



HOUSING LAND AND PROPERTY ASSESSMENT
IOM 2019
GELANA WOREDA – OROMIA REGION

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1. Introduction

Adequate housing that includes security of tenure and protection from forced evictions is one of the fundamental human rights, including IDPs, refugees and returnees. IDPs returning to their place of origin where houses and businesses have been destroyed, land and other types of fixed assets have been either occupied or stolen, will face obstacles to self-recover in a sustainable manner. Ensuring access to HLP (housing land and property) rights must be prioritized and actions to strengthen security of tenure should be embedded in emergency and recovery programs in order to enable and ensure durable solutions.

Within the framework of IOM Ethiopia response to the emergency, and in order to ensure that returns are safe and sustainable, IOM is implementing a shelter project in Giwe kebele, Gelana woreda W. Guji Zone, Oromia Region. In line with the above mentioned, IOM is looking at supporting the beneficiaries of the shelter project to increase security of tenure in the return communities.

▪ Background Information

Due to the conflict between Gedeo and Oromo ethnic groups along the bordering kebeles, thousands of people have been displaced on both sides between April and June 2018. Now more than a year has been lapsed since the first report of the displacement.

Giwe is one of the first locations where IDPs returned voluntarily a few months after the initial clashes. After having identified the stability in the community and the willingness of the returnees to come back and remain in their original place of residence, the location was identified as suitable for a transitional shelter project. The community is located along the boundary line with some kebeles of Kochere Woreda of Gedeo Zone in SNNPR. Compared to other locations in both zones (West Guji and Gedeo), Giwe is relatively stable and presents strong signs of durable reconciliation between the clashing groups.

2. Objective

▪ Major Objectives

The major objective of this assessment is to conduct land tenure verification for 500 transitional shelter potential beneficiaries in Giwe site of Gelana woreda (Oromia).

▪ Specific Objectives

1. To identify specific challenges in addressing HLP related issues affecting the durable return of conflict induced IDPs in Giwe Site of Gelana woreda;
2. To assist IDPs to increase security of land tenure in the return location;
3. Consult local government authorities to facilitate the resolution process of IDP HLP issues;
4. To propose alternative ways forward for the protection of HLP rights of IDPs without compromising regional and federal level legal provisions.

3. Methodology

The shelter team has used multiple criteria¹ of vulnerability to identify people in urgent need of transitional shelter response. In addition to this, the willingness and confirmation of a stable return process and level of damage observed to the house where paramount to choosing the beneficiaries.

To raise community awareness and get consent by authorities and community to carry out the assessment and verification process, government authorities at Zonal, woreda and kebele level have been contacted and clear scope of the activity was communicated ahead of time.

Legal provision and proclamation decreed at national and regional level have been assessed and reviewed. Guidelines and other tools have been identified and used.

To conduct this assessment a home-to-home survey of 500 beneficiary households has been conducted.

Apart from these, reviews of secondary documents has also been done, including of::

1. residents list before displacement;
2. list of households who own house;
3. land and property documents before the crisis;
4. list of households whose house and other properties have been partially and totally damaged.

Some of these documents were obtained from the woreda land administration office and others from office of kebele administrations.

4. Data Presentation and Analysis

▪ Gender Distribution.

Among the total assessed households, three quarters (3/4) of the beneficiary households are male headed, whereas only one quarter (1/4) are female headed households. For details see the table below.

Gender of Head of HH	Number of HH	Percentage
Female	123	24.60%
Male	377	75.40%
Grand Total	500	100.00%

▪ Educational status

In terms of literacy measurement, most of the beneficiaries have not attended any kind of formal education. Whereas about one fourth of the respondents have completed elementary education.

¹ The vulnerability criteria include: old aged individuals, unaccompanied minors, orphan children's, pregnant mothers, lactating mothers, persons with disabilities,

Only nine percent of the beneficiaries have completed secondary education. The detail is indicated in the table below.

Education level	Responses	Percentage
A. No formal education	338	67.60%
B. Elementary school complete (1 to 6)	116	23.20%
C. Secondary School Complete (7 to 12)	45	9.00%
D. Diploma Holder	1	0.20%
Grand Total	500	100.00%

▪ Civil Status

In terms of civil status, the largest proportion of the beneficiaries are living in marriage arrangement (89.6%), whereas 10.4% are either widowed, single, separated or divorced. The detail is indicated in the table below.

Row Labels	Frequency of Response	Percentage
Married	448	89.60%
Widowed	37	7.40%
Single	8	1.60%
Separated	4	0.80%
Divorced	3	0.60%
Grand Total	500	100.00%

▪ Joint ownership of land and other properties

According to legal provisions of both national and regional legislation, multiple individuals can hold rights to land and other properties together. Husband and wife can jointly hold rights to a property together and they have equal right to administer their property. As indicated in the table below, result of this survey has revealed that 36% are held by a single owner. The majority of properties in held by beneficiaries are co-owned by husband and wife.

Row Labels	Count of coholder	Count of Coholder
Co-owned	320	64.00%
Single Owned	180	36.00%
Grand Total	500	100.00%

▪ Gender status of co-holders

In terms of gender the primary land right holders are usually male; Women are often co-owners. As indicated in the table below, in only 18.44% of the co-owned land and property, males are registered as a secondary co-owner. In the remaining more than 82% women are recorded as secondary co-owners. The detail is indicated in the table below.

Despite the fact that being a primary right holder or a “co-owner” does not make any legal difference in terms of control over the property, it seems to have a significant psychological impact

among uneducated rural communities. Co-holders are usually perceived only as a family member – and not as someone that has equal power over the property - especially if they are women.

Gender of Co-owner (not primary owner)	Responses	Percentage
Female	261	81.56%
Male	59	18.44%
Grand Total	500	100.00%

It has also been noticed that most of the male co-owners who are not recorded as a primary co-owner are husbands of women who were recorded as an owner on a land inherited by the wife from her parents. Some of them are also orphanage kids and teenagers who are under the guardian of women headed households.

Relationship of the secondary co-owner with the primary owner	Frequency Response	of Percentage
Wife	263	82.19%
Husband	56	17.50%
Brother	1	0.31%
Grand Total	320	100.00%

The majority of co-owners women with no formal education. As it can be observed from the table below, 87.81% of them have never attended any type of formal education. About 9% of them have attended elementary school education. Only the remaining 3.13% have attended high school education.

Row Labels	Frequency of Response	Percentage
No formal Education	281	87.81%
Attended Elementary School	29	9.06%
Attended High school	10	3.13%
Grand Total	320	100.00%

- **Means of acquisition**

More than half (57%) of the interviewed beneficiaries have stated to have acquired land through inheritance. The other significant proportion of the respondents have replied that they have

acquired it through land redistribution (allocation by authorities). Whereas less than 5.6% of the respondents have acquired land through donation.

Means of Acquisition	Frequency of Response	Percentage
B. Inheritance	285	57.00%
A. Redistribution	119	23.80%
D. Purchased	68	13.60%
C. Donation	28	5.60%
Grand Total	500	100.00%

Although land belongs to the state and both selling and purchasing of land is illegal, about 13.6% of the beneficiaries have revealed that they have acquired the land through purchase.

When we closely analyze the case of these 68 responders who have acquired the land through purchase, as indicated in the table below, a third of them (32.35%) are not aware of illegality of their act. Two thirds (67.65%) are aware of the legal impediments to purchase/sell land and admit to have acted against the law because of lack of better alternatives.

Awareness of prohibition		
to sell land	Responses	Percentage
Yes/Aware	46	67.65%
No/Not Aware	22	32.35%
Grand Total	68	100.00%

About 5% of the beneficiaries do not have a witness for their purchased land and houses.

Some of the individuals, including those who acquired the land through purchase have also got different types of paper documents as a proof of ownership. As indicated in the table below, the majority of them (60.21%) have taxation papers as perceived evidence of ownership. The second largest group (33.26%) has a Green Book/First Level Land Certificate as a proof of ownership. Less than 3.58% of the beneficiaries, especially in Giwe Magala areas, have said that they have certificates of title deed which they have obtained from the office of city mayor before three years.

Row Labels	Frequency	Percentage
Taxation papers	286	60.21%
Green Book/FLLC	158	33.26%
Title Deed Certificate	17	3.58%

Not Specified	11	2.32%
Second Level Land Certificate	3	0.63%
Grand Total	475	100.00%

- Documents for Prove of ownership

The vast majority (95%) of the interviewed beneficiaries state that they have paper documents as a proof of land ownership. However, many individuals could not show such papers to the assessment team, mentioning various reasons: loss or burnt during the conflict, retained with friends and relatives in other locations for safe-keeping.

Only 5% of the interviewed households admitted not have any type of paper evidence of land ownership. For more details refer to the table below.

Proof of land ownership	Frequency of Response	Percentage
Yes/Have	475	95.00%
No/not have	25	5.00%
Grand Total	500	100.00%

The separate analysis of the type of document revealed that the largest majority (60.21%) of the respondents stated that taxation papers are considered as legal evidence for the ownership of the land. The second largest group (33.26%) stated that the Green Book/FLLC is their paper evidence. The detail is indicated in the table below.

Document type	Frequency of Response	Percentage
Taxation Papers	286	60.21%
Green Book/FLLC	158	33.26%
Title Deed Certificate	17	3.58%
Not Specified	11	2.32%
Second Level Land Certificate	3	0.63%
Grand Total	475	100.00%

- Registration of paper documents

The vast majority (98.95%) of the interviewed beneficiaries have their land documents registered with the relevant land administration authorities. Only 1% of the interviewed beneficiaries have not yet registered their documents.

Document Registration	Frequency of Response	Percentage
Yes/Registered	470	98.95%
No/Not Registered	5	1.05%
Grand Total	475	100.00%

- Trend of Dispute over land ownership

Dispute Experience	Frequency of Response	Percentage
No Dispute Experience	467	93.40%
Yes/has dispute experience	33	6.60%
Grand Total	500	100.00%

The vast majority of the respondents (93.40%) have claimed not to have experienced any land related dispute. Only 33 respondents (6.60%) have stated to have experienced land related dispute.

The causes of the dispute are ownership and boundary related. Out of the 33 respondents who have had experience of land related dispute, more than half (51.52%) of the disputes are related to ownership claims. Slightly less than half (48.48%) of the disputes are boundary related.

Cause of the dispute	Frequency of Response	Percentage
A. Ownership	17	51.52%
B. Boundary	16	48.48%
Grand Total	33	100.00%

They have also explained that 96.97% the disputes were solved. Out of this, 7 cases (21.21%) were taken to formal court hearing at the beginning and they were all referred to community elders and local leaders for mediation and reconciliation.

Finally, all the land related disputes, including the cases taken to court, were told to be solved through negotiation and mediation by community elders. Whereas only one case that accounted to 3.03% of the total has not been solved yet. It is also reported that the case is under process of reconciliation and negotiation with the neighborhood and community elders.

Almost all, with the exception of one case, are satisfied and convinced by the decision of the current mediation and reconciliation mechanism of land dispute resolution.

- Destruction of fixed assets

More than 97% of the selected beneficiaries have reported that their houses have been destroyed during the conflict.

Damaged Houses	Number	Percentage
Yes	486	97.20%
No	14	2.80%
Grand Total	500	100.00%

Not only houses have been destroyed during the conflict. Other fixed assets, such as banana plantations, coffee plants, mango trees, avocado trees, and other valuable crops have been totally damaged and destroyed.

- **Sale of houses**

It seems that selling houses is not a common practice in this area. Only 1% of the respondent households have ever attempted to sell their houses. Whereas, the largest majority (99%) of the interviewed individuals have never tried to sell their house.

- **Type of shelter during displacement**

During the time of displacement those households whose houses have been totally damaged have been living in different places including emergency shelters, collective shelters, with relatives and friend in host communities and in combination of these shelter alternatives during different times within the displacement period.

The percentage is indicated in the table below.

Types of Shelter during displacement	Frequency	%
D. in Emergency shelters	337	69.34%
B. with friends in Host Community C. in collective centers	49	10.08%
A. With relatives in Host Community	40	8.23%
A. With relatives in Host Community B. with friends in Host Community C. in collective centers	22	4.53%
B. with friends in Host Community	19	3.91%
A. With relatives in Host Community B. with friends in Host Community C. in collective centers D. in Emergency shelters	10	2.06%
C. in collective centers	4	0.82%
A. With relatives in Host Community C. in collective centers	3	0.62%
E. Other	2	0.41%
Grand Total	486	100.00%

- **Practice of updating the Land Registry**

As indicated in the table below, the majority (81.40%) of the interviewed individuals have claimed to be keeping their land registry book updated. The remaining 20% does not usually update land transfers on the land registry book.

Practice of updating land registry	Number	Percentage
Yes	407	81.40%
No	93	18.60%
Grand Total	500	100.00%

Among those who update land and property transfers, the vast majority update at least once in a year (91.89%). Updating registry books usually happens during land taxation bill settlement.

Updating trend of registry Book	Frequency	Percentage
Once in a year	374	91.89%
Twice in a Year	15	3.69%
Only once in a life time	13	3.19%
Less Often	5	1.23%
Grand Total	407	100.00%

5. Results and Findings

According to this assessment, beneficiaries can be categorized into three main categories based on the possession of land rights documentation:

1) Holders of formal right to the land

This category includes those who have their own copy of the document in their hand and those who, despite not having a physical copy of the document in their possession, can obtain a duplicate from the Kebele authorities. Most beneficiaries perceive taxation documents as evidence of their right to the land, even if this assumption is not supported by law.

2) Rights holders whose informal title is recognized by the community

This second category include **those owners who are recognized by the community but do not have any type of formal right nor paper document** as a legal proof for their right to the land. Most of the people in this category are those who acquired the land through inheritance. The customary practice in this area does not go through all the legal procedural steps to secure one's formal right to acquire the inherited property of a family.

For instance, if a father has four hectares of land and four children his four children have the right to inherit the property of their father including the land. However, instead of going via formal legal procedures to prove that they are the rightful heir and legally inherit the land, they usually organize a council of community elders who are relatives to the deceased father and equally share the land among the children. Even after this, the children do not go through the formal process for endorsement of the decision. Because of this, there will be no recorded transfer of ownership title from the father to the children for several years even after the death of the parents. The children keep on paying land taxation and other necessary payments in the name of the deceased parent to get any other services in the kebele.

Similarly, in cases of informal ownership transfers, heirs of the buyer will not be able to register the inherited land to their names, since the original acquisition by the deceased parent was unlawful and therefore unregistered. This is one of the major challenges faced in trying to verify rights to land of potential beneficiaries.

In the same way there are also several individuals who have acquired the land through gift from their parents. However, like the above case of inheritance, they do not usually go through all the legal procedures to secure their ownership and transfer the name of the owner from their parents to themselves. According to the regional proclamation once he/she got a gift of land from his/her parents, he/she has to go to the woreda rural land administration and use office to register the gift and complete and effect the transaction.

3) Land rights claimed based on peaceful possession

Even though few, the third category includes those who does not have any evidence, be it customary or legal documents, as an evidence to prove the ownership of land property. Some of these people are those who were living with in either shared or rented houses in the site who were leading their regular livelihood as a daily laborer or petty trader. It was not possible to find the name these people even in the list of residents before displacement.

The other issue revealed by this assessment and document verification was that there is a significant number of women who are in a polygamous marriage arrangement. The majority of these women do not have any form of paper documents as a prove of their entitlement over a parcel of land. Some of them does not even have marriage certificate with their husband if she is a second or third wife to him. This has made it difficult to claim their share of land and other properties.

6. Summary and Recommendation

Among the respondents, the most frequent means of land acquisition is through inheritance and gift. However, most of the people do not go through formal legal procedures to secure their title. Hence, it would be advisable for the local authorities to facilitate easy and accessible procedures to get paper documentation for those who have not transferred the title to their name from their parents from whom they inherited.

Significant number of people have lost their paper documents during the conflict. Therefore, it would be recommended that the local authorities set affordable and accessible mechanisms through which they can get replacement of their copy as soon as possible. Regardless of this, IOM Ethiopia will seek to ensure that the security of tenure for these vulnerable beneficiaries is strengthened.

The assessment has also revealed that there are some pockets of people who were leaving in rented houses or sharing houses with their relatives or friends (the majority are daily laborers and petty traders). Even though they did not own the house and the land, the house where they were leaving in is now destroyed. It would be recommended that local authorities provide a parcel of land on which transitional shelter response will be constructed for them. Cash based interventions for rental support and or construction are also an option for such cases.

According to this assessment there are IDPs who prefer to be reintegrated on this site where they are living as an IDP rather than going back to their place of origin. Government authorities have also demonstrated their willingness to settle them on the displacement site. It would be recommended that local authorities provide formal tenure to those who have voluntarily decided

to reintegrate into the displacement location so that they will benefit from the shelter response in the area.

Unlike other parts of Ethiopia, the assessment team has noticed a significant challenge related to naming practices in this area. Practices such as mixing up nick names with formal names; inconsistent way of using surname of women, sometimes using their father's name and other times using with their husband's; missing the name of grandfathers and so on, can present great difficulties in tracking the identity of rights holders and the chain of transfers of the land. It is recommended that naming practices are better regulated to ensure consistent identification of familial links.

It is also recommended that organizations support local authorities to generate the necessary awareness for the community to go through formal and legal procedures to exercise their inheritance right and obtain paper records.

The local authorities and community elders should be encouraged to prompt men and women in polygamous relationships to allow for co-ownership of land by the second, third and fourth (or more) wives.

It is recommended that humanitarian actors provide technical assistance to both the beneficiaries and the woreda land use and administration authorities in preparing land parcel mapping that can be used as paper document and land right certificate in addition to the taxation bill which most of the beneficiaries are claiming as the only paper document for their roof of tenure (*IOM Ethiopia is supporting beneficiaries with a comprehensive package as described above*). The woreda land administration and use authority will also acknowledge and authenticate the parcel maps as tenure security document by putting its signature and official seal. Sample of such parcel maps prepared as HLP support are attached annex.

7. HLP Support to the beneficiaries

Based on the findings of the assessment in Gelana, different modalities of HLP assistance were devised in support of beneficiaries of the shelter intervention. For those beneficiaries who already have paper document as a proof for their tenure, the HLP team has compiled a case file composed of copies of the paper documents and other information details.

Beneficiaries who have only land taxation papers and who do not have other tenure paper documents have been issued with a parcel map indicating the title holder's particulars, estimated area, spatial dimension and shape of the parcel, administrative area description (Region, Zone, Woreda, Kebele & Sub-Kebele) and other meta-data. The parcel maps have been prepared and issued to a total of 441 parcels. A disclaimer in the parcel map warns beneficiaries of the limitations of the document, which include: low accuracy level (i.e. lower accuracy than if produced using aerial photo maps), and the need to take the certification procedure further with the Woreda Land Office in order to complete the adjudication and certification process.

Low accuracy which is caused because the spatial data of x-y coordinates of parcel has been collected using tablets with 3 to 4 meters accuracy level. Additionally, the demarcation has been done sporadically (i.e. it was conducted on individual non-contiguous parcels, as opposed to the "systematic certification", where all parcels within an area are demarcated at once).

Summary of the major findings of the analysis and the proposed follow up action points are indicated in the table below.

#	Case Type	Follow up Action point	Remark
1	163 Households who have paper document as proof of tenure (Green Book/First Level Land Certificate (FLLC) or Second Level Land Certificate (SLLC)). Among these, 45 are Female Headed Households composed of 289 individuals (139 Male & 150 Female)	Collect copy of the document, scan and record it in the beneficiary data base.	
2	30 Households found not to have any type of paper document. Among these, 4 are Female Headed Households composed of 35 Individuals (16 Male & 19 Female); the remaining 26 are Male Headed Households composed of 144 Individuals (75 Male & 90 Female)	Produce two copies of the prepared parcel maps: one for the beneficiaries and the other for the relevant land administration authority (woreda land administration and use office for Giwe Badiya and/or to municipality for Giwe Magala) for any further process (verification, authentication, adjudication and certification).	In these cases the beneficiary will be responsible to carry his/her case forward to the end of the certification process. We will also have a phone-based follow up to assist and guide them through the process in case they need support.
3	317 Households who have only Land Taxation receipts as proof of tenure. Among these, 82 are Female Headed Households composed of 499 Individuals (242 Male & 118 Female); the remaining 235 are Male Headed Households composed of 1,593 Individuals (769 M & 824 F)	Produce two copies of the prepared parcel maps: one for the beneficiaries and the other for the relevant land administration authority (woreda land administration and use office for Giwe Badiya and/or to municipality for Giwe Magala) for any further process (verification, authentication, adjudication and certification).	In these cases, the beneficiary will be responsible to carry his/her case forward to the end of the certification process. We will also have a phone-based follow up to assist and guide them through the process in case they need support.
4	11 Households who have claimed to have a document, but the type of the document is not identified. Among these, 3 are Female headed households composed of 20 Individuals (7 M & 13 F); while the remaining 8 are Male headed households composed of 62 Individuals (36 M & 26 F)	Follow up to identify what kind of tenure document they have and channel it to either of the above two action points for further support.	

8. Annexes

- Annex 1 - Assessment tool used to do the survey

HLP Rapid Assessment Tool for Shelter Emergency Response in Gelana – Giwe Ethiopia

Objective

It is important to address HLP issues from the outset of a humanitarian response. Among the reasons the most important ones include:

- To ensure people's safety, security and dignity (avoiding personal conflict / violence, deprivation, restrictions on movement, competition for access to other lands),
- Protect people's lives, preventing further displacement and human rights violations
- Provide humanitarian response to complement shelter interventions, with the analysis of land and protection issues,
- Promoting access to justice in crises contexts and contributing towards durable solutions
- Addressing loss of land and inability to return to land and homes after disasters,
- To ensure the clarity about land tenure and ownership or clarification around use of government land,
- Supporting people resilience to recovery through the protection of their HLP rights
- HLP as a tool for conflict prevention
- Supporting local systems in the enforcement of land rules and regulations

General Guidance

This assessment tool is planned to have two sections. The first section is dedicated to interview key informants directly or indirectly involved in land issues; the assessment will be conducted in a form of focus group discussion (FGD). Participants will be divided in three group:

1. Zonal office including Zonal Office of Administration and Zonal Land Administration and Use Office.
2. Woreda Land Administration and Use Office; Woreda Administration; Woreda Office of Investment.
3. Kebele Land Administration and Use Worker; Kebele Land Administration Committee; Kebele Administration; Community Elders; Neighborhoods; Mayor of the Town (if in Town); City Administration (if in Town).

Representatives from Local and International NGOs and UN agencies working on Shelter Emergency Response area can take part in each group as needed.

The second section of the assessment will be dedicated to assessing and discuss with shelter interventions beneficiaries.

Part I

These questions are grouped under the following six headings:

- How are land and property administered and managed in your area?
- Access to land. How are lands and properties occupied in the area?
- Evidence of security of tenure. How do people prove they live somewhere?
- Procedure of Compulsory purchase and relocation.

- How are land and property disputes resolved? Do you think there generally an efficient judicial system and effective access to remedy?
- Do officials and State representatives (including police forces) receive any human rights training?

Part II

Tenure Security and Documentation

1. Date of Current Survey (in G.C) _____;
2. Location details: Region, _____ Zone, _____ Woreda, _____; _____ Kebele, _____ Sub Kebele _____;
3. Who is the owner of this parcel? Name, _____ sex, _____; age, _____; educational status; _____ civil status; _____; Total number of family size, _____; Male; _____; Female _____;
4. Is/are there coholder? Yes _____; No _____;
5. If yes: What is the name? _____ sex, _____ age, _____; educational status, Relation with the land holder? _____;
6. For How long did you live here? (in Years) _____;
7. What is the size of your parcel in meter square? _____;
8. XY coordinate of the parcel at all corners:

a. X _____ Y _____ b. X _____ Y _____ c. X _____ Y _____ d. X _____ Y _____	e. X _____ Y _____ f. X _____ Y _____ g. X _____ Y _____ h. X _____ Y _____
--	--
9. How did you acquire this parcel? A. Redistribution, B. Inheritance C. Gift D. Purchased E. Other (Specify) _____;
10. If your Answer to question number 9 is "D" Who sold it to you? _____;
11. For how much you bought it? _____;
12. How did you effect the payment? _____;
13. What were the criteria you were asked to fulfill? _____;
14. Where there witness when you buy? _____;
15. Are you aware that according to the constitution, land belongs to government and it cannot be sold and exchanged? Yes _____; No _____;

16. Did you have any document of prove for the ownership of your possession?
17. If yes What is it? _____
_____;
18. Is your title dead document registered in any responsible government authority? Yes ____; No _____;
19. Have you ever experienced any land and property related dispute over the parcel of land you own?
Yes _____ No _____;
20. If yes Whom did you disputed with? _____;
21. What was the major cause of the dispute? A. Ownership, B. Boundary C. Other (Specify)
22. Is it solved or not? Yes _____; No _____;
23. If yes, how did you solve it? _____;
24. If not, Why? _____;
25. Have you ever had any court hearing related to the ownership of this land? Yes. No ____;
26. If yes when was it? _____;
27. Who initiated the case? _____;
28. What was the final statement? _____;
29. Was is in favor of you or against your interest? _____;
30. What did you do following the final decision? _____;
31. What where the fixed assets you have had over the land? _____
32. Have you ever attempted to sell your house? Yes _____, No _____
33. If yes When was it? _____;
34. How much did you ask in Ethiopian Birr? _____;
35. What has initiated you to sale? _____;
36. What is its estimated value in according to its market price? _____;
37. When did you construct your House? _____;
38. What major construction materials did you use? _____;
39. How much did it cost you to construct it? _____;
40. How long (in terms of time) did it took you to construct it? _____;
41. How many rooms did you house have? _____;
42. Was it damaged? Yes _____, No _____;
43. If yes to what extent? A. Totally B. Partially
44. If your House is destroyed, where are you leaving since then? _____;
45. Apart from your house is there any fixed asset that is damaged or lost? Yes ____ No ;
46. If yes What is it or what are they? _____;
47. Do you regularly update your land registry book? If yes How often? _____;
48. What are the most often types of transaction? _____;

- 49. Describe your current leaving condition? _____;
- 50. Have you received any assistance related to HLP so far? Yes _____ No _____;
- 51. If Yes What was it? _____;
- 52. Who assisted you? _____;
- 53. Do you think it is enough? _____;
- 54. What other HLP related assistance do you want to get? _____;

Thank you so much for your cooperation and genuine information.

- Annex 2 - Resident list before displacement (extract)

Lot 6/8/2019
GU/30012/07/2


Wojin Naannoo Oromiyaa
Bulchiinsa Godina Gujjii Lixaa Ganda
Galaanaatti Waajjira Bulchiinsa Ganda
Giwwee Baadiyyaa

Bulche Horatiif
Bule Hora

Abaa Wora gutuu fannin Gonda
Giwwee Baadiyyaa Isiin erguu ta'a
Affumaa Arman oliin Ibsonuu Galamee
Jirataa gonda giwwee baadiyyaa Akeni
Jaara Namootaa baheen Isaan 1128 fannina
gutuu Isiin Erguu Kantaaf kabani

Isiin baadiyyaa

Naqaa Wojin



Alamaayyoo Dildoo Guchii
Bulchaa G/G/Baadiyyaa

[Signature]

No	Location	Sub	U	D	Idor
1	atano		4	4	
2	Girmali				3
3	Dalee		3	1	4
4	Zenebu		2	2	4
5	Harkuu		2	2	3
6	Goyyoo		1	2	3
7	Balii		3	3	6
8	Zirabao		2	1	3
9	Dahi Eli		4	1	5
10	JeJenc		1	4	7
11	Abara		2	3	5
12	makuu		3	3	6
13	Shonaa		3	3	6
14	Uddidi		1	2	3
15	Didoo		2	2	4
16	Dakale		2	3	7
17	Uogant		3	3	6
18	Qutuu		1	3	4
19	zeleze		2	-	2
20	idiluu		2	3	5
21	Uuqoo		1	3	4
22	mannis		3	2	5
23	mivas		2	1	3
24	Abirha		1	1	2
25	Qanan		4	2	6
26	Tarkuu		3	2	5
27	Tadu		2	1	3
28	Wakke		2	4	6
29	Azelo		2	2	4
30	meluu		2	2	4
31	mabi		1	2	3
32	Cabar		4	2	6
33	magda		2	3	5
34	Asata		2	3	5
35	xigee		2	3	5



3

Listi firaataa magaalaa Giwwee kanneen Pi'aani-
 Magaalaa jala jirani kan ragaa Abbaa Gabiyee Lofaa
 hoojjira keessa Qabani.

Abbaa qabiyyee lafa magala Giwwee hanga waxabajjii 2010 ti/inventory/ galmaa,ee addaan bahe

Iakk	Maqaa abbaa qabiyyee	saala	Bal,ina Lafaa Km2	Haala Arganaa lafaa	Tajaajila laficha	Iddoo argama Lafichaa Lakk.		ibsa
						blok	parsili	
1	Al...	dhi	510	kena	daldala			
2	...	"	300	kena	daldala			
3	...	"	270	kena	daldala			
4	...	"	270	kena	daldala			
5	...	"	300	kena	daldala			
6	...	"	300	kena	daldala			
7	...	"	300	kena	daldala			
8	...	"	760	kena	daldala			
9	...	"	300	kena	daldala			
10	...	"	270	kena	daldala			
11	...	"	370	kena	daldala			
12	...	"	510	kena	daldala			
13	...	"	108	kena	daldala			
14	...	"	300	kena	daldala			
15	...	"	360	kena	daldala			
16	...	"	119	kena	daldala			
17	...	"	90	kena	"			
18	...	"	210	kena	"			daandi
19	...	"	240	kena	"			Daandi
20	...	"	300	kena	"			Daandi
21	...	"	300	kena	"			



15 + 2 = 18

- Annex 3 - List of households whose house have been destroyed (extract)

Raga namoota mana Jalaa gubate

Ganda G/Badiyaa

Lakk	maqaa	Saala		Zoon ii	Garee	Gosa Mana Qorqoroo
		Dhi	DU			
1	Kip [redacted]	Dhi				✓
2	Ala [redacted] rasaa	✓				✓
3	Haa [redacted] see	✓				✓
4	Nig [redacted]	✓				✓
5	Tas [redacted] niyyoo	✓				✓
6	Ala [redacted] see	✓				✓
7	Ab [redacted] elleqqe	✓				✓
8	Sha [redacted] bee	✓				✓
9	M [redacted] yyyee		✓			✓
10	Ro [redacted] ee	✓				✓
11	Kaf [redacted] rii	✓				✓
12	Rag [redacted] utuu		✓			✓
13	Aye [redacted] chayyee		✓			✓
14	Ge [redacted] usee	✓				✓
15	Bog [redacted] qaboo	✓				✓
16	Wii [redacted] uu		✓			✓
17	Ori [redacted] shoo	✓				✓



Annex 5 - Sample Parcel Map of Beneficiaries created by IOM

Kaartaa Qabiyyee Lafaa

Bulchinsa Mootummaa Naannoo Oromiyaatti, Godina Gujii Lixaa Aanaa Galaanaa Ganda Giwwee

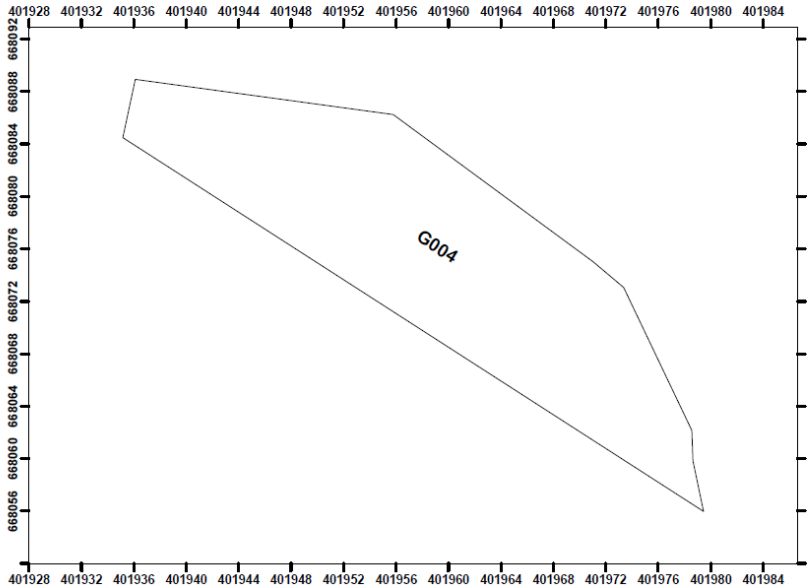
Kaartaan Qabiyyee Lafaa kun Deeggarsa Dhaabbata Godaantota Addunyaatiin (International Organization for Migration (IOM)) tiin qophaa.

Maqaa/Maqoota Abbaa/Abbootii Qabiyyee

Abebe mekuria

Yeshewahareg wondimu

Bal'ina Lafaa (Kaaree Meetriidhaan) = 500 UPID = G004



- HUBACHIISA**
- 1.Labsii Bulchinsaa fi itti fayyadama lafa baadiyyaa mootummaa naannoo Oromiyaa Lakk. 130/1999 raawwachiisuuf aangoo BBILBOnif kennameen waraqaa ragaa qabiyyee Lafaa kun qophaa'ee kenneera;
 - 2.Abbaan qabiyyee Lafaa Kamiyyuu akkaataa labsii fi dambii bulchinsaa fi itti fayyadama lafa baadiyyaa naannoo Oromiyaattiin bayeen dirqama irraa eegamu bahuu yoo dhabe/de mirgi itti fayyadama qabiyyee lafaa dhabuu nidanda'a/dandeessi;
 - 3.Qabiyyee Lafaa Haalaan itti fayyadamuu dhabuun lafa ofii fi ollootaa irratti badii geessisuun seeraan gaafachiisa;
 - 4.Abbaan qabiyyee lafaa mirga itti fayyadama mirga itti fayyadama lafaa akka jalaa hafu kan itti murtaa'e kamiyyuu waraqaa ragaa qabiyyee lafaa WBILB aanaaf deebisuuf ni dirqama;
 - 5.Abbaa warraa fi haati warraa waliin waraqaa ragaa argatan mirga itti fayyadama lafaa qixa qabu;
 - 6.Namni mirga itti fayyadamaa qabu akkaataa seeraatiin mirga itti fayyadamaa dabarsuu nidanda'a;
 - 7.Qabiyyeen Lafaa Yoodabarsamu waraqaan ragaa kan fooyya'u ta'a;

Kan Qopheesse: _____; Kan Raggaasise: _____;
 Guyyaa: _____; Guyyaa: _____;
 Mallattoo: _____; Mallattoo: _____;
 Gayee Hojji: _____; Gayee Hojji: _____;

lbsa

0 4 8 1:330 16 24 M

Daangaa Qabiyyee

Projection: Adindan UTM Zone 37N
Compiled in 2019 G.C / 2011 E.C

Kaartaa Qabiyyee Lafaa

Bulchinsa Mootummaa Naannoo Oromiyaatti, Godina Gujii Lixaa Aanaa Galaanaa Ganda Giwwee

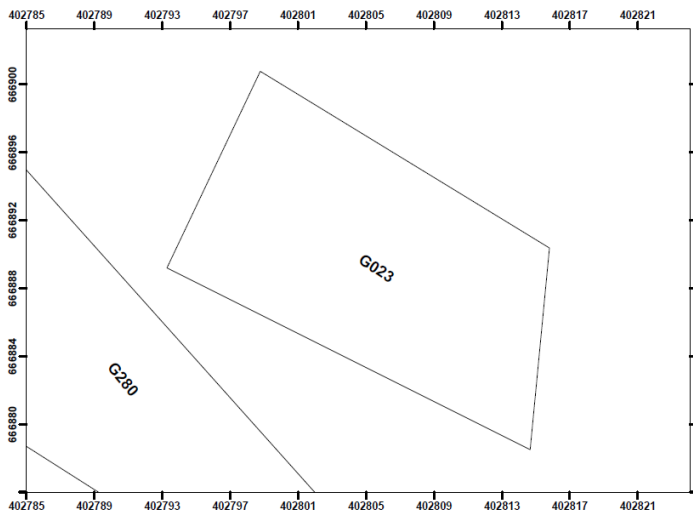
Kaartaan Qabiyyee Lafaa kun Deeggarsa Dhaabbata Godaantota Addunyaatiin (International Organization for Migration (IOM)) tiin qophaa.

Maqaa/Maqoota Abbaa/Abbootii Qabiyyee

Adisu Salli

Meseret Hallu

Bal'ina Lafaa (Kaaree Meetriidhaan) = 260 UPID = G023



- HUBACHIISA**
- 1.Labsii Bulchinsaa fi itti fayyadama lafa baadiyyaa mootummaa naannoo Oromiyaa Lakk. 130/1999 raawwachiisuuf aangoo BBILBOnif kennameen waraqaa ragaa qabiyyee Lafaa kun qophaa'ee kenneera;
 - 2.Abbaan qabiyyee Lafaa Kamiyyuu akkaataa labsii fi dambii bulchinsaa fi itti fayyadama lafa baadiyyaa naannoo Oromiyaattiin bayeen dirqama irraa eegamu bahuu yoo dhabe/de mirgi itti fayyadama qabiyyee lafaa dhabuu nidanda'a/dandeessi;
 - 3.Qabiyyee Lafaa Haalaan itti fayyadamuu dhabuun lafa ofii fi ollootaa irratti badii geessisuun seeraan gaafachiisa;
 - 4.Abbaan qabiyyee lafaa mirga itti fayyadama mirga itti fayyadama lafaa akka jalaa hafu kan itti murtaa'e kamiyyuu waraqaa ragaa qabiyyee lafaa WBILB aanaaf deebisuuf ni dirqama;
 - 5.Abbaa warraa fi haati warraa waliin waraqaa ragaa argatan mirga itti fayyadama lafaa qixa qabu;
 - 6.Namni mirga itti fayyadamaa qabu akkaataa seeraatiin mirga itti fayyadamaa dabarsuu nidanda'a;
 - 7.Qabiyyeen Lafaa Yoodabarsamu waraqaan ragaa kan fooyya'u ta'a;

Kan Qopheesse: _____; Kan Raggaasise: _____;
 Guyyaa: _____; Guyyaa: _____;
 Mallattoo: _____; Mallattoo: _____;
 Gayee Hojji: _____; Gayee Hojji: _____;

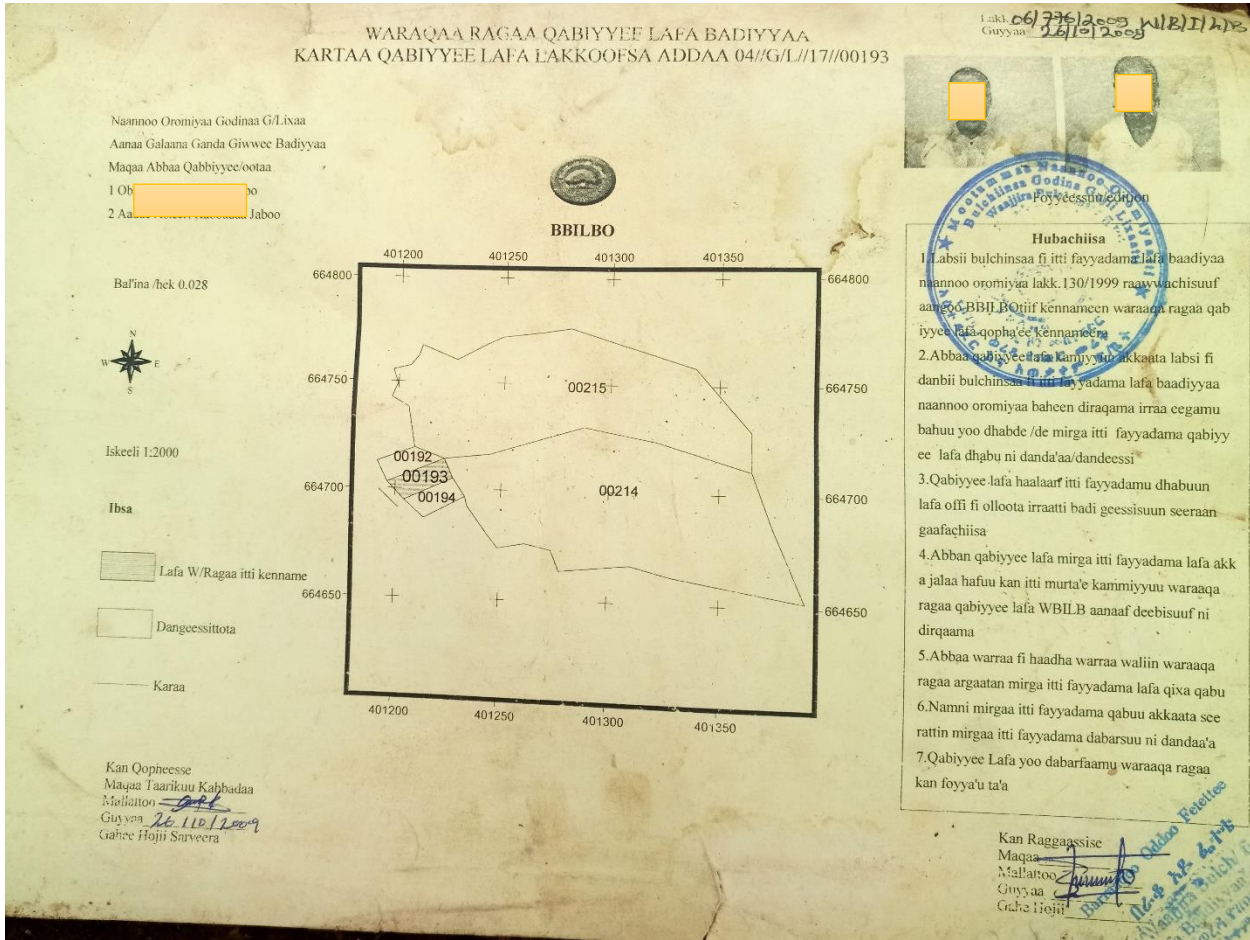
lbsa

0 2.75 5.5 1:220 11 16.5 M

Daangaa Qabiyyee

Projection: Adindan UTM Zone 37N
Compiled in 2019 G.C / 2011 E.C

Annex 6 - Sample Parcel Map of Beneficiaries Official



Annex 5 - Sample Land Ownership Document in Oromia

2.2 Lakk. 2.1 Irratti qabiyyeen lafaa ibsame haalaan akka ittifayyadamaaniif abbaa qabiyyee lakk. 1.1 jalatti ibsameef waraqaan ragaa sadarkaa 1staa kun kennameeraaf.

2.3 Kan raggaa'sise
Maqaa **Kisii Bashun Dhuunfas**
Itti gaafataman **BA AB 674**

Mallattoo *[Signature]*
Guyyaa *[Signature]*

Stamp
16/Naannoo Lafa fi Ibsa Ganda Givvee Badiyyaa
Naannoo Oromiyaa Godina G/Lixaa
Maqaa Abbaa Qabiyyee/Ootaa
Lakk. 130/1999
Guyyaa 26/10/2003

Mallattoo Abbaa Qabiyyee
Guyyaa 17/10/2003

Mirgaa fi Dirqama Abbaa Qabiyyee:

Abbaa qabiyyee mirgaa itti fayyadama fi wabiin qal bulchiinsaa fi itti fayyadama lafa baadiyyaa Oromiyaa tokko malee kan eegamuuf yoo ta'u qabiyyee isaa a qajeelfama labsii kana raawwachiisuuf qophaa'ee dirqama qaba.

9. References

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https://www.land-links.org/wp-content/uploads/2017/03/USAID_Land_Tenure_WB17_Assessing_Impact_Second-Level_Land_Certification_Ethiopia.pdf

Assessment of the Customary Land Administration and Natural Resource Management in the Pastoral Areas of the Oromia Regional State

<https://landportal.org/file/37802/download?token=0PTtzmhz>

Land Rights and Expropriation in Ethiopia (Royal Institute of Technology, Sweden. Doctoral Thesis on Land Law)

https://www.kth.se/polopoly_fs/1.448667%21/Menu/general/column-content/attachment/Thesis%20Final_Daniel_2013.pdf

Constitution of the Federal Democratic Republic of Ethiopia (1995)

Rural Land Administration and Land Use Proclamation (456/2005)

Oromia Rural Land Use and Administration Proclamation (130/2007)

Oromia Region Rural Land Administration and Use Regulation (151/2012)

SNNPR Rural Land Administration and Utilization Proclamation (110/2007)

Ethiopian Agricultural Investment Land Administration Agency Establishment Proclamation (283/2013)

Expropriation of Landholdings for Public Purposes and Payment of Compensation Proclamation (455/2005)

Urban Lands Lease Holding Proclamation (721/2011)