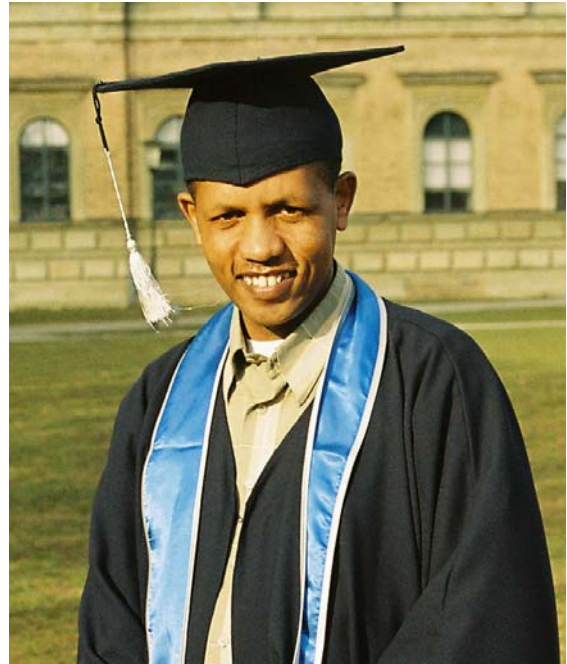


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**Land Tenure and Land Management
in the Peri-urban Areas of Sub-Saharan Africa,
Formal and Informal Institutions and Their effects:
The Case of East Addis Ababa**

In Africa, peri-urban areas are increasingly becoming places of concern, particularly with regard to land tenure systems. Peri-urban areas serve as a transition place from rural to urban institutions/rules in which the following land related phenomena can be observed:

The monopoly of the formal tenure system is mainly overtaken by the informal tenure system as a result of an administration gap that arises during the creation of the peri-urban areas. Those people who are not satisfied with the property rights which they can acquire in the formal land tenure system prefer to use the informal tenure system which primarily exists in the peri-urban areas.

The research was set up to analyze the advantages and disadvantages of the informal land tenure system and to identify ways to include it into the formal system. A qualitative approach based on questionnaires and semi-structured interviews has been followed for the case study. The findings show that the informal land tenure system does not go beyond facilitating land transactions among individuals. It also does not necessarily secure land ownership. Individuals, however, willingly confront the difficulties in formalizing their holdings. They live in both the hope of regularization and the fear of demolition.

Informal settlements of both rich and poor have a number of problems in land use planning and land management. Shortage of road and utilities, problems of flooding and erosion and damage of natural resources are some of the major problems encountered in the settlements of peri-urban areas of Addis Ababa city.

Although the informal land tenure system serve the people in facilitating land transactions, the resulting consequences can not be tolerated for a long time. Unless some type of policy change or working systems amendment is done in the formal system, the devastation to be faced will not be bearable.

Key words: Formal land tenure system, informal land tenure system, land management, peri-urban areas, Addis Ababa, Ethiopia.