

Centre of Land Management  
and Land Tenure

## Land Management and Land Tenure in the Peri-Urban Areas of Sub-Saharan Africa

# Formal and Informal Institutions and Their Effects

### The Case of East Addis Ababa, Ethiopia

#### Introduction

In Addis Ababa all the land is public property. The absence of formal private property creates various types of informal land tenure systems in the fast growing peri-urban areas. As informal transactions are normally done clandestinely little is known about them and the actors involved.

#### Problem statement

- Inefficiency in the formal land tenure system;
- Flourishing of informal systems which are negligent to land use planning and land management;
- Poor infrastructure and services;
- Deterioration of natural resources in peri-urban areas.

#### Significance

- contributes to a wider attempt of improving the land policy;
- signifies the importance of peri-urban areas;
- reveals land use and land management problems.

#### Objective

Finding out opportunities and constraints of the formal and informal land tenure systems in relation to land use and land management.

#### Hypothesis

*The prevalence of informal land tenure systems due to inefficiency of the formal land tenure system and uncontrolled urban expansion has been affecting land use and land management of peri-urban areas though they gave opportunity for many people to acquire and sell land for housing and other purposes.*

#### Research questions

- Land tenure systems:
- What types do exist?
  - Why and how are they used?
  - What advantages and disadvantages do they have?
  - What impacts on land use and management do they have?
  - Which tenure type can suit to the area?
  - What if there will (not) be a policy change?
  - Which type can suit to the area?

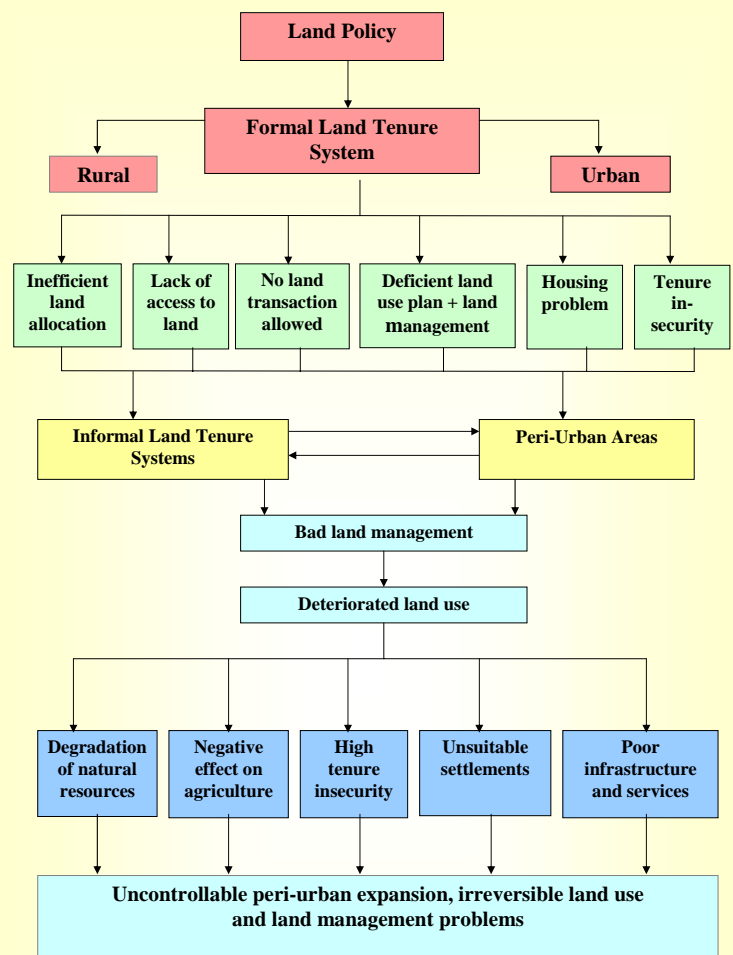
#### Methodology

Quantitative research approach employing descriptive statistics for analysis.

#### Concepts

- Peri-urban areas as partly urbanized rural areas
- Land Tenure as legally or customary defined relationship among individuals or groups with respect to land
- Land management as process of managing the use of land

#### Case study



#### Conclusion and Recommendations:

The prevalence of the informal land tenure systems can be taken as a reaction against the formal system. The informal systems, however, lack appropriate package to handle the land use and land management issues. Thus, some type of policy change or improvements in the formal land tenure system is crucial to avert the deteriorated situation in the peri-urban areas of Addis Ababa.