

Land acquisition, compensation, and expropriation practices in the Sabata Town, Ethiopia

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ABSTRACT

This study investigated the factors affecting the consent of households dispossessed by industrialization to change job in Sabata Town in Central Ethiopia. Questionnaires to 205 dispossessed households, 10 focus group discussion and 19 key informants were analyzed for the study. The data collected were described using qualitative analysis and descriptive statistics. It was found that land acquisition and expropriation for industrial development is on the rise in Sabata Town. The study findings revealed that the expropriated households' has negatively affected by the displacement action through reducing job opportunity, curtailed their subsistence farming, and contributed to upsurge in poverty. Lack of decision power, demolition of property by court decision, and dearth of clean environment were also negatively associated with the expropriated households' to change job. The consent of the expropriated households to change job emanated from the arbitrary nature of property valuation for land acquisition for industrial development that did not offer sustainable income generation. Thus, there should be initiation of property valuation institution and creation of safe environment for the society.

Keywords: acquisition, compensation, Ethiopia, expropriation, industry, job

INTRODUCTION

Inappropriate land acquisition/expropriation for industrialization has driven farmers into poverty because the land is everything to farmers (Tura, 2018). Expropriation of land is a critical issue globally because it makes it vulnerable to land grabbing and expropriation with poor or inadequate compensation (Deininger, 2003; Deininger & Byerlee, 2011; Sitko et al., 2014). This is because the constitutions of many countries give a legitimate state power to acquire land for development projects (Larbi et al., 2004; Li et al., 2017; Van Vliet, 2017).

Although land acquisition system has improved urbanization and economic growth in China (Ding, 2007; Li et al., 2017), India (Li et al., 2017; Narain, 2009), Pakistan (Hull, 2008; Li et al., 2017) but led to several social, environmental, and health problems (Campbell et al., 2010; Fearnside, 2001; Ho, 2014; Hui & Bao, 2013; Jacobs, 2004; Kusiluka et al., 2011; Lakra & Jangra, 2014; Li et al., 2017; Marco-Thyse, 2006).

Compensation for compulsory acquisition for land and buildings have been practiced on the basis of "willing buyer, willing seller" approach that welfare are specific to the people affected (Keith et al., 2008). Some countries used a replacement cost model for no clear market value for using

land for a religious building or spiritual purposes. The estimate of the compensation varies around the world and is based on factors such as the cost of the replacement land, the resources required, the location and utility of the land, the nature of the land, and the level of development in the area (Keith et al., 2008). Farmers usually reject compensatory payment because they place a lower monetary value on the land and prefer intangible assets (Ghatak & Mookherjee, 2014). Property valuation for expropriated households compensation is usually low or inadequate (Chigbu et al., 2019; Shen, 2015; Tagliarino, 2017; Viitanen, 2002).

Land acquisition for manufacturing industries in Sabata Town in Ethiopia is based on compulsory land acquisition for industrialization and urbanization. This is because Ethiopia has not unified, accountable, and independent institution for general land valuation (Asres, 2019). The government plays the main role as sole administrator and regulator of the land valuation or market.

The expropriation complaint of any damages or benefits associated with usually measured by assessing asset amount before and after method (Sevelka, 2003). The property valuation for expropriated households is measured by undervaluation, inconsistency, and ambiguity by estimators in the Ethiopia (Ambaye, 2009, 2013). Admasu et al. (2019) for example investigated land expropriation for urban expansion

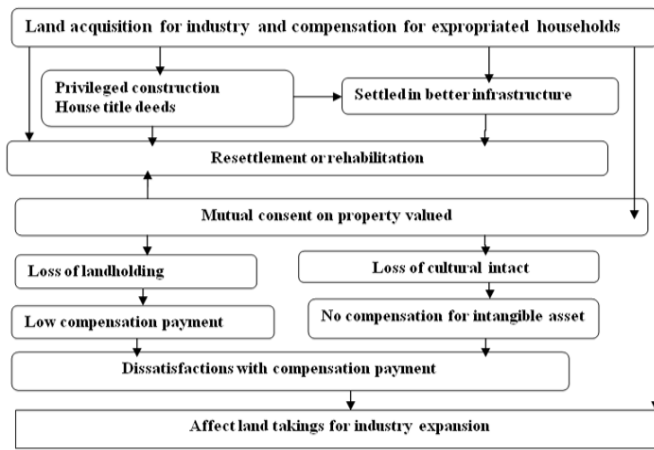


Figure 1. Effects of industry expansion on means of living of expropriated HHs (Source: Authors' own elaboration)

in Bahir Dar Town depicted the expropriated people lost their produce and sources of income.

In an attempt to attract investment in manufacturing industries, particularly the foreign investors, the creation of job opportunity and technology transfer have been used as temptation in the study area. However, the industrial investors are “land hungry” ultimately culminating in encroaching farmland and grazing land (Rahmato, 2016). The impact of manufacturing industrial development on nearby farmers' land tenure and natural resources use were not sufficiently anticipated (Rahmato, 2016). Land utilization and management system for manufacturing industrial investment, and ecosystem sustainability question should have been at the forefront of the debate for manufacturing industrial development. Landlessness emanating from expansion of industries became serious issue and yet it did not get due attention it deserves by local authorities.

The Ethiopian land management law has authorized the municipals to control the land. This might have affected the way of life of the land holders. So far a few studies have done in Ethiopia that assessed the effects of land acquisition for industry development, compensation payment, and expropriation on the way of life of the expropriated households. In particular, no comprehensive study has been done in Sabata Town, where the major manufacturing industries have been established during the last three decades.

Land expropriation is pervasive and controversial issue in the context of development externalities landowner face after more and more poor people have lost their land tenure in the last decade. The nature of international compensation for expropriation indicates that the property status of the owner must be the same before and after expropriation. In this study area, the rural, peri-urban, and urban residents have been dispossessed for such industry development projects. Moreover, the previous studies have not yet to comprehensively analysed the practice of land acquisition, compensation, and expropriation for industry development. Therefore, this study examines the practices of land acquisition, compensation, and expropriation for industry development in Sabata Town. The study aimed to answers to the following research questions:

1. What do the expropriated households live on?

2. How is the expropriated landowners or farmers consent to change job and accept the fixed compensation payment addressed or expressed?
3. Do the expropriated rural, peri-urban and urban dwellers have jobs or housing after expropriation?

Analytical Framework on Acquisition, Compensation, and Expropriation

Throughout this paper, expropriation used to mean the depriving of the use right of land holding by eminent domain or judicial action for land acquisition for manufacturing industry development; however, it does not mean appropriation (Figure 1). The analyses of the compensation payment were made concerning locations and points in time. The quantitative data was supported by qualitative data that was transcribed and analyzed to triangulate the quantitative data such as education level, satisfaction with compensation, mutual consent to property valued, allocation of land for home construction, settled in better infrastructure area and privileged of title deeds for construction house.

In the Ethiopian Town of Sabata, farmers or urban residents do not have the Western land tenure rights. According to the Ethiopian land use Act, land in urban or rural areas belongs to the general public, and farmers or urban dwellers have a right to use or own land. A reasonable farmer, peri-urbanite and urban dweller carefully weigh the costs and benefits of changing his or her job and residence after acquiring land for industry development.

In Ethiopian Town of Sabata, land grabbing for industry development resulted in poor farmers losing their livelihoods without a sustainable welfare improvement system. The dispossessed households lost their landownership and intangible assets due to land acquisition for industrial development in the area. Land ownership has been withdrawn and acquired for industrial development through inadequate compensation payment in cash or by providing replacement land. A minimum five interviews were conducted for this study, as this allowed for the participation of all interviewees, brought about consensus and made it possible to obtain detailed information.

In the case of land acquisition for the development of manufacturing industries in Sabata town, the factors affecting the welfare of dispossessed households are the mutual consent in valuation, education attainment, settlement in better infrastructure, maintenance of cultural integrity, the privilege of obtaining property titles for construction of house, resettlement or rehabilitation, dependent family members and satisfaction with compensation payment. In this context, the problem of job insecurity and the lack of the sustainable strategy to create job for the dispossessed households arises.

Figure 1 briefly explains this analytical frameworks of land acquisition, compensation, and expropriation practices for change job.. It should be noted that some farmers or urban dwellers lose their land but not their homes and continue to live as farmers, landless, joblessness, wage earners, beggars, migrates, marginalize, and impoverished. In this study, we only dealt with the farmers, peri-urban dwellers, and urban households who have lost some or all of their land for industrial development in Sabata Town.

RESEARCH METHODOLOGY

Description of the Study

Sabata is a town located in the Oromia Special Zone Surrounding Finfine of Oromia National Regional State. The town is the capital of Sabata Awas District. It is located about 25 km south of Addis Ababa on the main road to Jimma. During the last 29 years, the town has been under the boom of industrialization. This has resulted in the land around the town and the countryside being brought up for industrial development. The total area of the town was 2.1 km² (1994), 7.41 km² (2011), 9.9 km² (Collected data from Bureau of Finance and Economic Development of Oromia (BoFEDO), 2014/15), and 17.5 km² (Collected data from Oromia Urban Plan Institute (OUPI), 2019). According to Sabata Investment Office, operational manufacturing industries are using a land size of 145.85 hectares in the town. This indicates an increasing trend in the size of urban land used for industrial development and other development activities.

This town is one of the old towns in Oromia Special Zone Surrounding Finfine. With the advent of industry, the lifestyles, and settlement patterns of the peri-urbanites and peasants changed, and they were the last to break away from the pioneers' land expropriation. This eventually led to them losing the land they depended on for sustainable income and livelihood. By 2019, the displacement of farmers and allocation of land for the industry had increased at an alarming rate, especially in the North, West, and South of the town, resulting in the expropriation of farmland that was the main source of income for the farmers.

Research Design

Survey methods were used for data collection. A post-hoc research design was used in this study. All dispossessed households were located at their current residence, and their condition was assessed. The practice of land acquisition, compensation, and expropriation through industrial development was assessed by analyzing the post-displacement conditions. A comprehensive socio-economic and demographic assessment of the sampled households to be evicted was conducted for expropriation.

Mixed methods of qualitative and quantitative approaches were used in this study. A household survey was conducted among 205 dispossessed households selected using stratified random sampling. In addition, primary data was collected through a questionnaire, key informant interviews, focus group discussions, and field observations, while secondary data was collected from various written and documentary sources. In addition, a desk review was conducted.

Focus Group Discussion and Key Informant Interviews

Household surveys provided quantitative data on the impact of displacement and resettlement on economic and social conditions. However, the surveys were designed to comprehensively assess land acquisition, compensation, and dispossession practices and processes. In addition to the household surveys, qualitative data was collected from various focus groups and key informant interviews in all manufacturing projects.

The focus group discussions were conducted after the official documents and household surveys had been analyzed. Analyzing official documents and interviews with officials provided an understanding of land acquisition, compensation, and expropriation from the government's perspective.

Sample Size

In estimating the sample size in this study, the number of expropriated households in the study area was considered. The total number of dispossessed households was 3,665 of which 1,000 were dispossessed by the manufacturing sector between 1992 and 2017/18 (Collected data from Central Oromia Displaced Community Development Agency, 2018). Based on this baseline data, this study used a formula from Kothari (2004) to estimate the required sample size. Accordingly, 240 households affected by industrial development were selected. Of the total 240 households included in the study, 205 respondents responded completely. The response rate was 84.4%. The remaining 14.6% were incomplete responses and rejected responses. This study also used qualitative methods to collect data from five respondents from 10 groups (50 respondents) using FGD and five respondents from 19 groups (95 respondents) using KII, making a total of 29 groups (145 respondents).

Analysis of the Data

The survey data were analyzed using descriptive and inferential statistics for the quantitative data. Simultaneous triangulation was used to analyse the qualitative data, including land acquisition, compensation, and expropriation practices. For the descriptive statistics, SPSS version 21 and STATA version 14 were used to test the significance of the relationships between the variables used in the study and the wealth of the expropriated households. The data analyzed were summarized and presented using various figures, statistical tables, charts, and graphs.

The qualitative data from the KIIs and FGDs were analyzed qualitatively and integrated to support the survey results in terms of triangulation, according to Lincoln and Guba (1985). Secondary information from various sources was also included in the analysis at each stage of the discussions. On the other hand, the qualitative data from the KIIs and FGDs were transcribed, categorized, enumerated, searched for correlations, and interpreted.

RESULTS

Socio-Demographic Characteristics

The main variables in this study were the explanatory and the control variables of dispossessed households in urban, peri-urban, and rural areas affected by land acquisition for industrial development. The main explanatory variables were categorical variables indicating a level of education, gender of household head, mutual consent, settlement in better infrastructure, rehabilitation process, satisfaction with compensation, and the land acquired for the construction of houses. Respondents indicated that the manner of compensation was assessed by an ad hoc committee that was not or only sometimes involved in the process. The

Table 1. Variable descriptions & descriptive statistics

Variables	Mean	SD
Dependent		
Land acquisition process	0.9626	0.6343
Independent		
Land size lost	0.5611	0.9999
Age (years)	48.2900	14.8504
Marital statuses	2.0824	0.5260
Religion of HH	1.6147	0.9406
Number of dependent members	1.7996	1.1649
Level of education HH head	3.5145	0.6422
Mutual consent to compensation	1.8364	0.3953
Satisfaction with compensation	1.8645	0.3694
Settled in better infrastructure area	3.3981	0.6421
Privileged construction land title deeds	3.2607	0.6042

government was not responsible for jobs and housing for the partial or total land losses. We controlled for other factors that might influence the dispossession of individuals, particularly gender, age, and other family factors such as family size, family income per capita, and family housing situation. **Table 1** provides an overview of the socio-demographic characteristics of the descriptive statistics of the variables used in the empirical analysis

Table 1 shows that the averages consent of dispossessed households to the land acquisition process were 1.9626, which reflects that the consent status to the land acquisition system was unwilling, which is consistent with previous literature on farmers' consent to change jobs. The average land acquisition was 0.5611, showing that farmers accounted for about half of the hectares of land lost in the sample. The average age of the farmer respondents was 48.29 years, and the average education level was 3.5145, equivalent to a primary school certificate for the total respondents. The average number of dependants in the respondents' families was 1.7996.

Land Size Takings

Between 1991 and 2018/19, total of 3665 households evicted and included in urban boundary and of which, more than 1000 expropriated households for industry development in Sabata Town (Data collected from Oromia Displaced Community Development and Rehabilitation Agency, 2019). Sabata (1998-2006), Alemegena (1998-2005), Walate (1995-2005), Furi (1992-2005), Dima (1995-2005), Roge (1999-2007), and Karabu (1995-2007) administrative units were allocated 57.5 ha, 5.54 ha, 3.3 ha, 55.14 ha, 44 ha, 8.22 ha, and 53.1 ha, respectively for development of manufacturing industries development in the study area.

As shown in **Table 2**, the average land size of households with land ownership is estimated to be between 0.01 to 0.5 hectares for both expropriated and non-expropriated households at 80%. Among the respondents of non-

expropriated households, 59 (24.2%), 11 (4.5%) and 7 (2.9%) have a land size of 0.5 ha, 1.51-2 ha and over 2.1 ha, respectively. On the other hand, 46 (22.4%), 1 (0.5%) and 0% of the expropriated households have a land size of 0.02 ha, 1.51-2 ha and above 2.1 ha, respectively. Thus, 59 (13%) non expropriated respondents have land size of 0.5 ha, while 46 (22.4%) of expropriated households has a land size of 0.02 ha. However, only 3% of the expropriated households were landless because land was taken from them for industrial development.

Land Acquisition

Procedures of land acquisition

The focus group discussion and key informants interviewee revealed that land acquisition for industrialization was an arbitrary way of allocating land for industry development that was not based on an assessment of social and environmental impact on the community and the area environment. In the case of land acquisition, the procedural guarantees and compensation in the environment of expropriation followed the phases that illustrate a typical expropriation process. This process was explicitly prevailing for payment of compensation in cash and/or kind in the area. These are regulatory practices of land expropriation for public purposes such as manufacturing industries covered. Landholding trajectories come to play a vital role in identity maker, sustainable welfare asset, sense of autonomy, rootedness, opportunity, social space, spiritual inhabitation, and culturally intact. Escobar's proposition constitutive development has to be inclusive. The possibility of increased counter-litigations and potentially handcuffing the ability of local government to perform their constitutionally delegated power in a practicable way in the context of an ever-globalizing world.

The land is a means of an income generator and welfare security for farmers in Ethiopia. The township, which is Sabata, is in the jurisdiction of an Oromia National Regional State of Oromia Special Zone Surrounding Finfinnee that acquired its urban status in 1994. Before I decided to select the site, the pre-assessment was done through an interview with local villagers and thus, I got the idea that no sooner had I concluded my interview when voices roared from the interviewee. I was bombarded with bitter accounts of the ongoing land expropriation in their community.

Land acquisition for industrial development in Sabata Town has proceeded at a rapidly since the late 1990s, resulting in a continuing loss of farmland, averaging hundreds of hectares of in the town. The respondents explained that the perception of economic growth and accommodation of a large number of unemployed people, the strong growth of manufacturing industries and urbanization can be attributed the onset of land development.

Table 2. Percentages distributions of respondents by landholding size in hectares

Type of resident	OBS	Land holding (ha)									
		Landlessness		0.01-0.5		0.51-1		1.51-2		2.01 & above	
		No	%	No	%	No	%	No	%	No	%
Non-expropriated	244	0	0	177	39	30	7	20	4.6	17	3.8
Expropriated	205	13	2.89	18	41	5	1.1	2	0.45	0	0
Total	449	13	2.89	36	80	35	8.1	22	4.51	17	3.8

Table 3. Effects of expropriation

Variables	Expropriated households		
	Response	Number of respondents	%
Change way of livings	Agree	184	78.00
	Not agree	21	22.00
	Very dissatisfied	169	82.00
Satisfaction with property valuation	Dissatisfied	3	1.50
	Satisfied	9	4.40
Cultural intact	Intact basically	40	20.00
	Some disappear	16	7.80
	Most disappear	140	68.30
Landholding size	Decrease obviously	164	80.00
	Landless	48	23.41
	Increase slightly	0	0.00

Table 4. The process of improving compensation rate in 2019

Type of crop	Year	Estimated production/hectare	Price birr/100 kg
Teff	2014	37	1,850
	2015	38	2,100
	2016	39	2,200
	2017	41	2,400
	2018	42	2,900
	Average	39	2,900
Estimated compensation rate for crop production per m ² 10,000		39.40×2,900×10/10,000	114.26/m ²

Land expropriation is described as a form of “government behavior” using coercive measures to acquire private landholding under the compensatory arrangement by the government in the public interest or public purpose. Thus, the firm owners are acquired land for manufacturing industries development from the government on a lease or rent contract basis for at least 60 years in the country. It is visible that the expropriated poor rural and urban communities in Sabata Town continue to languish in poverty.

Indicating variables of the land acquisition process

As indicated in **Table 3**, the study was carried on sampled 205 expropriated households for each determinant factor of the land acquisition to the industrial establishment. From the sample households, 80% of households revealed a decrease of landholdings as a result of land takings for industrial establishment. On contrary, 82%, 78%, and 68.3% of the respondents are dissatisfied with property valuation, unwilling to change jobs, and most culturally intact due to landholding takings for manufacturing industrial development. However, small numbers of respondents of 4.4% are satisfied with the property valuation process as a result of land execution for industrial investors. Furthermore, some of the respondents revealed that 23.1% of households landless as a result of land acquisition for manufacturing establishment in the area. Overall, out of 205 sample respondents, 20% stated that the availability of basic culture intact after expropriation in the area.

Compensation Practices

Method of property valuation

Total area of Sabata town was 9,827 hectares in 2008 and increased to 17,503 hectares in 2018. The increase was 7676 hectares (Data Collected from Oromia Urban Planning Institute (OUPI), 2019). Urbanization and industrialization

have led to the dispossession of urban, rural, and peri urban dwellers and therefore require compensation at the current market price of the available land for the valuation of the property and the determination of compensation rate, data was collected from production and productivity in the area.

Accordingly, the indicators used were productivity of Teff per hectare, agro-ecology, and production and productivity per hectare/price. The production and productivity per hectare/year/price from 2014–2019 were used for the analysis. As a result, the standard of nominal land price per m² were 0.70 birr/m², 5.5 birr/m² and 18.75 m² used during the period up 1998, 1999 to 2003/04, and 2014 to 2018 respectively. However, the nominal rates from 2005 to 2013 were changing over time, sometimes 8.6 birr/ m² and others 15 birr/m². It is not clear to know why it is so changing time to time. So, the Sabata Town municipality has made an amendment to estimate of the compensation rate of one m² of land for crop production estimated using the addition of consecutive five-year production divide into five years with an average production of five years of 39.40 kg, the current market price of 100 kg of teff birr 2900, estimation of compensation payment for 10 year for 1 m² as birr 114.26 in 2019 (**Table 4**).

The amount of compensation and land holding takings were only data collected by Data collected from Sabata town Land Development and Management Agency (2019) from 1,115 dispossessed households. Available data on compensation showed that was paid in cash Bbirr 1.586 million for 862 expropriated households plots of land measuring 4.2 hectares in the Dima, Dalati, and Karabu administrative units. A total of birr 45.2 million was paid to 1,115 expropriated households plots of land measuring 1,098,674.94 m² from local communities for industrial development and other services sectors (**Table 5**).

The amount of compensation payment revealed arbitrary and not based on area specific. This can be evidenced that 53

Table 5. Method of property valuation for compensation payment

Name of site	NN-HHs	TC	P/ha or m ² /birr	LS (m ²)	TP/Y	NP/100 kg (ETB)	EAR/Y (ETB)	ERY (ETB)
Dima, Dalati, & Karabu Area	862	Wheat	-	42,043	-	-	-	1,586,164
Roge	57	Teff	37.0	249,770	924	1,880	1,737,402	17374,018
Roge Atebella	53	Land size	5.5	226,933	-	-	-	1,248,132
Karabu at Dhanqu	15	Teff	26.0	81,537	212	1,612	341,737	3,417,369
Karabu at Darto	9	Teff	37.0	98,827	361	1,880	677,703	6,777,025
Walate at Ajamba	9	Wheat	47.7	27,821	132	7,365	8,360	1,083,593
Dalati at Hambisa	110	Wheat	45.8	371,745	1,704	802	1,369,226	13,692,261
Total	1,115			1,098,676				45,178,562

Note. NE-HHs: Number of expropriated HHs; TC: Type of crops; P: Production; LS: Land size; TP/Y: Total production/year; NP: Nominal price; EAR/Y: Estimated annual revenue/year; & ERY: Estimated revenue for 10 years

and 15 households from Roge Atebella and Karabu at Dhanqu site were paid compensation in cash of 1.25 million birr and 3.42 million birr for land size of 22.7 and 8.2 hectares of land holding takings respectively. This indicates the compensation paid is not consider family situation, inflation rate, number of family, meet sustainable food security, arbitrary, and thus, rather engulf or intermesh the poor to poorer/beggar.

Interviewees with key stakeholders revealed that the property valuation process could have been more specific. This situation made the whole process vulnerable to nepotism and corruption. Moreover, the stakeholders or actors in the valuation process need to gain more skills and knowledge the property they value. Also, there needed to be a standard for valuing land based on spatial location and other factors. For instance, the compensation rate per m² of land size in Sabata town was 0.70 birr in 1997/1998 and 5.40 birr in 2000. Respondents argued that the demographic dividend of workforce aged between 15 to 24 years can be an asset or credit based on the way we utilize it. Every year in Ethiopia, it was estimated that 1.2 to 1.5 million youngster or people per year added to the country and engulfed into the seeking of job. It is also said that like wearing white socks with black shoes. It is mandatory to develop or integrate primordial or indigenous identity into industrial development. The primordial identity to industrial development justice has to be considered.

The development policy makers must be eyes behind the shoulder of poor expropriated households in execution of development process or plan in the country. It is also vital to define the boundary in development endeavors between state and people as well as state and economy. In the past 27 years of development process, the government has given concern only to economic growth of drawn private companies' upper hand; however, it ignores means of acquiring sustainable improvement of the welfare of the poor expropriated households. It is known that manufacturing industries can be created unlashng job opportunities. But, it requires different yardsticks to improve the welfare of expropriated households from their basic welfare base of landholding in the area.

In addition, asset valuation is used for expropriation to determine the market value for compensation. The Land Administration Domain Model (LADM) Standard Council of Canada of ISO 19152:2012 of defined land as:

"The surface of the earth, the materials beneath, the air above and all things fixed to the soil. The land administration includes informal, customary and formal uses and property rights" (Lemmen et al., 2019).

However, the interviewee revealed that the compensation payment for expropriated households for public purpose in Sabata Town was not considering the materials beneath, the air above and all things fixed to the soil underneath as per LADM. This indicates unfairness of compensation payment and paid compensation did not improve the change job of expropriated households in the area.

Expropriation

Vice and virtue of expropriation

For expropriated and non-appropriated households, farmland and urban land are the most important physical capital for their well-being. However, when expropriated households were interviewed it was found that the owner of manufacturing industry have less regard for citizen after acquiring the land, that the bullet in the human body, which becomes useless after certain time makes poorer and factory guard, make expropriated people to see factory like snake staring a frog, expropriators like the hen rights on land, industry that not accommodate rural and urban residents and thereby need mutual expropriated households welfare improvement fund (government & stakeholders). The FGD and KII stated that expropriated households quoted as follows

"Laftii lafee dha.

Namni lafee hin qabne nama hin tahu.

Namni lafaa hin qabine, Afaan hin qabu.

Nutti mirga lafa irratti qabinu, mirga lukkutti."

Translation of the above quotation, as follows:

"Land is our bone.

If you have not bone, you could not be human.

A person who have no land, he or she has no voice.

We have a right on land equal to rights have on land."

However, most of business owners focus on profit maximization rather than accomplishing effective and efficient corporate social responsibility. The expropriated households are not offered economically adequate compensation for their former ownership.

Table 6. Factors that affect government & promoters for land acquisition

Variables	Responses			
	Yes	%	No	%
Resettlement or rehabilitation	21	10.0	184	89.8
Landholders consultation/mutual consent	23	11.2	82	88.9
Satisfaction with compensation	20	9.8	185	90.0
Settled in better infrastructure	93	45.4	115	56.1
Privileged land holding certificate	144	70.2	64	31.2

Table 7. Percentage distributions of expropriated households by level of satisfaction with compensation & underlying factors

Change way of life	Response	Variables					
		MPV	SWC	Resettlement	SBI	PLHC	
Very not agree	Yes	Fr	0	2	30	2	31
		%	0	0.9	14	0.9	14.5
	No	Fr	31	1	1	29	0
		%	15	0.5	0.5	13.6	0
Not agree	Yes	Fr	29	152	29	21	105
		%	14	71	13.6	9.8	49.1
	No	Fr	135	11	135	143	56
		%	63	5.14	63.1	66.8	26.2
Not sure	Yes	Fr	6	3	0	0	4
		%	3	1.4	0	0	1.87
	No	Fr	1	4	7	7	3
		%	0.45	1.87	3.3	3.3	1.4
Agree	Yes	Fr	1	2	1	2	7
		%	3.3	0.9	0.45	0.9	3.3
	No	Fr	3	8	9	8	3
		%	1.4	3.7	4.2	3.7	1.4

Note. MPV: Mutual property valued; SWC: Satisfaction with compensation; SBI: Settled in better infrastructure; PLHC: Privileged in land for house construction

Satisfaction or dissatisfaction with compensation payable

The results showed that 185 (90%) respondents were dissatisfied with compensation paid to expropriated households. Similarly, 184 (89.8%) respondents were not rehabilitated to obtain permanent employment (Table 6).

Several respondents were not consulted and relocated to an area with better infrastructure after expropriation. At the same time focus group discussion and key informants respondents indicated that there is no prior plan, social and environment impact assessment, participation in property valuation and compensation decision, recognition of objectives of change job rather than showing the border of our land holding for measurement, telling type crops, houses, fence, livestock and perennial fruits, available and amount of production per hectare for expropriation.

Effects of expropriation

The study found that about 63.1% the expropriated households were resettled after land acquisition for manufacturing industries (Table 7).

The survey referred to the level of agreement to settle in the area with better infrastructure area after acquiring land for industrial development. 66.8% expropriated households indicated that not settled in better infrastructure area after land acquisition for industry development. Similarly, the main bottleneck for change job for expropriated households to improve way of life as per findings from Likert scale is not agree of landholders satisfaction with compensation payment (71%) after expropriation. The study depicted that 49.1% not

agree with the privileged land for construction of houses to expropriated households. However, the boom of manufacturing industries in the area has been constrained by dissatisfaction with compensation payment, disappearance of most of cultural intact and decrease of land size of homestead for acquiring sustainable job.

Additionally, from FGD and KII, we learned that landholders not mutual consent for land acquisition and dissatisfied with industrial projects due to land speculation or corruption in compensation calculation; no improvement of compensation rate for more than 10 years; residents illicit and informal land markets with dividing into small parcels and informal land transfer ("sell") at good prices to maximize benefit from their landholdings for both expropriated and non-expropriated residents; inappropriate at outskirts of urban land psychological expropriated; disregard of property valuation (i.e., the inflation rate, children less than 18 years old, disabled, old age, and life expectancy), manufacturing industries lease period (60 years), paying insignificant amount of compensation payment in cash, arbitrary compensation computation that not due concern local condition, disregard of intangible asset such as cultural intact disappear, and lack of sustainable improvement fund for expropriated households welfare have contributed considerable impact in development of manufacturing industrial ventures.

Discussants and interviewees pointed out that when there is request for manufacturing industrial investment, the government expropriated land from peri-urban or urban fringe farmers and urban residents in the name of public purpose. They are also added that not agree to land takings for

industrial investment, government labeled as anti-development and may also take to jail. Thus, whether you believe it or not, if the landholding is required for industrial investment, it is not possible to say no rather than taking small amount of compensation payment in cash.

DISCUSSION

Industrial development is inevitable activity for nations around the world. Because industrial development is often taking place on land that belongs to the public, conflicts between landowners, business owners or project owners are common. Approaches to the conflict management and mitigation strategies require better understanding the socio-cultural and political dynamics of the community.

Knowledge of Local Community

Particularly the aptitude and knowledge of the local community is vital. This study explores the situation of land acquisition for the establishment of various industries in Sabata Town, central Ethiopia. The consent of the community in the area is investigated along with the factors affecting. Several research results have shown that variation in the consent of expropriated households to change job and residence as result of development projects such as manufacturing industries. The present study found that those households who became expropriate did not recognize the benefit of losing their land for the establishment of industries. The occurrence of negative statistical association between the aptitude of the expropriated households and firm owners is an important factor affecting the evicted households to change job. This suggests that the knowledge of the households to expropriate is very important. In consent to our observation Li et al. (2017) the knowledge of farmers about expropriation was positively associated with the farmers' willingness to change employment in China. These authors also found that the farmers' knowledge of land expropriation is less than 10% significance test. The land-expropriated farmers had non-agricultural jobs arranged in the city.

Consent of Evicted Households

This situation was shown to increase their consent significantly (Li et al., 2017). The results of this study, however, did not reveal such satisfaction by the expropriated farmers. This might be due to the fact that the participation of the expropriated households in China is better than that of Sabata to change job and residence. Another possible explanation for this is that expropriated households' willingness to change job and inhabitation in China might got more recognition and awareness about the significance of change in employment than expropriated households in Sabata Town of Ethiopia.

Change of Employment

This study revealed that the provision of title deeds effects on expropriated households' consent to change job positively affected to change of job. This finding is consistent with the importance of residential complexes and household industries having a positive effect bearing on agricultural land use patterns in Delhi, India (Firdaus & Ahmad, 2011). The possible

explanation for these results might be the allocations of construction land with title deeds improve to adapt to complex and expensive rent of houses in the town in both cases. This factor may explain also the relatively good correlation between acquisition of title deeds increasing willingness of expropriated households to change job and residence in both areas.

One interesting finding is that the empowerment for decision to change job and residence showed negative correlation with the consent of the households in this study. Importantly 82% of the respondents were very dissatisfied with compensation payment in the area.

This observation is supported with evidence from previous observations (Adam, 2014; Alemu, 2013; Arribas & Sánchez, 2012; Wubneh, 2018). In contrast, in China the government empowered farmers to negotiate directly with land users for expropriation and land use efficiency in the process of land acquisition and public leasing system (Cao et al., 2008). The results of this study showed that the benefit obtained from compensation paid for evicted peri-urban land was too low and the households were dissatisfied with it. This might have arisen from property valuation process of the land, which has been done by non-professionals without the consent of the evicted people.

Livelihood Improvement Strategy

In addition, there was no special support for recovery and rehabilitation, no livelihood improvement fund, the process needed to be more participatory, and the property valuation needed to be clarified. The valuation process did not consider inflation and life expectancy. The compensation payment did not correspond to the lease period. There were no shareholder for those displaced from settled for industry development, unvalued intangible assets, unvalued psychological or moral damages, no special support for children less than 18 years, old men and disabled people, and no land substitution given to the expropriated households. These factors may explain the prevalence of negative aptitude and dissatisfactions of the households on the expropriation and compensation payment for development of manufacturing industries in the area.

Satisfaction with Compensation Paid

Dissatisfaction of the expropriated households has been reported by previous authors from Ethiopia showing that the compensation paid was inadequate; the preference of the households to be land substitute than cash; payments being not given on time, complaints appealed dissatisfied for not well treated, and lack of training after receiving compensation payment (Amare et al., 2017). This clearly showed that here has been growing land dispossession accompanied by inadequate and ineffective compensation packages resulting in impoverishment through urbanization and industrialization (Tadesse & Imana, 2017). This showed that an expropriated household's led industrialization is a failed approach to establish a comparable means of income earnings and considered asset depleting consumption style (Kasa et al., 2011).

Participation of Community

Previous studies done in six towns of Ethiopia showed that 41.7% of households did not participate or were unaware of expropriation of their land (Amare et al., 2017). This contradicts the participatory nature of expropriation for development, which should be inclusive development, voluntary bargain, consent of land user or owner, cash compensation, replacement land from other areas, and reserving reasonable plot of land as described (Arribas & Sánchez, 2012). The absence of arrangement of alternative income generating jobs and lack of technical and administrative development of skills for the expropriated households had aggravated the situation in some towns of Ethiopia such as Bahir Dar and Debre Markos (Agegnehu & Mansberger, 2020). This could have made the expropriated households to be unwilling to change job and residence due to undervaluation of their land by the compensation process of land acquisition and leasing system; the corruption leading to inequitable benefits; distortion in the measurement of landholding property for compensation; and not empower landholder to negotiate with land user in process of valuation property for compensation payment.

Efficient and Equitable Compensation

Efficient and equitable compensation achieved through market transaction and negotiations has been successfully practiced elsewhere (Zou & Oskam, 2007), giving farmers direct bargaining power over land users in the urban expansion (Cao et al., 2018). Although, property rights are prevalent in Africa, empirical evidence of the market value has been used as basis for compensation for expropriation. Various ontological and methodological factors limit its utility and resulted in inadequate compensation payment and impoverishment of expropriated households (Kabanga & Mooya, 2018). The process of new urban built up property formation in the transitional peri-urban areas of Ethiopia resulted in the land use conversion through informal and formal market channels (Arribas & Sánchez, 2012). Our findings raise intriguing questions regarding the nature and extent of land acquisition and compensation process for sustainable improvement and recovery of expropriated households for manufacturing industry development. The present study revealed that demolition of property by court decision had negative association with expropriated households' consent to change job and residence. This finding is consistent with expropriations reported in Rwanda that had resulted in many evicted households expressing dissatisfaction with the process (Hoops & Tagliarino, 2019).

Enjoy Clean Residence Environment

The results of this study showed that enjoying clean residence environment had significant negative association with willingness of the expropriated to change job and residence. This finding is not inconsistent with the results of Li et al. (2017), who observed that the environmental variable and the farmers' consent showed significant positive correlations to change employment and inhabitation. Moreover, land expropriation had a negative impact on the land-lost farmer's health through income and psychological impacts (Wang et al., 2019a). This might be due to fact that the

property system is bifurcated into rural and urban landholding systems, are allowed to exercise of rural usufruct holding only without power to transfer and change into non-agricultural uses and urban land leasing holding rights through auction or rent basis (Arribas & Sánchez, 2012).

Social Inclusion or Articulation

This study revealed that 68.3% of the respondents stated the expropriation process as disappearance of cultural intact. These findings are rather disappointing. These findings will doubtlessly be much scrutinized, but there are some immediately dependable conclusions for inadequate conservation for cultural intact of expropriated community after landholding takings for manufacturing industry development. This result is consistent with those of Li et al. (2017) the land-expropriate farmers did not care about the scenery and its regression coefficient is insignificant. Corroborate the ideas of Li et al. (2017) and Wang et al. (2019a) suggested that the scale of the social network has a significant negative correlation with the willingness to move. Thus, the findings of the current study support the results of the previous research.

Demolition of Property by Court Order

Demolition of expropriated households property by court order, expropriated households education level, and decision making power are factors that influence households willingness. These findings are consistent with other studies that reported that the education level, households size, main types of family employment, the proportion of non-agricultural income, the relocation infrastructure, type of relocation, and satisfaction with compensation policy have a significant positive correlation with the willingness to move (Li & Xi, 2019; Wang et al., 2019a).

The study results depicts that variation of consent of expropriated households in change of job after expropriation such as settled in clean environment and entitled land for house construction record that the probability of increasing the consent of evicted households in Sabata. This study result in accord with recent studies indicating that the compensation policy for displacement in the process of industrial development affect the willingness of the owners to convert them to alternative uses (Ghatak & Mookherjee, 2014).

Generally, the results of this study revealed high rate of urbanization in small and mid-size towns in OSZSF backed by proliferation of investment activities accompanied by multitudes of delinquents such as land expropriation without adequate compensation, loss of productive agricultural land and others in agreement with previous reports (Nigusie & Bhangoo, 2018). Similar to our observation study done in Bangladesh where compulsory purchase procedure misusing legal rights by the government authority by using inequitable acquisition of immovable property ordinance, no protection given for religious place and graveyard, and imposing unfair curtailment of rights for getting fair compensation (Rahman, 2013). The compensation payment process was (procedural, recognition and redistributive) concerning the current real property expropriation practices in Kigali city of Rwanda showed a decreased redistributive justice in the compensation and the increase in the displacement effects of expropriation

(Uwayezu & Vries, 2019). The online mailing interview with Viitanen, Professor of Real Estate Economics and Valuation, Helsinki University, Technology Institute of Real Estate Studies (March 25, 2020) stated that the Wiiala thought was mainly concerned about the compulsory purchase and compensation for agricultural and forest land based on Finnish and Swedish legislation and experiences, whereas Denyer-Green is a British researcher and he is strictly concentrating on British legislation and court cases (case law) and more in situation in cities and villages too.

Similarly, it is clear that local government's increasing appetite for revenue and urban precocity resulted in offering inadequate compensation to land-losing peasants and thus, had negative implications for households' well-being in most areas. In consent to this study done in China showed similar effects (Zhang & Zhang, 2019). These studies further explained that health status of land-lost farmers is significantly worse than that of those with land (Wang et al., 2019b). The people in Ethiopia have not been fully realized guarantees about common ownership of land (people and government) in terms of land accessibility; enjoy ability, and payment of fair compensation in the event of expropriation (Ambaye, 2013). The Ethiopian constitution excludes land as a subject of compensation and has no value for the landholder. The denials of compensation for rural and urban landholders are contradicting with the very principle of joint ownership of land by the people and the state (Ambaye, 2013).

Aware of Importance of Industry Development

The study results depicted that more than 50% expropriated households were not aware of the importance of industrial establishment, were not consented to change job and dissatisfied with low rate of compensation payment made and about the property valuation made by State. According to the results of key informant and focus group discussion property valuation for land acquisition for industrial development is arbitrary and did not offer sustainable income generation.

Similarly, studies results revealed that in the process of determining and implementing compensations arbitrary, ad hoc, complaints of preclude their rights or participation and this agrees with the situation in India (Ghatak & Mookherjee, 2014). The land valuation for the expropriated households were based on the legal price called "State price" that was fixed by government body allowing very low compensation. This has been reported previously in various regions and towns in Ethiopia (Alemu, 2013; Amare et al., 2017; Haregeweyn et al., 2012). Such decisions have led the expropriated farmers to be deprived of appropriate social security once the compensation is used up and face the dual pressures of life and employment. This agrees with the reports published elsewhere in the world (Wang et al., 2019b). The result of our study is also consistent with the results of studies carried out by World Bank in Nigeria in which the local landholders view expropriation as a system for changing the poor to very poor and elevate the rich to the richest (Deininger & Byerlee, 2011; Hoops & Tagliarino, 2019).

The results of this study conform to the development induced displacement of households by railway construction in Dukem due to inappropriate property valuation and corruption (Suyum, 2019). It is in contrast with the European

Convention, which state that no one can be dispossessed their landholding right or usufruct right unless for the public interest (Viitanen, 2002). In contrast, this study showed that design of alternative scheme to restore affected households prior to acquisition of land for projects in Dare Salaam of Tanzania (Msangi, 2011).

The expropriated households were unwilling to change employment and residence. The cultural intact was affected by industrial development in Sabata Town. This study explained that a property owner may be unwilling to utilize their property in accordance with the land use planned and needed for industrial development (Wubneh, 2018). Additionally, Jacques Diouf described the poorer states producing the food for the richer at the expense of their own food security, and an upsurge of the economic pillar of sustainable development at the expense of the social pillar i.e loss of social inclusion in land rights (Velpuri et al., 2009).

CONCLUSION

As in most sub-Saharan African countries, competition for land in urban and peri-urban areas for manufacturing industries development has increased. The Sabata Municipality has used "expropriation" as a tool for land acquisition through property valuation and compensation for manufacturing industry development. This has resulted in urban and peri-urban land becoming the focus of demand for manufacturing industries development.

Land acquisitions for industrial development are vital for economic development with considering the mutual benefit of the expropriated households and industry owners. However, the process of land acquisition and the absence of training and skill in managing new way of life and business had affected the expropriated households. The provision of title deeds for expropriated household's consent to change job is positively associated with change of job and residence. One interesting finding is that the empowerment for decision to change job and residence showed negative correlation in the study area. Another important finding was that 82% of respondents were very dissatisfied with compensation payment in the area. These findings raise intriguing questions regarding the nature and extent of land acquisition and compensation process for sustainable improvement and recovery of expropriated households jobs in the area. The present study showed that demolition of property by court decision is negatively correlated with the expropriated households' consent to change job in the area.

Enjoying clean environment, disappearance of cultural intact and demolition of property of expropriated households by court decision are increasing in the area are factors that significantly affect the consent of expropriated household to change job. Level of education, empowered for decision, present complain to court, and entitled land for house construction are additional factors affecting the probability of consent of expropriated households to change job in Sabata Town.

Generally, more than half of the expropriated households were not satisfied with the compensation payment made on property valued by state fixed price. According to key

informant and focus group discussion property valuation for land acquisition for industrial development is arbitrary and did not offer sustainable income generation. Thus, the government should take this into account and devise restoration strategies through the implementation of professional property valuation; pre planned expropriation; calculation of compensation payment taking into account the different variables (inflation, area specific prices, intangible asset, life expectancy, lease period, old aged, children and disability); awareness creation; pre prepared residential house constructed, provision of share of holding for expropriated households from company, participatory and accountable valuation; initiation of property valuation institution, and creation of safe environment for the society.

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Data sharing statement: Data supporting the findings and conclusions are available upon request from corresponding author.

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