why informal settlement and marginalization occur; and, regarding the history of interventions in marginal contexts, in practice, opposed to concepts of destruction; it mostly considers notions like empowerment, improvement, and renovation.

In the 1980s, the upgrading strategies emphasized the improvement of communal infrastructure and services within the established slums (Banes et al., 2000). Upgrading projects were to be implemented with lesser intervention of government than in site and service schemes. Local upgrading strategy was appealing because it avoided (unnecessary) demolition, was cheaper per unit than site and service approach, and preserved social and economic networks. The upgrading program aimed to achieve three main goals: affordability, cost recovery and applicability.

## **2.2. Conceptual Frame Work of Effects of Informal Settlements on Urban Socio-Economic Developments**

### **2.2.1. Conceptual and Definitions of Informal Settlements**

There is no universal agreement that has been reached concerning what is termed as informal Settlement. Definitions of informal settlement vary widely from country to country depending on a variety of parameters such as economic, social and environmental factors. An important issue in defining informal settlement is the distinction between formality and informality, the borderline between formality and informality when applied to economic, social and environmental activities (Hoffman & Shirhan, 2006). According to Kombe (2005), the informal settlements refer to groups of housing in an area which are not complying with planning and building regulations (unauthorized housing).

According to UN-Habitat (2015), informal settlements are residential area that lack basic service infrastructure, do not comply with planning regulations, and are often located in dangerous environments. They have been developed without legal claims or have been occupied illegally (Srinivas, 2013). This term refers to illegally built areas, including “spontaneous”, “unauthorized”, “unplanned”, “illegal” or “squatter” settlements (Surveyors & Europa, 2015). In addition, these settlements can be built on planned or unplanned areas but without official approval (Ali, 2006). The term “informal” may be use for "settlements of refugees or vulnerable people overcrowded, and dilapidated housing in cities, or slums” (Surveyors & Europa, 2015, p. 18). Therefore, these settlements do not comply with the requirements of health, environment, ventilation, lighting, and building regulations (Lombard, 2016).

Various definitions have thus been proposed, but that suggested by the UN Habitat Program is probably the most widely applicable. Informal settlements, can be defined as residential areas where a group of housing

units has been constructed on land to which the occupants have no legal claim, or which they occupy illegally; unplanned settlements and areas where housing is not in compliance with current planning and building regulations (UN-HABITAT, 2015). Informal settlements are often studied in the context of informal housing, recognizing the fact that they incorporate predominantly informal housing developments.

The informal settlements range from sub-standard slums to housing that does not have the proper development permit. Informal housing can be described as housing that does not conform to the laws and regulatory frameworks set up in a particular city (UN-HABITAT, 2015). This study focuses on effects of the latter, commonly known in Amharic as “*Yecheureka Beto*” (moonlight houses) is a local name for squatter housing units constructed overnight and their contribution to the unplanned and rapid expansion of the built up area of the town. The effects of informal settlements on urban development can be manifested in terms of social, economic, political and environmental aspects. However, the conceptual framework within which the research will be analyzed is as the following.

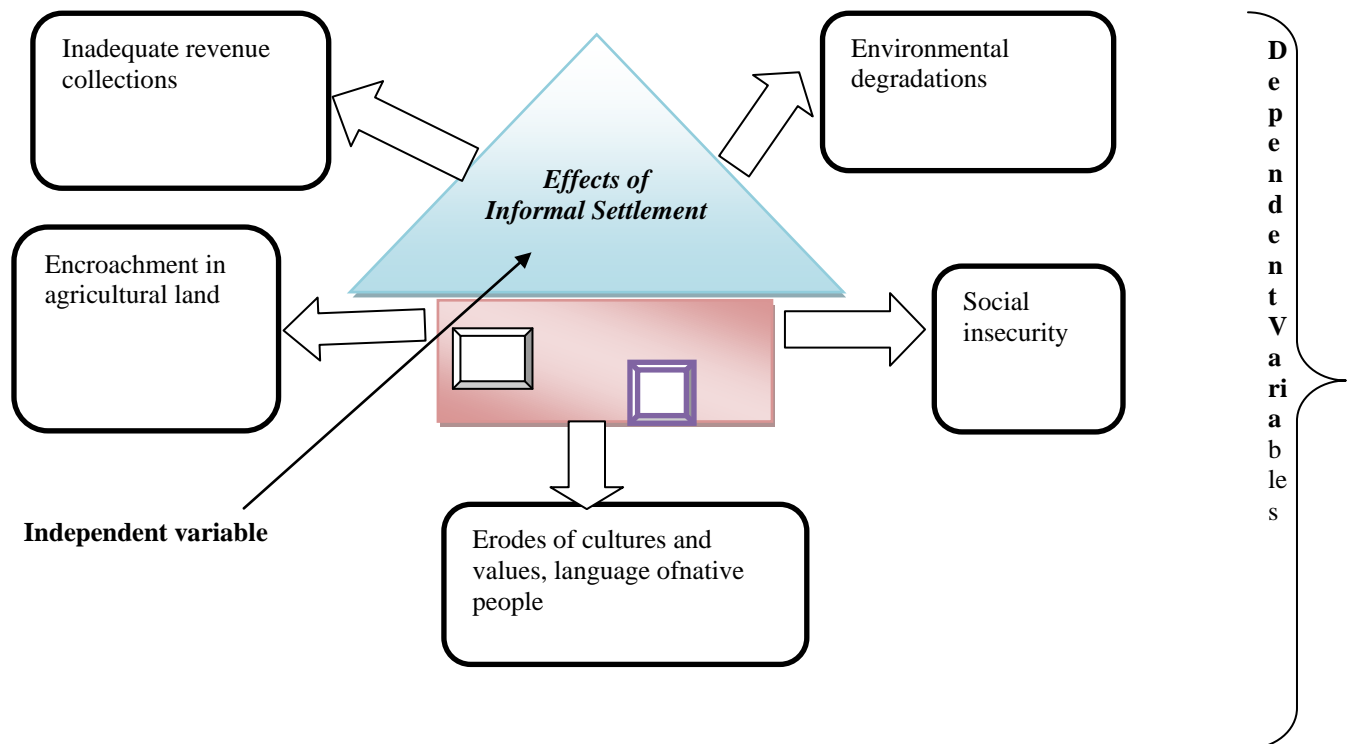


Figure 1: The conceptual framework of the effects of informal settlements on Socio-Economic development variables.

### 3. METHODOLOGY (MATERIALS AND METHOD)

This study employed mixed research approach, which is both quantitative and qualitative data method to capture the best of both approaches and to understand a research problem more completely. By using qualitative approach Focused Discussion Group (FDG), interview and direct observations of the situation in the informal settlements were conducted while quantitative approach will apply to identify the effects informal settlements by questionnaires in order to summarize the figures.

#### 3.1 Sampling and Sample Size

In this study, both probability and non-probability sampling techniques was deployed to select appropriate respondents. With probability sampling, using stratified random sampling; the target population of household's respondents in both *Kebeles* was stratified in to informal settlements and formal settlements or residents of subgroup /strata/, hence it gives equal proportionate representation to each stratum. Then Simple random sampling (lottery method) was employed to pick out the desired number of household respondents from each subgroup. While with non-probability sampling; purposive sampling was used to select respondents from out of households such as illegal building clearing committee of both *Kebele*, a head of Municipality office and expertise from Land Development and Management, Revenue Authority, Culture and Tourism, and Environmental Protection authority of the town are selected as their respective areas of their positions and responsibilities.

Yamane's (1967) formula was used in order to determine the sample size, as a result  $n$ , where,

$$n = \frac{N}{1 + N(e)^2}$$

n----- The required sample size;  
N----- The total number of target population in both *Kebeles* (3,936);  
e----- The level of precision at 93% degree of confidence (0.07)

$$n = \frac{N}{1 + N(e)^2}$$

Therefore, the sample size ( $n$ ) for this study was calculated as follows;  $n = 194$

### 3.2 Data Collection and Analysis

In order to achieve the objectives of the study, the study was employed two main data sources namely primary and secondary sources through Cross-sectional data method of study. The reason for selecting this type of data design is due to the fact that it allowed studying different groups of respondents at one point of time through the use of questionnaires, focus group discussion and observation methods of data collection.

The study was used descriptive data analyses instruments. Data from household respondents collected through questionnaires were coded, processed by SPSS Statistics Version 24 and some descriptive parameters like percentage, frequency, pie chart, figures and tables were used to present data. Data from the interviewee, FGD and observation was condensed and narrated to meaningful information as described the intended problem.

## 4. RESULTS AND DATA ANALYSIS

### 4.1 Effects of informal settlements on culture and values of indigenous people

The first objective of the study was intended to assess effects of informal settlements on culture and values of indigenous people in the study areas. To assess this objective the following questions were derived and the results were concluded by the following table.

Table 4.1: effects of informal settlements on culture and values of indigenous people.

	Informal Settlements Erodes Values of people	Settlements Culture and of original people	Informal Settlements Diversify and life indigenous people	Settlements languages style of indigenous people	Informal Settlements diversify religions	Settlements cause for cultural conflicts	Informal Settlements	Settlements
	Frequency	Percent	Frequency	Percent	Frequency	Percent	Frequency	Percent
Strongly Disagree	2	1.1	-	-	17	9.6	18	10.1
Disagree	11	6.2	7	3.9	19	10.7	28	15.7
Undecided	21	11.8	16	9.0	25	14.0	44	24.7
Agree	54	30.3	40	22.5	77	43.3	41	23.0
Strongly agree	90	50.6	115	64.6	40	22.5	47	26.4
Total	178	100.0	178	100.0	178	100.0	178	100.0

**Source:** Survey of HHs, 2020

The above table 4.11 indicated that 90 (50.6%) and 54 (30.3%) respondents were ‘strongly agreed’ and ‘agreed’ respectively in that as informal Settlements have been eroding Culture and Values of original (indigenous) people who are permanently living before in the areas due to informal settlements are rampantly occurred in the study areas.

Furthermore, the above result again recognized that; 40(22.5%) respondents was ‘agreed’ and 115 (64.6%) respondents are ‘strongly agreed’ as informal settlements in the study areas are on the way of diversifying languages and life style of indigenous people, while 77 (43.3%) respondents and 40 (22.5%) of the respondents of the study were ‘agreed’ and ‘strongly agreed’ respectively as informal Settlements making diversify religions of native people of the study areas. The data collected from the FGD (with illegal building clearing committee of both *Kebeles*) and interview made with head of the municipality also showed the new comers (informal settlements) in the study areas were mixing the culture, language and values of indigenous people.

This all implies that the reckless and rapid urban growth overwhelmed existing cultural assets and has resulted in the loss of cultural identity. People are culture-bearing beings, but where people are anonymous and transient and thrown together in a mass, culture based on traditions is difficult to build or sustain. Cultural identity could disappear because it has been swallowed by “mass culture” (van Ginkel and Hans, 2000).

Generally, the development schemes in newly urban regions have affected cultural lives of the original inhabitants. As rural areas are dominated by urban system and “become more densely inhabited via processes of informal settlements, the newly emerging urban centers is transformed into an unclear space in terms of socio-cultural features (Pradoto, 2012: 25).

For instance, a study in rural village of Addis Ababa’s vicinity by Anduamlk (2009: 198-211) indicates that residential development in the vicinity of Addis Ababa specifically, has resulted in a cultural change among the original inhabitants. As an example, he noted that change in marriage practice and community work sharing practices are changed. Another study in Ghana indicates that cultural life of rural inhabitants is affected due to the expansion of Accra’s development to the rural villages (Oduru, 2010).

#### 4.2 How informal settlements leads to social insecurity.

The main target of objective two of the study was to identify how informal settlement leads to social insecurity. To identify this objective, the following questions are analyzed and the results were concluded by table 4.2, table 4.3, table 4.4 and table 4.5.

Table 4. 2: Accessibility of Police services in the areas of Respondents

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	33	18.5	18.5	18.5
	No	108	60.7	60.7	79.2
	Undecided	37	20.8	20.8	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

According to the above Table 4.2 findings, 108 (60.7%) of the study respondents revealed that the areas where informal settlements are largely occupied in the study areas did not getting police services or comminuting polices services. Accordingly, studies consistently show that squatters are good shelters for criminals of cities since no law officer and police force able or do not want to penetrate it (UN-Habitat, 2015). The absence of police service in the study areas escalated thievery produced thievish and criminal individuals. The finding of Table 4.5 also approved the social problem undertake in the study areas.

Table 4. 3: Social problem faced Respondents

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Demolition and eviction	58	32.6	32.6	32.6
	Marginalization	45	25.3	25.3	57.9
	Punishment	24	13.5	13.5	71.3
	Health and sanitation problem	51	28.7	28.7	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020



Table 4.3 presented that 58 (32.6%) of the respondents of the study pointed out the major social problem by which societies faced in the areas of informal settlements (study areas) was demolition and evictions. Daniel Weldegebriel A. (2011) stated that; since informal settlements occupy without permission of government, they live in perpetual state of fear that one day the government would evict them from the area. Hence they tend to make no investment on the houses or the land which leads again to poor condition of living and environmental deterioration.

Besides, 51 (28.7%) respondents also witnessed that societies in the areas of informal settlements are faced to health and sanitation problem. This indicated that informal settlers are exposed to common diseases caused by sanitation problem because there are no health extension services near to informal settlers (study areas). Similarly, UN-Habitat (2015) recognized that informal settlements or residents lack the basic municipal facilities; and thus are exposed to disease, and natural disasters. The above table also approved why 45(25.3%) respondents concluded that other social problem societies faced in the study areas was marginalization. Informal settlers are have no connection or relation with local administration, it leads to marginalization which could be resulted informal settlements in a city are caused for health problems, environmental deterioration, social distress, economic destruction (fire), and urban violence.

Generally, informal settlers daily challenges according to Baharoglu and Kessides (2004) includes, limited access to employment opportunities and income, inadequate and insecure housing and services, violent and unhealthy environments, and limited access to adequate health and education opportunities.

Table 4. 4: types of housing characteristics of informal settlers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	wood and mud	124	69.7	69.7	69.7
	brick & cement material	37	20.8	20.8	90.4
	stone and cement material	15	8.4	8.4	98.9
	Others	2	1.1	1.1	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020.

According to Table 4.4 the data gathered and analyzed indicated that majority of respondents 124(69.7%) witnessed that the common types of housing characteristics of informal settlers are wood and mud while 37(20.8%) were brick & cement material types of housing characteristics of informal settlers. According to Daniel Weldegebriel A. (2011) concluded informally settled areas are known for their unplanned and low quality houses. People settle without any building permit or plan and the material they use is mostly makeshift of plastics, wood and mud, and so on which is easy to catch fire and destroy by it.

Table 4. 5: What informal settlements results to different social insecurity

	Informal Settlements leads to Demolition and evection		Informal Settlements Escalates Crimes		Informal Settlements to escalates jobless youths		Informal Settlements leads to Overcrowded living style	
	Frequency	Percentage	Frequency	Percentage	Frequency	Percentage	Frequency	Percentage
Strongly Disagree	-	-	-	-	1	.6	32	18.0
Disagree	12	6.7	5	2.8	5	2.8	38	21.3
Undecided	37	20.8	14	7.9	13	7.3	45	25.3
Agree	62	34.8	55	30.9	65	36.5	35	19.7
Strongly agree	67	37.6	104	58.4	94	52.8	28	15.7
Total	178	100.0	178	100.0	178	100.0	178	100.0

**Source:** Survey of HHs, 2020

According to above table 4.5 the majority of respondents 67 (37.6%) and 62 (34.8%) were ‘strongly agreed’ and ‘agreed’ respectively as informal settlements were leading to demolition and ejections in the study areas. Regard to this Tsenkova (2012) stated that residents of squatter settlements lack legal titles; they are usually suffering from the problem of uncertainty in tenure. They live daily with the perpetual fear of eviction and demolition by authority.

Furthermore, 104 (58.4%) and 55 (30.9%) respondents of the study ‘strongly agreed’ and ‘agreed’ respectively as informal settlements are escalating the crimes in the study areas especially where the numbers of informal settlements are occupied.

Additionally, according to the data revealed by table 4.5 under column three, 94 (52.8%) and 65(36.5%) respondents are ‘strongly agreed’ and ‘agreed respectively’, as informal Settlements escalating jobless youths (unemployment rates) in the study areas.

Generally, the information gathered from FGD and interview also confirmed with the above findings by which found as action of informal settlements resulted and made to live always with fear of demolition and ejections, escalating crimes and leads to jobless youths (unemployment rates) in the study areas. Additionally, they concluded that the informal settler’s households are not eligible to for different social services that provided by government.

### 4.3 Effects of informal settlements on provisions of infrastructure in the study areas.

In order to recognized the effects of informal settlements on provisions of infrastructure in the study areas the following tables (tables 4.9-4.12) summarized as follows.

Table 4. 6: Distances of respondent's home from main road

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0.5-1.5Km	16	9.0	9.0	9.0
	1.6-2.5Km	29	16.3	16.3	25.3
	2.6-3.5Km	43	24.2	24.2	49.4
	3.6-4.5Km	66	37.1	37.1	86.5
	4.6Km above	24	13.5	13.5	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020.

Table 4.6 indicated that majority of respondents 66(37.1%) are obliged to walk around 3.6Km-4.5Km distances to reach the main road where they could get the transportation services. Additionally, 43 (24.2%) respondents pointed the distances of 2.6-3.5Km while 24(13.5%) respondents were revealed above 4.6Km distances to reach the main road. This indicated that as it was identified by the findings of the following table 4.18, it showed the absences of roads infrastructure and transportation in the study areas. The researcher also understood and checked this during field observation was conducted in the study areas, as an example the *Kajima Dibayyu Kebele* office administrative, *Dibayyu* elementary school, and their compound are around 4.5Km far from main road and taxi station.

Table 4. 7: Average journey to get services in study areas

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	<10min	18	10.1	10.1	10.1
	11-20min	30	16.9	16.9	27.0
	21-30min	73	41.0	41.0	68.0
	31-40min	43	24.2	24.2	92.1
	>41min	14	7.9	7.9	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

From the above table 4.7 it concluded that 73(41.0%) the study respondents confirmed that as they are needed to journey of 21-30minutes to reach the place of transportation services, while 43(24.2%) journey of 31-40minutes and 14(7.9%) journey of above 41minutes are needed to get the centers of services. As an example, the researcher was walked by foot above 25 minutes after depart from taxi services to get the *Kajima Dibayyu Kebele* address.

Table 4. 8: Accessibility of infrastructures in the study areas

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Formal Roads	16	9.0	9.0	9.0
	Water supply	28	15.7	15.7	24.7
	Electric Services	18	10.1	10.1	34.8

Health Extension services	20	11.2	11.2	46.1
None	96	53.9	53.9	100.0
Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

According to table 4.18 showed, 96(53.9%) of respondents were witnessed that no access of infrastructures such as formal roads, water supply, electric services, health extension services in the study areas specially the areas where informal settlements are dominantly found. From the researcher field observation it was understood that inaccessibility of different basic infrastructures; including the *Kajima DibayyuKebele* address itself and its compound did not get formal road, water services, and electric services. Furthermore, the data gained from the interview regard to absences of these basic services around the *Kebele* office administrative and its compound, indicated that, the *Kebele* office administrative and its surrounding was accrued to *Kebele* of *Bishoftu* city from *Adea* woreda administrative (also majority of *Kurkura DanbiKebele*) in order to stop the rampant increase of informal settlements before five years. As a result the city administrative office still unable to fulfill these services and infrastructures, due to the revenue collected and the number of people lived in *Bishoftu* town/residents that deserve services/ were not matched. This implies that location far from existing infrastructure lines raises the costs of infrastructure extension. UN-Habitat (2015) indicates that when informal settlements are expanded, municipal unable to provide the necessary municipal services and infrastructure like roads, electricity and water supply etc.

Table 4. 9: Transport type Respondents using

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Taxi/Bajaj	21	11.8	11.8	11.8
	Cart/Horse transportation/	122	68.5	68.5	80.3
	None	35	19.7	19.7	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

Absence of different infrastructures such as formal roads (finding of table 4.8) changed type of transport to cart/horse transport and by barren foot. This also approved by 122(68.5%) of the study respondents concluded that type of transport they used is Carts/Horse transportation while 35(19.7%) of respondents nothing used type of transportations that means they used their barren foot to reach the main roads. The researcher understood that the type of transport that reached to *Kajima DibayyuKebele* was only cart/horse transportations due to absence of formal land.

**Figure 2:** Turn of Carts / Horse transportation/ in *Kurkura Danbi* and *Kajima Dibayyu* administrations areas.

**Source:** the researcher field observation, 2020

#### 4.4 Effects of informal settlements on agricultural land and the town revenue collection in the study areas.

To indicate that the effects of informal settlements on agricultural land and the town revenue collection in the study areas the data collected and analyzed are presented by the following SPSS table output.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Forest	9	5.1	5.1	5.1
	Grazing Land	35	19.7	19.7	24.7
	Farm Land	134	75.3	75.3	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

From the above table 4.10 the majority of respondents 134(75.3%) of the respondents were witnessed that the land by which today is occupied by informal settlements and changed to houses were used as the farm land before squatting. Again 35(19.7%) of respondents also revealed that the purpose of the land before squatting was used as grazing land in the study areas.

The data collected through FGD and interview also indicated that the land that different type of houses standing today was used for agricultural purposes before. In field observation interview was conducted with influential local elder who is around 65 years old man in *KurkuraDenbi* Kebele and remembered the purpose of the land before which was occupied by informal settlements today. He said that:

*“ I am (the man)...born and grew here for around 60 years, and our family as well as the family existed here before and used this land for different purposes such as for agriculture purpose, for grazing purpose (for Cows, Horses, sheep etc), others are holding trees that we used for cooking foods. What I remembered through my life, even which is not far...before eight/nine years especially around Kurkura, Danbi (Kurkura Denbi Kebele today), Kajima, Dibayu, (Kajima Dibayyu Kebele today) the Teff that reached the waist of man standing on the land, the wheat, the bean, “shumbura” etc. but today...years are reversed and our land are holding different kind of men and women and different kind of houses are standing on our land”*(Abbu, personal communication, May 10, 2020).

The above evidences indicated that the purpose of the land before controlled by informal settlements was greatly used for agricultural purposes. Study has been conducted investigating the impact of urbanization and land used changes on the environment, forest and agricultural land (Gossop, 2011).

**Table 4. 11: How informal settlers acquired a pilot of land for their houses**

		Frequency	Percent	Valid Percent	Cumulative Percent
<b>Valid</b>	Bought from farmers	97	54.5	54.5	54.5
	Bought from land speculators	36	20.2	20.2	74.7
	Gift	27	15.2	15.2	89.9
	Legal occupied	16	9.0	9.0	98.9
	Others	2	1.1	1.1	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020

Table 4.11 above showed that 97(54.4%) respondents are recognized that informal settlements were acquired a pilot of land for their houses by bought from local farmers. This implies that majority of land occupied by informal settlements for houses are get out from the hand of farmers which was land of agriculture in the study areas. This also confirmed and strengthens with the finding of table 4.20 which was the purpose of land before squatting was farm land in the study areas.

Furthermore, 36(20.2%) of study respondents are revealed that the informal settlements are acquired their pilot land for their houses bought from land speculators. The data collected from FGD and Interviewee also showed that there are land speculators (land merchants) in the study areas by which bought land from farmers with less values then built small house on the land and sold with great value without legal procedures to informal settlers by maximizing a profit with in short period of time. Generally, in cities of developing countries the informal land market is much bigger than the formal market (<http://www.sciencedirect.com/science.cited> in Dessalew Berhane, 2015).

**Table 4. 12: Effects of informal settlements on agricultural land and revenue collections.**

	Informal Settlements Encroach agricultural land of farmers in the study areas		Informal Settlements Inadequate collections of the study areas		Informal Settlements results leads economic crisis in the study areas		Informal Settlements results to use unwisely to pilot of house land in the study areas	
	Frequency	Percent	Frequency	Percent	Frequency	Percent	Frequency	Percent
<b>Strongly Disagree</b>	-	-	5	2.8	27	15.2	19	10.7
<b>Disagree</b>	8	4.5	14	7.9	29	16.3	69	38.8
<b>Undecided</b>	12	6.7	23	12.9	50	28.1	54	30.3
<b>Agree</b>	52	29.2	87	48.9	24	13.5	20	11.2
<b>Strongly agree</b>	106	59.6	49	27.5	48	27.0	16	9.0
<b>Total</b>	178	100.0	178	100.0	178	100.0	178	100.0

**Source:** Survey of HHs, 2020.

As showed by table 4.12, majority of respondents, 106(59.6%) ‘Strongly agreed’ and 52(29.2%) ‘Agreed’ as informal settlements encroached agricultural land of farmers in the study areas. According to the data collected through FGD and interview also indicated similar results and agreed up on the land the settlers have settled originally belonged to peasant farmers and the land use purpose is agriculture. The uncontrolled expansion of human settlements will lead to conversion of the best agricultural land into settlements. Studies reveal that reckless urban expansion brings negative impacts on socio-economic conditions to the communities and environment. The demand for housing and related services from growing population has pushed built-up areas towards the urban areas and encroached into the hinterland (McGee, 2009; van Ginkel, 2010). Therefore, today there is shortage of agricultural land in the areas and yet farmers are selling land illegally.

Furthermore, among respondents of the study, 87(48.9%) ‘Agreed’ and 49(27.5%) ‘Strongly agreed’ are revealed that informal settlements resulted inadequate revenue collections in the study areas. This is due to the residents of the area are living in isolation from the city and they have no any contact in its legal meaning with the city administrative. They have no identity papers, house numbers and so on. They are simply residents of nowhere. Concerning to this, Dessalew Berhane (2015) identified that, informal settlements usually do not pay property tax or user fees, thus reducing the revenue of the municipality to provide essential services. Occupiers usually do not pay property tax or user fees, thus reducing the revenue of the municipality to provide essential services. In economic terms, informal settlements mobilized significant public and private investments, which remain outside of the formal economy and investment cycle (Desoto, 2003). The data gained from interview and FGD also indicated that the number of residents in *Bishoftu* and the amount of revenue collected in the city were not balanced. As a result, the capacity of the city was incapable to afford the basic infrastructures and services that resident’s demand in all *Kebele* administratives.

Moreover, the loss of agricultural land means a decrease of crop production and income of poor agricultural families (Tsenkova, 2008). In economic terms, informal settlements mobilized significant public and private investments, which remain outside of the formal economy and investment cycle (Desoto, 2003).

**Table 4. 13 Informal Settlements displaces the farmers from their agricultural land.**

		Frequency	Percent	Valid Percent	Cumulative Percent
<b>Valid</b>	Strongly Disagree	1	.6	.6	.6
	Disagree	4	2.2	2.2	2.8
	Undecided	5	2.8	2.8	5.6
	Agree	60	33.7	33.7	39.3
	Strongly Agree	108	60.7	60.7	100.0
	Total	178	100.0	100.0	

**Source:** Survey of HHs, 2020.

Table 4.13 witnessed that majority of respondents, 108(60.7%) are ‘Strongly agree’ and 60(33.7%) are ‘Agree’ in that the increasing of informal settlers in the study areas were displacing /changing the agricultural land in to settlements/, as a result agricultural lands of farmers were on the way of minimized and farmers are escaping and getting out from edge of the town.

Besides, the data gathered through FGD and interview also revealed that the huge lands where informal settlers occupied today were used for different agricultural purposes before changed to settlements.

**Figure 3:**How agricultural land is grabbing by informal settlements



Source: Researcher observation, 2020

## 5. CONCLUSIONS AND RECOMMENDATIONS

### 5.1. Conclusions

The following conclusions are made based on the theoretical and empirical literature reviews and based on findings of the study.

The study was consisted that the respondents of HHs from two *Kebeles* of *Bishoftu* town, namely: *Kurkura Danbi* 126 households as respondents (among 98 formal settlers while 28 informal settlers) and *Kajima Dibayyu* 59 households as respondents (among 33 formal settlers while 19 informal settlers). 90.4% of respondents were male respondents and 9.6% were women among total respondents. The finding showed that 43.3% of age group fell between 31-40 years old, while 25.3% age group range between 41-50 years old. This revealed that the data were extracted from household members who had a long life experiences. The great percentage of presented data was gathered from the respondents who had basic education level (primary and secondary education level). Respondents of the study were mixed of different ethnic groups such as Oromo, Amhara, Gurage, Silte and others. Concerning to this the finding of the study indicated that almost the numbers of respondents who was non-Oromo ethnic group was (47.19%) near to equivalent to number of respondents of Oromo ethnic group 52.81%). The finding also exposed that 45.5% respondent's birth places are out of ONRS.

The finding also pointed out 64.6 households (respondents) was started to living prior to 2004E.C while 35.4% respondents (HHs) were started to living after 2004 in the study areas. As a result 26.4% of the respondents were having no legal title to their houses. In the study areas, majority of respondents 50.6% and 30.3% were 'strongly agreed' and 'agreed' respectively in that as informal settlements on the way of eroding Culture, Values and diversifying languages and life style of indigenous (original) people who are permanently living before in the study areas.

The findings of the study pointed out that the existences of some manifestations of social insecurity such as crime, demolitions and evictions, absence of access of police services, health and sanitation problem, substandard housing, high employment rate etc, which was resulted from the reckless and rampant increased informal settlements in the study areas.



Data collected from majority of the study respondents witnessed that the existence of huge numbers of informal settlements in the study areas was made the municipality unable to provide or afford basic social services or infrastructures such as formal roads, water supplies, electric services, schools, modern transportations and health extensions. Due to these majority of the respondents are using to cart/horse transportations, as well as they are needed to walk averagely 3.6Km-4.5Km which can took averagely 30 minutes to reach the main roads (where can get modern transportation such as taxi, Bajaj, Service etc).

According to majority of the study respondents witnessed that the purpose of the land before, where informal settlements are occupied today was used for farm land, but the informal settlements bought from farmers and from land speculators and they changed in to settlements. As a result informal settlements were encroached huge agricultural land of farmers in the study areas. This indicated that clearly there were informal land markets in the study areas. From this, it is true that the informal settlers violate a set of laws of the country concerning land acquisition, building and planning permits.

The study also identified that informal settlements resulted inadequate revenue collections in the study areas. This is due to the residents of the area are living in isolation from the city and they have no any contact in its legal meaning with the city administrative so did not pay property tax or user fees and did not participated in the town's socio-economic activities.

Generally, the negative impact of informal settlements on the socio-economic development of the study areas were affected the formal settlers (forced to utilize the existing scarce resources with high population), the local government (unable to execute and implement the local socio-economic development plans and handicap to fulfill the demand of residents) and the informal settlements itself ( they were always live with the perpetual fear of eviction and demolition by authority and they were exposed to crimes, unemployment, health problems). Therefore, the effects of informal settlements are not only limited to socio-economic development, it is beyond the issue, which can be need further critical studies around the area.

## 5.2 Recommendations

Based on findings of the study and consideration within the objectives of the research, two strategic measures plan recommended (suggested) as solutions of the problem for the town and concerning bodies. These are corrective strategic measures and preventive (proactive) strategic measures for the future problems. These strategic measures plans should be exercised at central government level /policy level/, local organization level and community level to sustain the solution of the problem.

**Corrective strategic measures:** As correcting strategic measures, the municipality should rigorously list and identify those partially informal and totally informal settlements, ready to fully and properly implement the Regulation No.5/2005 which was the regulation enacted to make lawful the non-evidence urban land and illegal buildings. Municipality should have upgraded residents those occupied before 24/05/2005 E.C and living in the areas today and have the aircraft map (Ayer Karta) as per revised regulation No.5/2008, article 25-26/1-2 pp.45 (Oromia Urban Land Development and Management Regulation, 2019).

Additionally, as the numbers of the informal settlements were too many in the study areas; the total demolishing will brings huge socio-economic and moral damages to the areas. To minimize such risks, the regulation empowered and endowed open solution for the Council house of particular area; hence the Council

house of Bishoftu town should have to prolong or expand the year of the regulation which only allowed the opportunity of getting rights of house ownership built after February 2005 E.C and make the informal settlers able to enjoy the rights of ownership to their houses (Regulation NO.5/2005 Art.32/3).

Next to the above, in the areas where informal settlements are occupied, municipality of the town should have to prepare effective development map that harmonious with the former town's development map as it enable to upgrade and provide the basic infrastructures in the areas. However, the informal settlements and illegal buildings that unable to access to right of ownership by the above measurement and infringe with the new development map but have no legal status should be demolished from the areas as others will learned from them for future. Absence of urban-rural boundaries were one of the problems for the expansion of informal settlement in study area; therefore making clear demarcation of urban boundary from rural surrounding areas, providing service and infrastructure facilities, proper urban good governance implementation are solutions for the problem in Bishoftu town.

**Preventive (proactive) strategic measures:** On the other hand, the town administrative bodies should have to strictly focus on preventive measures (proactive) rather than running after the problem created which was reactive approach. The Municipality should facilitate public awareness on the effects of informal settlements on their daily life, discussions through community participation and together with all stakeholders. It is effective and efficient to protecting the illegal buildings and illegal settlements by wide public participations. Additionally, appropriately carry out strict building inspections and development control throughout the entire development process up to occupation. When the settlements emerge, the local administration should take immediate action to prevent further illegality and damage. The town administrative should provide adequate and affordable land for housing and urban infrastructures by participating different stakeholders, to meet the residents' demand of the land. Government needs to create access to land for the poor without auction or by allotment. Therefore, the town administrative needs to involve public private partnership (PPP) from the private sector, faith based organizations and various donor agencies. To encourage the participation of communities in housing construction, the government facilitates loan and ways of housing provision modality like provision of integrated housing development program, public rent house, and cooperative houses. Therefore, the government should confirm secured land right to the owners, to develop the trust of community on sustainable land management. Better and more efficient urban planning must take place to control urban growth by considering both physical and human environment. Reduce/eliminate bureaucracy in building plan approval processes. This will act as a motivation to the landowners to develop buildings only with approved plans resulting into development of high quality houses.

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