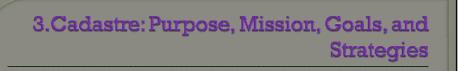
The Need for Modern Real Estate Management in Urban Ethiopia: the Case of Bahir Dar City

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Purpose: ensure sustainable economic development especially in developing countries such as my country, improve the efficiency to use land resources, provide incentives for development including the provision of housing and basic infrastructure, help protect the natural environment from degradation, provide efficient real estate transactions, increases government revenue, help secure ownership and related rights.

Mission: administration of all land related functions, implementation of abstract rights of subjects on defined real property objects, application of economic measurements to objects through a valuation process needed to facilitate transactions, to develop a land market and to enable property based taxation.

Goals: guarantee real property ownership, security of tenure and other rights on real property, to facilitate real property transactions through simple and efficient, transparent and affordable procedures, to improve land use planning and control and infrastructure development to promote maintenance and improvement of buildings, particularly of housing to protect the environment.

Strategies: Land reform: privatization, consolidation, agricultural land; land policies: spatial planning, land use and urban planning; cadastre modernization, real property rights registration system, land market promotion.

4.Cadastre in Bahir Dar

4.1 Introduction to Cadastre in Ethiopia and ENRS

Customary institutions and laws underlying real estate management in Ethiopia, both urban and rural.

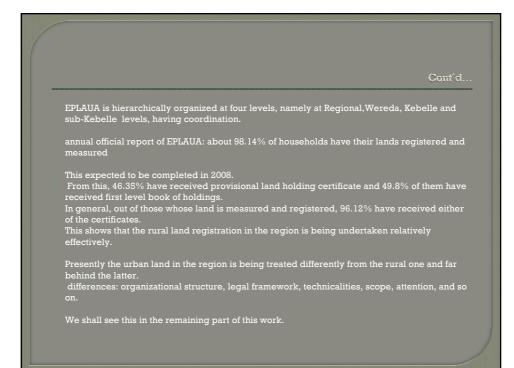
After 1997 some policy intiatives made to establish sound land administration system- rural land registration and certification in Oromia, Amhara, Tigray and Southern Nations Nationalities Peoples regional states.

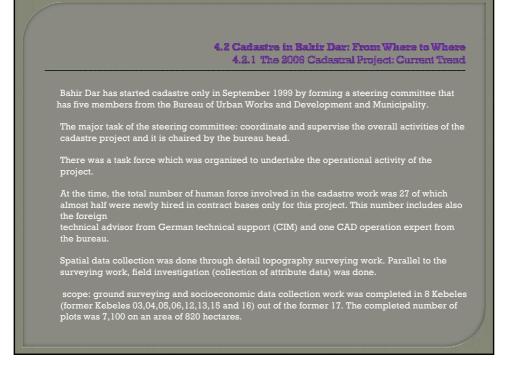
Especially, in Amhara Region, major steps began to be taken in 2000. The ANRS first law on rural land administration was issued (Proc. No.46/2000) following the issuance of the Federal

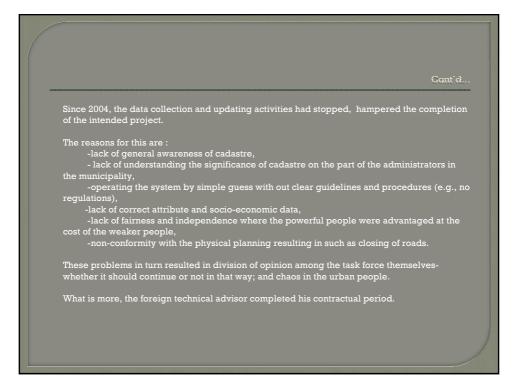
Later replaced by a new law 'The Revised (Amhara) Rural Land Administration and Use Determination Proclamation No.133/2006.' This law adopted following the replacement in 2005 of the 1997 Federal Law by the 'FDRE

The relationship between the Federal Land Administration laws with those of the Amhara region is that the latter are adopted to implement or facilitate the Federal land laws

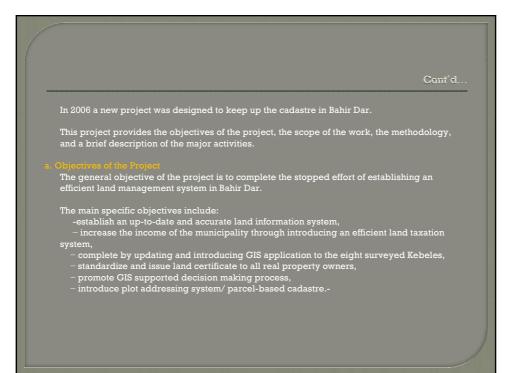
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This law regulates the surveying and land registration, or generally cadastral activities and procedures in the wider context.
systematic land registration.
two types of registration in the region: the conventional (using modern surveying instruments like GPS) and non-conventional (using traditional and non-geometric methods)
The conventional systems of surveying, registration and mapping activities started in two pilot Kebeles:Adisnaguilt and Gerado Endodbir .
The data obtained is kept both in manual and computerized form.
The data in the permanent book of register is transferred to a computer data base system called Information for Land Administration (ISLA) . Thus automation is an important part
The Environmental Protection, Land Administration and Use Authority/ EPLAUA, is the regional equivalent of the Federal public agency called Ministry of Agriculture and Rural Development (MOARD), as it is responsible to the effective management, administration and use of rural land at the regional level.

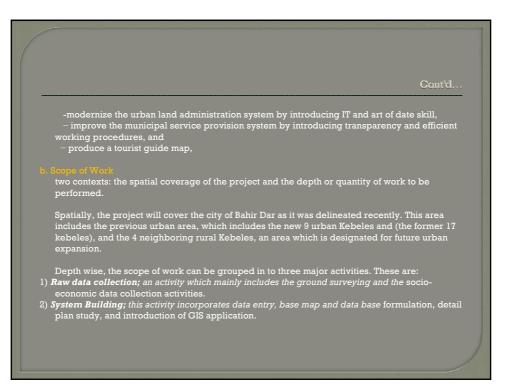


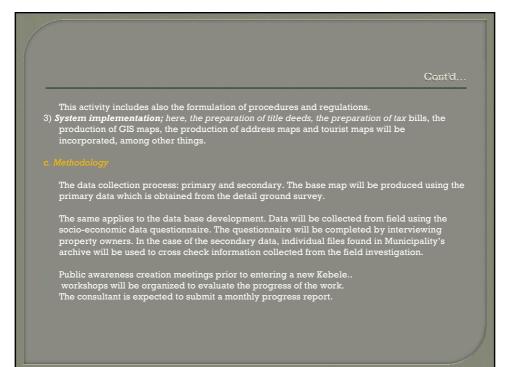


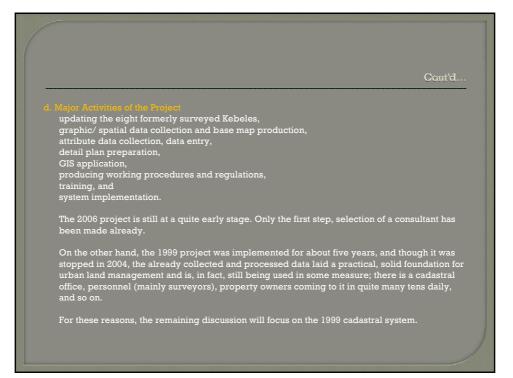


We can therefore obse shown in the following t		ct to cadastre in Bahir Dar	Court'd in terms of time as	-
Before 1999	1999-2004	2004-2006	After 2006	
No cadastre	Cadastre in 8 Kebeles/ project	Cadastre in 8 Kebeles,no further expansion	New project to commence the Cadastre	
Table 1. The variou	s stages of Cadastre	e in Bahir Dar		









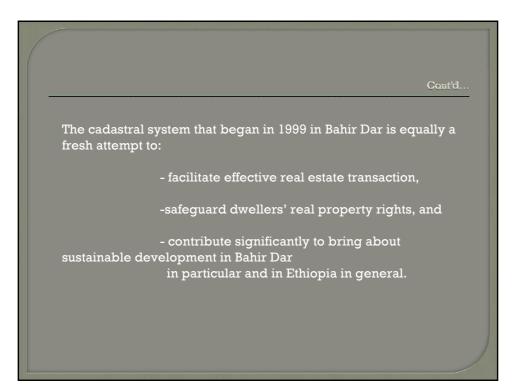
4.2.2 Cadastre from 1999-2004

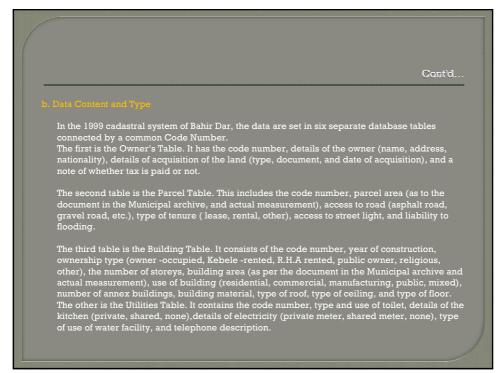
- Instituction of Cadatars in Bahir Dar
 Urban land and development policy:
 The present Urban Development Policy of Ethiopia recognizes four components that are believed to bring about quick and fair development in the urban areas:

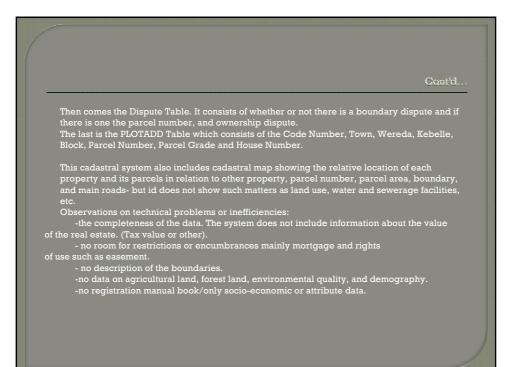
 -expansion of micro-business enterprises,
 -housing development, provision of lands and development infrastructure,
 development of social services, and
 -setting urban classification, urban planning and environmental protection.

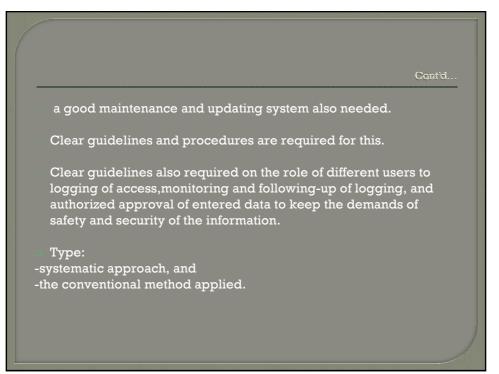
 We can see that provision of lands is one major component and that the Urban Land Policy is included in the Urban Development Policy.
 This provision of lands component itself incorporates seven principles among which real estate registration, provision of tille deeds, and enhancing real property transactions is unambiguously provided.
 Therefore, real estate registration in Bahir Dar has the strong backing of the national Urban Development and Urban Land Policies.
 This urban land policy together with the objectives indicated in the 2006 cadastral project sounds good though some other elements such as long-term strategic plan are hardly indicated any where.

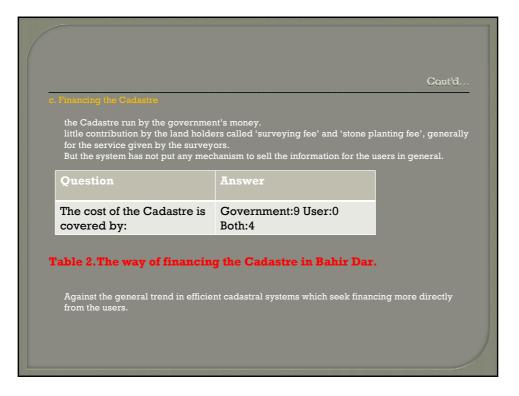
land disputes.

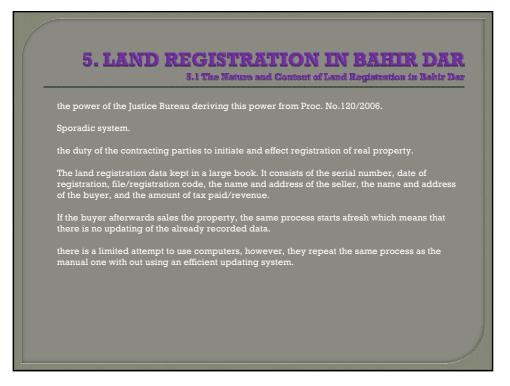








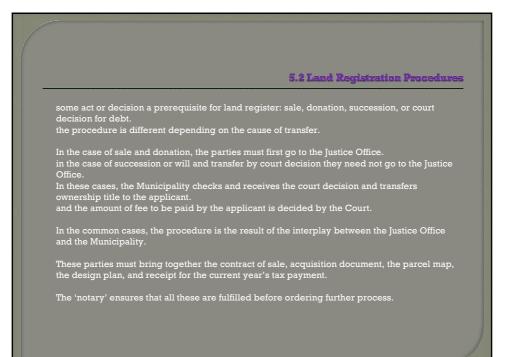


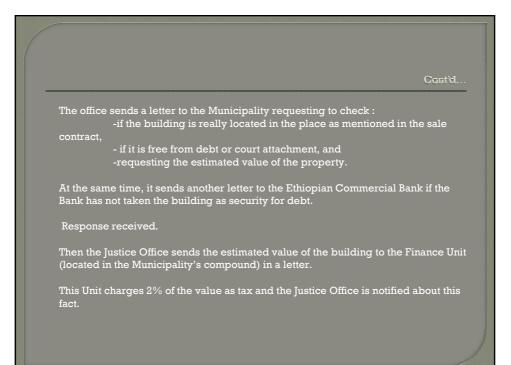


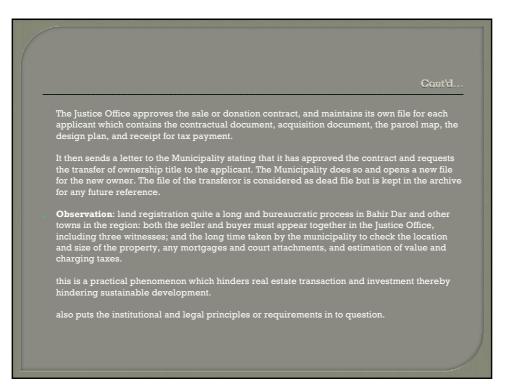
			Cont'd
-	-The land registration personnel in	ed in the land registration book, en land is subdivided or partitioned fo the Justice Bureau are low in terms of oportunity to get training. The respons	number (not more than
	Question	Answer	
	The personnel involved in the land registration is:	High:0 medium:1 Low:4	
	Trainings and related opportunities to personnel involved in land registration:	Exist: 0 Not Exist:5	
	Table 3. The land registra capacity building oppo	tion personnel in Bahir Dar rtunities in Bahir Dar.	and training and



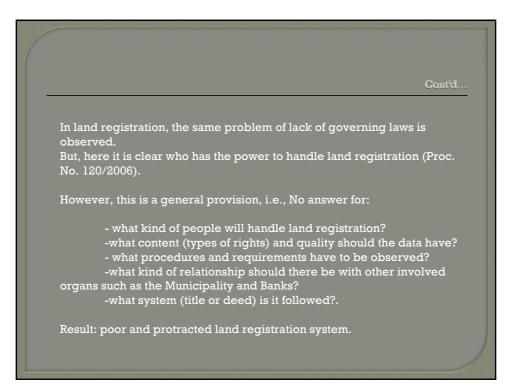
- **Financing the land registration**: though it is run by public budget, some percentage is charged from the value of the property transferred (2% of the sale price or some times of its value as estimated by the Municipality's land administration unit.)
- More income should be obtained by encouraging access to the information recorded and then selling same by a fair price.
 - -an effective computer soft ware lacking and repeating the same process whenever hands change with regard to same land object.
- Conclusion/Observation: land registration in Bahir Dar has a long way to go to meet the institutional and technical principles.







No binding legislation regarding any aspe on cadastre, the number and competence o	CATTE MIA	NAGEMENT
on cadastre, the number and competence of		th as the organs having power
technical matters such as IT, updating the cadastre, and a		
Question Answ	7er	
aspects of cadastre in only i	s:0 Does not exist minutes of meetir y document):13	ngs,







7. INSTITUTIONAL ISSUES

Cadastre of Bahir Dar is handled by the Municipality; but no legal basis. Cadastre Team in the Munc. is in charge of this.

This unit shares responsibilities with the Urban Works and Development.

The Bureau of UWD is in charge of direct control or following up of the Municipality (Proc. No. 120/2006, Art. 18(10)). - the cadastral task is its objective. e.g. It has initiated and is monitoring the 2006 cadastral project.

the total number of personnel in the Cadastre Team is not more than 12. Of all surveyors, there is only one Degree holder, the team leader, and some three Diploma holders.

The rest are only twelve complete.

The cadastral staff not adequate in number, get no training.

The response from 13 persons half of whom are the cadastre staff and the other half administrators in the Municipality and the Bureau of UWD confirms this:

Questions	Cont'd
Questions	Allswers
The personnel for implementing cadastre/land management in Bahir Dar is:	Adequate: 0 medium:1 low: 12
Is there any cadastral capacity building such as training or similar opportunity, or any plan in this regard?	Yes: 0 No: 13
Table 5. Human resource in the Bahir Da	ar Cadastre

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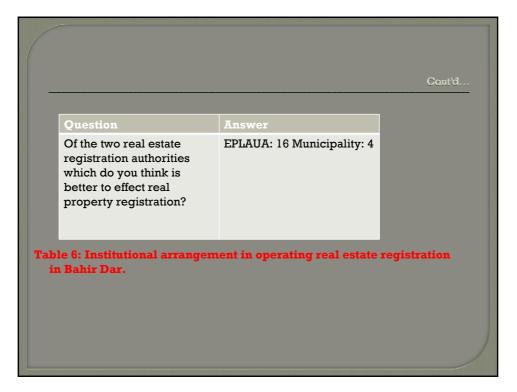
no private surveying institution in Bahir Dar.

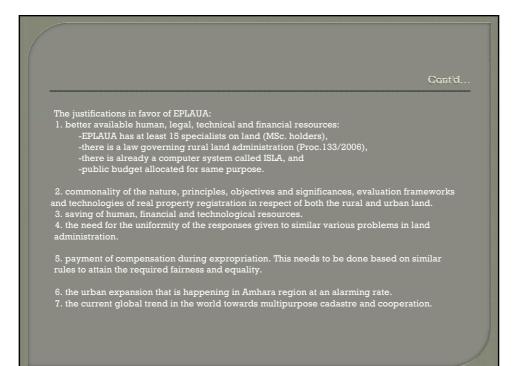
with out the necessary human resource and strong institutional base, accessibility of cadastral service, accountability for responsibilities, and gaining legitimacy and legality are far from being realized. This is also against the principles of administration.

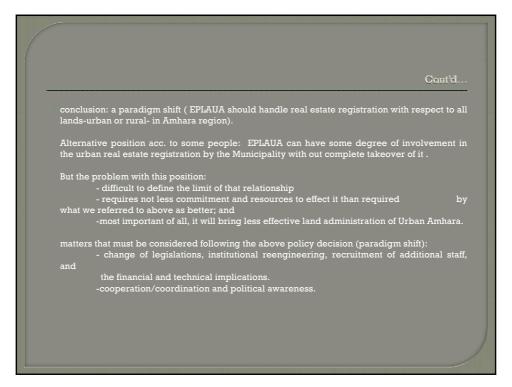
So, the cadastre in Bahir Dar given its present conditions does not conform to the accepted institutional principles required for effective real estate registration.

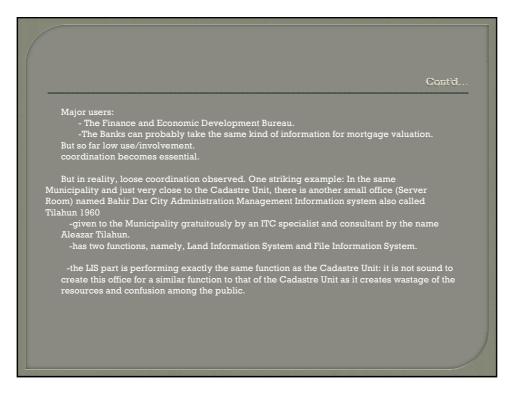
One most important issue in the land administration of Bahir Dar: which public organ must be in charge of real estate registration-which I call the Municipality/ the EPLAUA dilemma.

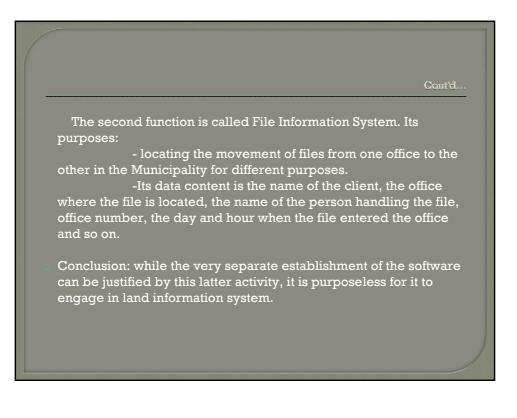
The responses from 20 interviewees (10 from EPLAUA and 10 from the Municipality and Bureau of Urban Works and Development) have clearly show that the EPLAUA is better:

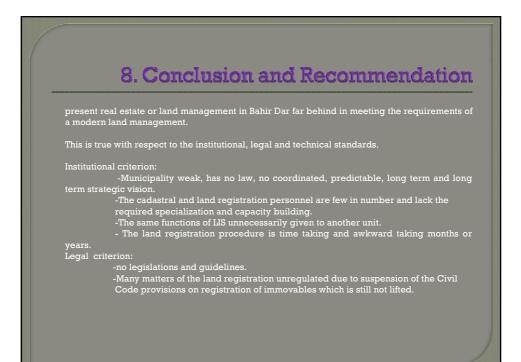












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Technical o	riterion:
	-generally a good start in the cadastre of Bahir Dar.
	-there are weaknesses, however:
	- valuation data missing.
	-data on restrictions or encumbrances such as mortgage are missing.
	 -not supported by a manual registration book. -no efficient security and updating systems.
	-no encient security and updating systems. -in the land register, generally the computerization system is underdeveloped.
	-it is not supported by computer data base software
	and there is no system of mutations.
Recommer	dation:
	-to develop an effective and modern real estate management system in Bahir Da
	-real estate registration should be moved from the Municipality and the Jus
Bureaus to	the experienced and better equipped EPLAUA -This is also the modern trend.
	-This is also the modern trend. -This can be a good model for all other urban areas in Ethiopia, too.



I very much applaud you for your attention!!!