

# MEKELLE UNIVERSITY



## COLLEGE OF LAW AND GOVERNANCE DEPARTMENT OF CIVICS AND ETHICAL STUDIES

### Thesis

**Title: assessment on Practice of good governance in Land administration**

**at local rural area the case of Gerealtaworeda Tigray Regional state, Ethiopia.**

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AUAfrican Union

FAOFood and agriculture organization

FDREFederal Democratic Republic Of Ethiopia

FGDFocused Group Discussions

GDP Gross domestic production

GOEGovernment of Ethiopia

GTPGrowth and Transformation Plan

IIAGIbrahim Index of African Governance

IMFInternational monetary fund

NEPADNew Partnership for Africa's Development

NGO Non-governmental organization

UNDPUnited Nations Development

WBWorld Bank

*This study assessed the practice of good governance in land administration on the pillars of good governance transparency, accountability, responsiveness, and figured out the challenges of good governance in the land administration. The design adopted was descriptive research design; Since the aim of this research was to assess the ongoing practice of good governance in land administration, it is descriptive types of research, because descriptive types of research is important for the study as it is of paramount importance to analyze several variables of good land governance in rural land administration, provide empirical justification, and collect original data. Beside it adopted mixed approach, a combination of both qualitative and quantitative research method. Qualitative research typically used to answer the research questions about the complex nature of the phenomenon as well as condition, often with a purposive of describing and understanding the phenomenon from the respondents' point of view and quantitative approach also used in this study using questionnaire to collect primary data from the research participants. Beside the study used both primary and secondary sources of data. Primary data was obtained through questionnaires, interviews and focus group discussions, whereas secondary data involved reviewing literature and reports. The study also used both probability and non-probability sampling techniques. Probability sampling specifically simple random sampling was used to prove all house holdes of the study got equal chance of being selected and use to select respondents from the three tibias' households; no-probable sampling techniques was use to select key informant interviewers and focus group discussion participants. In addition to this the study also used both quantitative and qualitative methods of data analysis. Quantitative data was analyzed using descriptive statistics, whereas the qualitative were analyzed using thematic analysis.*

*Finally this study found that in some extent there were practice on the principles of good governance transparency, accountability, and responsiveness but it is not enough. Beside to this there were challenges of good governance such as corruption, rent seeking behavior, lack of committed land administration officials, lack of qualified human power,, , lack of motivation to the land administration committees and land tribunals at all in land administration . Thus creat awareness on the residents about the importantes of good governance in land and local development at all through Strengthening and motivating the land administration committees and land tribunals at the tabia and kushetworeda and complaint hearing offices through delivering 'on job training' and 'off job training', and revising the land law that dictates age based land allocation to the farmers, to family number based allocation that assures the need of the farmers, and solve the challenges of good governance by giving special attention to land administration, were stated as conclusion and recommendations in this study.*

*Keywords: good governance, accountability, transparency, responsiveness, challenges of good governance and land administration.*

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# Chapter one

## Introduction

*This paper contains generally five chapters, chapter one is all about background of the study it discussed different studies about good governance in different ways with related to land administration and other sectors, beside to this statement of the problem was identified in this chapter as Governance multifaceted device and key determinant for sustainable development of one country. In this regard, most of the developing countries land administration suffers from the malpractice of good governance principle. Due to this Ethiopia as whole and Tigray regional state in particular that has been striving for alleviating bad governance at all levels of government. Thus Gerealtaworeda is one of the Tigray woredas which needs alleviating bad governance in land administrations; in addition to this there are general and specific objectives of the study, the general objective of the study is to assess the practice of good governance and challenges in land administration in the study area with this there are specific objectives examining the degree and mechanisms of accountability, transparency, responsiveness and identifying challenges of good governance in land administration in addition to this the study is importance to the woreda community, land administrators, policy makers and other researcher to know the significance of good governance in land administrators and to solve the challenges. Beside to this the study delaminated in in Gerealtaworeda on the practice of good governance in land administration sector. The study limited on some principle of good governance, in one sector. Chapter two was about review literatures that were related to good governance in land administrations. Chapter three is about Research Method and Methodologies with this it discussed on the research design that was descriptive research design, research approaches there were combination of both qualitative and quantitative research method source of data both primary and secondary sources, data collection techniques used all Questionnaire, Interview and Focus Group Discussion, sampling Techniques used both probability and non-probability sampling techniques Chapter four about results and discussion and the last Chapter five is about summary, conclusion and recommendations.*

## **1.1 Background of the Study**

Governance is now fashionable, but the concept is as old as human history. This essay concentrates on the intellectual debates of the 1980s and 1990s, essentially since the term became widespread in development circles and prominent in the international public policy lexicon.

Governance encompasses the multifaceted device, processes and institutions through which citizens and groups articulate their interests, mediate their discrepancies and exercise their legal rights and responsibilities. It is the exercise of political, economic, and administrative authority in the management of a country's matters at all levels (Thomas, 2008 cited in Gebreslassie, 2012). This reveals governance is a key determinant for growth, development and poverty reduction.

The concept of governance denotes the use of political authority and exercise of control in a society in relation to the management of its resources for social and economic development. This broad definition encompasses the role of public authorities in establishing the environment in which economic operators function and in determining the distribution of benefits as well as the nature of the relationship between the ruler and the ruled. (Commission on Global Governance.)

Good governance has gained significant attention in the world especially in the last decade. In recent years, good governance has attracted the attention of economists, political scientists, lawyers, politicians, national institutions, and organization such as, World Bank and IMF. Even though there were some empirical and theoretical controversies on the concept and importance of good governance, it can be considered as a prerequisite for economic growth and development (Kaufmann, 2002). Reform of land administration in any country is a long-term prospect requiring decades of sustained commitment. It is a major investment of capital and human resources and requires strong, consistent, transparent and accountable leadership, in order to achieve effective, sustainable outcomes. The World Bank, with the support of development partners and civil society organizations, are continuing to support, land projects throughout the world. These projects have varying degrees of emphasis on social equity and economic development.

According to Gisselquist (2012), the World Bank (WB) is the first institution, which brought the agenda of good governance into the discourse of development. The World Bank's experience with the failure of its economic

policies within developing countries led to attribute that failure to bad governance i.e., administrative inefficiency, corruption, lack of accountability and transparency a setbacks of development of those countries (Khan and Gray,2006). Apart from the WB, bad governance conceptualized by the different institutions and scholars then led to the conceptualization of good governance, which includes principles of participation, rule of law, accountability, and transparency (Sharma, 2007).Good governance depends on public participation, accountability, and transparency, provide basic services in an effective and efficient manner to the public, managing problems effectively and giving response in the proper time and satisfactory manner to the society (Abraha, 2016).According to Earle & Scoat (2010) and Bloom et al. (2007), good governance in the developing countries reduces the possibility of corruption and rent seeking and this in turn enables to bring sound development.Good governance and sustainable development needs sound land administration as well as sound land management (Samsudin, 2011). The same author further noted that Land administration requires the setting of principles of good governance as a direction towards balancing social, economic and environmental issues. Thus, Land administration as part and parcel of public administration shares the principles of good governance (Subedi, 2009). Growing interest in governance in other sectors has spread to land administration (FAO, 2007).

African countries measuring by the world governance indicators have low performance of good governance and this in turn resulted to stifle their development. However, according to Ibrahim Index of African Governance (IIAG, 2013) summery report, many African governments like Mauritius, Botswana, Cape Verde and Ghana are among the countries that have been showing remarkable improvement in performing good governance in the continent.In Africa, the New Partners for African Development (NEPAD) introduced as approach to change bad governance and to create a favorable governance environment.

Ethiopia is one of the members of NEPAD and that has been striving for alleviating bad governance at all levels of government since 1990s. The installation of the decentralization governance in Ethiopia since 1990s indicates one of the initial step in the history of the nation, as it has shifted a highly centralized authority original and local units, which is expected in turn to promote good governance (Helvetas Ethiopia, 2008). Besides, the promulgation of the 1995 FDRE constitution is one of the benign starts where the government of Ethiopia has incorporated some tenets of good governance.

In order to achieve the sound development in countries like Ethiopia, good governance is not a matter of choice but a sine qua non. Taking into account this, Ethiopia has introduced good governance package since 2006. The

GOE has been continuing on the stand that unless good governance promoted within all public sector offices, sound development is inconceivable. Besides, it has been reiterated that if the institutions and their public officials are not accountable, responsive and transparent, corruption will remain rampant and the task of the people working in the public institutions is likely to be inefficient and ineffective. It is, therefore, for this very reason that Ethiopia has also boldly incorporated the agenda good governance as a core pillar in the Growth and Transformation Plan (MOFED, 2010).

Local good governance has great contribution for sustainable development. In this regard, Alemazung (2012) and devilries (2013) clearly stated that although the role of good governance in bringing local development is undisputable little attention has been given until yet. Apparently, bad governance is among the bottlenecks of local development. Thus, the panacea to tackle bad governance is, therefore, is through promoting systems and process that promote transparency, accountability, responsiveness and participation in the local public sectors.

Tigray is one of the regional states that different development activities are undertaking to tackle poverty and bring sustainable development. So the regional state with the collaboration of the federal government has been exerting its effort in promoting good governance through introducing good governance packages, reforms, institutions and the launching of good governance command post up to the local level government that is Tabia. Although different initiatives have been taken to ensure good governance in the region, the situation is not yet improved. Rather it requires extensive research to investigate the reason why good governance still continued as critical issue in Tigray. Thus, the researcher intends to assess the practice of Good Governance in Land Administration in Gerealta Wereda.

## **1.2 Statement of the problem**

The importance of good governance as a critical condition for human development can no longer be underestimated. Since the end of 1990s, governance has been a subject of considerable debates and various interpretations by different actors like: governments, international organizations, scholars and the like. For instance, Abdalla (2010) cited in Gebresilassie (2011), has noticed that recently there is an agreement that good governance is important to secure countries long term development and progress even though it is not sufficient in its own. Because, according to the same author it consists of different actors and with different actions that can maximize the society's needs and aspirations and create a government with a greater accountability, transparency, and responsiveness for public affairs.

According to (Palmer, et al., 2009), stated the benefit of good governance in land administration were to reduce corruption, prevent environmental degradation, increase land tenure and give priority for the poor. In contrast to this, weak land governance causes insecurity of tenure, high transaction costs, informal land transactions and/or an informal property market, reduced private sector investment, illegal transfer state land, limited local revenues, land conflicts, landlessness and inequitable land distribution, social instability, social exclusion and also standards of unsustainable natural resources management (Wehrmann, 2012).

Good governance is the heart of good land administration. It is central to the delivery of appropriate, effective and efficient land administration in both developing and developed countries. Thus, the application of good governance in land administration helps to maintain social, economic and environmental issues (Williamson et al., 2008). However, the land sector is exposed to corruption and rent seeking and it is being one of the sectors most affected by bad governance (Weldeabrha, 2017). In this regard, most of the developing countries land administration suffers from the malpractice of good governance principles (Birhanu D., 2014). Kironde (2009), argues for an urgent need to improve governance in the land sector to ensure economic sustainability, poverty alleviation, and peace and security.

In many developing countries, low practice of transparency and accountability, responsiveness, participation and lack of capacity to implement policies are the bottlenecks for the success to provide good service and the success of development policies (Woldeabeta, 2012). Therefore, transparency, accountability, responsiveness and participation are at the heart of governance and development processes as citizens have the right to know what decisions have been taken on their behalf, and they should have the means to possible actions when government fails to discharge its responsibilities (Kenedy, 2005).

Ethiopia is one among the countries that has been striving for alleviating bad governance at all levels of government. The installation of the decentralization governance in Ethiopia since 1990s indicates one of the initial step in the history of the nation, as it has shifted a highly centralized authority to regional and local units, which is expected in turn to promote good governance (Helvetas Ethiopia, 2008). In this regard Ethiopia after long years' tradition of highly centralized government and state structure, a decentralized form of government and state structure has been adopted as well as established after 1991. This marked a dramatic change in terms of the tradition of the country's governance.

The government began to implement it due to service delivery dissatisfaction on the part of the country and growing consensus that it is the root cause of all round crises the country. The practice of good governance at grass root level as many researchers argue is determined not by the theoretical existence of institutions and good governance

principles, but by the existence and practical applicability of these principles and strong capacity and commitment of leaders who fight corruption and rent seeking activities (Daniel, 2007; Mardiasmo, 2008). Therefore, the first justification that attracted the researcher to do this study stems from as argued by Mulugeta (2012) due to sensitivity of the issue implementation in land administration. Hence, the practical driving force to this research is related to alarming prevalence of problems of good governance i.e. gap between principles of good governance transparency and accountability, responsiveness and their practice in land administration.

The second reason that inspired the researcher to conduct this paper is concerned with the little attention given to good governance in land administration. So far, some studies have been conducted by different researchers like Woldeab et al (2012) have attempted to assess the practice of good governance on service delivery at federal water sector institutions and concluded merely on the selected institutions overlooking the phenomenon at the local level. Besides, Daniel (2007) conducted a research on the impact of good governance on agricultural productivity taking the principles of rule of law and effectiveness and found as improvement in good governance boosts productivity. Furthermore, Semahegn (2011) has conducted a research on the implication good governance in Foreign Direct Investment and transfer of knowledge. Hence, unlike to the above researchers, this research conducted in one hand with practice of good governance at wereda level by taking the land administration as a case study. Finally, despite of the above mentioned various challenges and the other one's like: due to rare academic research works on good governance in Tigray generally and no one in the study area specifically the researcher tries to investigate the practice of good governance in land administration of Gerealta Wereda Tigray region. After conducting this study have great contribution on alleviating bad governance by implementing the principles of good governance and prove justice in land administration in the selected area.

### **1.3 Objectives of the study**

#### **1.3.1 General objective**

The General objective of the study is to assess the practice of good governance and challenges in land administration in GerealtaweredaTigray Regional State

#### **1.3.2 Specific objectives**

1. To assess the current practice of good governance in land administration in the study area.
2. To evaluate the degree of accountability and its mechanisms in the study area.
3. To examine the degree of transparency and its systems in the study area.
4. To explore the degree of responsiveness and its mechanisms in the study area.
5. To identify the major challenges of good governance in the study area

### **1.4 Basic Research questions**

The basic research questions that included in this study are

1. To what extent the degree of accountability and its mechanism implementing in the study area?
2. To what extent the degree of transparency and its systems of applying in the study area?
3. To what extent the degree of responsiveness and its mechanisms implementing in the study area?
4. What are the major challenges on the practice of good governance in land administration in the study area?

## **1.5 Significance of the study**

Good government is a backbone for sustainable development of one country. Due to this good governance can be seen in different ways of development areas, therefore, the researcher presumes that the study may have the following significances: first it is important to the wereda community to have awareness about good governance and its role on local development. By taking part in drying up the challenges of good governance. It also helps the public officials in the wereda to look back their loopholes in practicing good governance in land administration and thereby they may devote to handle their pitfalls via possible actions. It helps the regional governments and policy makers to know the challenges of good governance at wereda level and to put their solution for those challenges and rethink on how to go ahead up on the agenda of good governance. Furthermore, it encourages other researchers who are eager to deal with this area and conduct further studies.

## **1.6 Scope of the Study**

Governance has a universal concept, it functions at different levels in different ways, but this study mainly deals with the practice of good governance in the land administration sector. The reason why the researcher selected this sector most of the complaints that were raised by the residents in the complaint hearing office of wereda and land tribunal of tabia were about land administration issues. In addition to this there were problems of the mandate to administer land issues and to deliver land and land related services. Beside no study conducted on this sector in the study area. In addition to this geographically the study conducted is confined to local rural area of Gerealtawereda, Eastern zone of regional state of Tigray. The reason why researcher selected this wereda as case study was the researcher was familiar with this study area and no study has been conducted on this study area.

The researcher also selected basically the three principles of good governance: accountability, transparency, responsiveness and the challenges of good governance in land administration for the reason why that the principles of good governance are plenty in number and these three principles that are listed in the above were highly underscored under the GTP period. The researcher also used both qualitative and quantitative methods to conduct the research, interview, focus group discussion and questionnaire as methods of data collection.

## **1.7 Limitation of the Study**

The study faced with several limitations. The study is geographically limited in Gerealtawereda, and while it provides valuable insights into the situation in this country, the findings may not be fully generalizable to other contexts. In addition it is important to use types of data collection instrument, all research methods and methodology but in this study the researcher used some of them finally, while the study aims to provide a broad analysis of practice of good governance in land Administration it may not be able to delve deeply into every principle of good governance.

## **1.8 Organization of the paper**

Chapter one introduces the background to the research, the statement of the problems; basic research questions, general and specific objectives, significance, scope and limitation of the study. Chapter Two is about reviews of the related literature. Chapter Three is all about the methodology which helps compose the study paper. It discusses things like Research design, Techniques, Sample size, and data sources and Data Analysis and Interpretation process. Chapter four is about results, discussion and Chapter five is about summary, conclusion and recommendations.

## Chapter Two

### 2.Related review literatures

*This review of literature tried to assess general overview of governance and good governance, conceptual Framework of good governance, good local governance major principles of good governance, and overview of good governance in Africa and in Ethiopian Context. Beside it tried to assess Land Administration and good governance and Land Administration with its conceptual issues that are important to study.*

#### **2.1. The over view of Governance and Good Governance:**

Governance and good governance are sometimes used interchangeably albeit they are not alike. There is no consensus in using these terms rather they are defined and conceptualized differently by different organizations and scholars. Despite that, the two terms are increasingly being used in development literature.

Governance refers to the formal and informal arrangements that determine how public decisions are made and how public actions are carried out from the perspective of maintaining a country's constitutional values. Governance comprises the mechanisms, processes, and institutions through which citizens and groups articulate their interests, exercise their legal rights, meet their obligations and mediate their differences. (Alaraj, H. 2015). Governance has been defined as a network of private non- governmental bodies' that have a role to play in the formulation and implementation of public policy and the delivery of public services. According to Swaranojithi (2009) governance is a process of decision-making or the process in which decisions are implemented or not implemented. In line with this, Anello (2008, p.5) noticed that the term governance as it is about decision-making processes related to policy formulation and the way policies are implemented to ensure effective and ethical management. Governance is seen as the manner in which power is exercised in the management of a country's economic and social resources for development WB (1998) cited in Grindle (2005).

## **2.2TheConceptualFrameworkofGood Governance**

Good governance is part of the development vocabulary in 1980 century under the influence of the World Bank development program to replace structure adjustment which based itself on neo-liberal macro economic reforms, privatization of trade and reducing the role of the state in economical issues. In general, according to Seppanene (2003), good governance is about democracy, transparency, equality, property rights, combating corruption, self administration, and responsiveness. Alaaraj, H. (2015). Defines good governance as the exercise of authority through political and institutional processes that are transparent and accountable and encourage public participation. Further elaborates that good governance makes institution to be democratic making them create avenues for the public to participate in policy making via formal or informal consultations. It also establishes mechanisms for the inclusion of multiple social groups in decision-making processes, especially on a local level. According to (OECD, 2013), good governance can be explained as participation, transparency and accountability, effective, equity promoting rule of law. This proposed study used the UN (2007) definition of good governance. With regard to good governance, the World Bank (2003) stressed that good governance in institutions is the key to successful and satisfactory efficiency and should thus be initiated and practiced within institutions in order to achieve better performance. The term good governance characterized as participatory, transparent and accountable is generally understood as referring to the quality of public institutions and the provision of public goods to the community at large (Anello, 2008; Imminak, 2010; Tahir, 2008&Popovych, 2008). Good governance is about the real practice of the principles of transparency and accountability, responsiveness, effectiveness, and efficiency to bring development by avoiding all setbacks of governance (Kenedy, 2005). According to the United Nation Development Program (UNDP, 1997), Governance is the exercise of economical, political and administrative authority to manage a countries affairs at all levels. According to Seppanene (2003), good governance can be defined as a democratic governance to make fair rules of accountability, transparency, participation and rule of law. According to Jaya Chaturvedi, (2009) Good Governance is the exercise of legitimate political power and formulation and implementation of policies and programs that are equitable, transparent, non-discriminatory, socially sensitive, participatory, and above all and accountable to people. Besides, there could be specific requirements in programs in different contexts which would be necessary to provide for good governance.

According to Leftwich (1993), Good Governance involves, an efficient public service, an independent judicial system, and legal framework to enforce contracts, and accountable administrative of public funds, an independent public auditor responsible to are preventative legislature respect the rule of law and human rights at all levels of government a pluralistic structure and a free press. The World Bank (1992) in its document on governance and development defined good governance as the manner in which the power is exercised in the management of the country's economic and social resources for the development. According to 73rd Indian constitutional amendment Good governance become a very fashionable concept in the literature on political science and public administration. It is also widely used by international agencies, such as, the United Nations, the World Bank and IMF. The World Bank has identified aspects of good governance such as, political accountability, freedom of association and participation, rule of law and independence of judiciary, bureaucratic accountability, freedom of information and expression, a sound administrative system, which is leading to efficiency and effectiveness, cooperation between the government and civil society organizations.

According to World Bank, the concept of Good governance includes the political stability, the quality of policy making as well as implementation, the quality of public service delivery, quality of regulations independent judiciary, the control of corruption and rent seeking. Good governance aims at enhancing the quality of life and involves governing the process which strives for maximum good for the maximum number of people. According to Tony Bovarid and Loffler (2003), Good governance is the negotiation by all the stakeholders in an issue of improved public policy out come and agreed governance principles which are both implementation and regulatory evaluated by all stakeholders.

### **2.3 Good Local Governance**

Good governance at the local level (or good local governance) is a collection of institutions and mechanisms intended to govern local public affairs (Kenedy, 2005). The same author noted that, good local governance local government institutions equipped with sufficient authority and resources capable to perform their functions in a responsive and accountable manner. In general good local governance is about how local government bodies ensure that they are doing for the benefit of their people in a timely, inclusive, open, honest and accountable manner. It comprises the systems and processes, and cultures and values by which local government bodies are directed and controlled and through which they account to engage with and where appropriately lead their communities (Kenedey, 2005).

The Major Principles of Good Governance Not surprisingly, like the definitions of good governance; there is no consensus on the principles of good governance. Notwithstanding on the similarity of some principles of good governance by the different development institutions, governments and scholars, there are no universally agreed principles of good governance yet. It is still a slippery concept. This For the sake of this study, the researcher had selected UNDP's principles or pillars of good governance. Therefore, according to Sen and Semanta (2009) and Herbert (2011, p.68-69) the major principles of good governance as per the UNDP are the following.

These are: 1. Transparency 2. Accountability 3.Participation 4.Rule of Law 5.Responsiveness 6.Consensus orientation 7.Equity 8. Effectiveness and Efficiency 9.Strategic Vision

1. Transparency is widely recognized as a core principle of good governance.According to JenniferJalal (2008), transparency is any mechanism for adopting reforms for responsive governance usually implies the need to access the vital information. According to Max Weber, governments which operate secrecy is more prone to corruption as compared to governments which operate in greater openness. Therefore, transparency is an openness of governmental functioning and regarded as an essential ingredient of democracy and the right to information as fundamental democratic right. Transparency and the right to information tends to remove unnecessary secrecy surrounding the decision making process in the government and there by helps to improve the quality of decision making in public policy and administration. In short, transparency means sharing information and acting in an open manner. Process, institutions and information's are directly accessible to those concerned with them, and information is provided to understand and monitor those (Aktan&Ozler, 2008). At a national level, the assumed link between greater transparency and improved outcomes is twofold (Bovens, 2010).In one hand, greater transparency can improve service provision by increasing the accountability of service providers to service users. On the other hand, improved transparency can also improve the functioning of governments as a whole, by increasing citizen voice and enhancing peoples' ability to hold their government to account which should, in turn, lead to more effective decision-making processes. Nowadays, there has been a propagation of bottom-up or "demand-side" mechanisms, many initiated by organizations within developing countries, to hold decision-makers to account, alongside the traditional forms of accountability such as elections. In similar vein, Bergh et al. (2012) argued that whatever the specific approach taken, the argument informing many of these initiatives is that a well-informed and aware citizenry is better able to hold decision - makers to account, be they service providers, government officials, or elected representatives. It is obvious; therefore, greater transparency leading to more complete and symmetric information provides a framework for the population to become informed about their rights, service standards, and performance in service delivery.

Moreover, citizens are, thus, empowered to hold decision-makers responsible and answerable for their actions, which in turn should help to tackle corruption, promote more effective service 13 deliveries (Hood, 2007). However, in some countries although the system is entrenched, it is unlikely to see their applicability due to lack of effective transportation, lack of awareness and so on forth.

Accountability The idea of accountability is a contentious, where it is different to different people and organizations (Biela& Papadopoulos, 2010).As stated by MohitBhatatacharya (2008), accountability is both answerability and enforceability. Accountability is giving an account of action of public officials to inform about and explain what they are doing, while enforceability is the capacity of accounting agencies to impose sanctions on power holds that have violated their public duties. The objective of accountability is controlling the abuse of bureaucratic power and discretion as well as an assurance that performance will be in accordance with standards and quality Despite that, it is boldly agreed that accountability is the main principle of good governance. Many researchers have agreed on the standard for the process of accountability with two groups that is the power holders and service providers and accountability holders can both promote good governance (Bovens, 2010; Biela and Papadopoulos, 2010). This apparently embraces answerability i.e. the capacity of accountability holders to demand answer from the power holders and service holders; and the capacity to sanction the power holders and service provides when they fail to discharge their responsibilities. Accountability according these authors is, therefore, the obligation of an individual or organization to account for its activities, accept responsibility for them, and to disclose the results in transparent manner in front of the stakeholders for their development In this regard, Islam (2003) also noted that accountability can be understood as a clarification for one's action or responsibility to others. This means, for example, at the local level, the local people can monitor and control the performance of local bodies and the bodies can monitor and control the local officials, particularly in relation to quality and effectiveness of service delivery. Therefore, unless and otherwise, the local community stand firmly to monitor and control thereby make local officials account, corruption manifested in various ways is likely to be rampant. With regard to this, the WB (2005 p.4) noticed that: “There are three fundamental threats to the construction of good governance and the rule of law in the developing world, namely corruption, clienteles, and capture. All three of these phenomena refer to the use of public office for private gain and their impact goes far beyond the simple diversion of funds. It is generally accepted that the best way to combat this three-headed monster and thereby guarantee the public interest character of the state is by strengthening government “accountability”. 14 There are plenty factors that have been attributed to poor and ineffective performance of local governments, among others, lack of accountability are the one.

In this regard, Lida (2013, p.5) argue that some of the factors that hinder for the quality of local governments is lack of public accountability, lack of capacity and resources. Therefore, accountability is often chosen as a pillar that is necessary for good governance, effective service delivery and citizen empowerment. Not surprisingly, countries that have experimented with decentralized form of government have often cited fostering greater government accountability and citizen participation as a prime argument of for reform (Lida, 2013 p.5). It is ,therefore, for this very reason that many of the developing countries have introduced decentralized governance and good governance as a policy measure so as to curb the their problems basically bad governance. In general, the principle of accountability, therefore, involves two distinct stages: answerability and enforcement (Lida, 2013). In one hand, answerability is about the obligation of the government, its agencies and public officials to provide information about their decisions and actions and to justify them to the public and those institutions of accountability tasked with providing oversight. On the other hand, enforcement is about the public or the institution responsible for accountability can sanction the offending party or remedy the contravening behavior. As such, different institutions of accountability might be responsible for either or both of these stages. In many African countries, even those that have accountability mechanisms the implementation is quite lacking. Accountability if not in all in most African countries is upward either to party leaders or to their upper bosses. There is a dearth of downward accountability in the continent. Despite this, there are countries that have attempted to build strong downward accountability or the system social accountability for promoting good governance. According to IIGA report, Botswana is amongst the African countries that has an impressive achievement so far. Most of the African countries have established local institution nearby the grass root people, which are ideally to deliver service in shortest and effective way, but in practice, they are institutions that give a lip service. As scholars like Brown et al., (2007) noted that the following are the main accountability mechanisms, which have both internal and external stakeholder's thatevery organization and institutions, have to fulfill. Those are namely, transparency mechanisms; participation mechanisms; evaluation mechanisms; and compliant and redress mechanisms. Participation mechanisms enable internal and external stakeholders to be involved in organizational decision-making about goals and activities, which are critical in accountability for their performance. Evaluation mechanisms enable stakeholders to assess activities, outputs, outcomes and impacts. Monitoring and assessing results enable judgments about the success of organizational efforts in meeting its performance premises. Lastly, complaints and redress mechanisms provide vehicles for raising questions about organizational performance and for sanctioning failures to deliver on performance goals.

According to Olum (2011) building accountability systems involve six tasks: articulating strategies and value chains, identifying and prioritizing organizational stakeholders, setting standards and performance measures, assessing and communicating performance results, creating mechanisms that enable performance consequences so stakeholders can hold their organizations/institutions accountable.

3. Participation More than ever before, there is a sound thinking in government and NGOs for people's involvement and participation in political and socio-economic development of a nation. However, the concept has been remained vague for different scholars and organizations. Today, people's participation has become at the heart of good governance that could be considered significant for a number of reasons (Tom, 2007 and Mardiasmo,2008).These scholars though with slight differences, they commonly argue that peoples participation is crucial for the following reasons. One thing, it is a means of obtaining information about local conditions, needs and attitudes without which development could fail. Besides, people involvement in planning and implementation thereby portraying people's commitment in its success and they are more likely to identify with it and see it as their project (Islam, 2003).In other words, by so doing, it is easy to develop the scene of ownership. Furthermore , the 16 argument goes if people feels the owners of any resource ,project ,plan and etc. ,it is likely to create corruption free society, where the local institutions and local authorities are dedicated towards the common good of all society including the needy . Inferred from the above, participation is then the involvement of stakeholders and citizens at large in the making, monitoring, review and termination of policies and decisions that affect their lives. In line with the, Jacob (2008) noticed that considered as a fundamental part of local development, participation can be defined as: the capacity and the ability of the community to contribute to, share in and benefit from, diverse social, economic, political or other processes of the society. Participation in development, as an indicator of decentralization and good governance involves in the first place the national community. Participation is, therefore, a continuum and an everlasting principle that can only be achieved via providing the means for effective involvement of people in all facets of the society and actively promoting this as a matter of policy and practice Cistulli (2002) cited in Jacob (2008, p. 68). In general, according to Isalm (2003) two key processes can characterize people's participation: participation in the governance; and participation in the development process. 4.Rule of Law Legal frameworks should be fair and enforced impartially, particularly the laws on human rights. A fair, predictable and stable legal framework is essential so that businesses and individuals may assess economic opportunities and act on them without fear of arbitrary interference or expropriation. This requires that the rules be known in advance, that they be actually in force and applied consistently and fairly, that conflicts be resolvable by an independent judicial system, and that procedure for amending.

5. Responsiveness is not considered as easy in the governance literature is undoubtedly critical for politicians, bureaucrats, and citizens (Vigoda, 2002). Despite there is no consensus on how to operationalize the term, it has been taken as a core principle of good governance. Good governance requires that institutions and processes should serve all stakeholders within reasonable timeframe (Rodden&Wibbels, 2012) .A responsive politician or bureaucrat in an 17 institution must be sympathetic, receptive, and capable of feeling the public's needs and opinions. According to Vigoda (2002), According to Goetz and Gaventa (2001), responsiveness is the extent to which a public service agency demonstrates receptivity to the views, complaints and suggestions of service users by implementing changes to its own structure, culture and service delivery patterns in order to deliver a more appropriate product. Responsiveness generally denotes the speed and accuracy with which a service provider responds to a request for action or information. This is one of the most important conditions for promoting good governance since it forges trust between citizens and government officials. Hence, scholars and practitioners suggest the elaboration of performance indicators based on public opinion. In line with this, the new public management approach advocates the idea of treating citizens as clients, customers, and main beneficiaries of the operation of the public sector that is today more oriented toward assessing its performance((Vigoda ,2002).

6. Consensus orientation There are many actors and as many view points in a given society. Therefore, good governance should mediate differing interests in order to reach broad consensus on the best interests of the group and, where possible, on policies and procedures. Ara and Rahman (2006,p.93) noted that good governance requires mediations of different interests of the society to reach abroad consensus in society especially on what is the best interest of the society of the whole community and how this can achieved.

7. Equity It is common to say that, all human beings are born free and equal indignity and rights. All men and women should have equal opportunity to maintain or improve their well-being repealing the rules exist and are publicly known a society well being depends on ensuring that all its members feel that they have a stake in it and doesn't excluded from the mainstream of the society (Ara and Rahman,2006 ,p.93)

8. Effectiveness and Efficiency Under certain systems of governance, processes and institutions should produce results that meet needs while making the best use of resources. Effectiveness as a principle of good 18 governance concerns the ability of public bureaucrats to skillfully and to efficiently transform public resources into services and infrastructure that publicly determined priorities. Therefore ,good governance here means that processes and institutions produce results that meet needs of the society while making the best use of resources at their disposal .On the other hand, the concept of efficiency vis -a`-vis good governance is a sustainable use of natural resources and protection of environment.

9. Strategic Vision Leaders and the public should have a broad and long-term perspective on good governance and human development, together with a sense of what is needed for such development. There should also be an understanding of the historical, cultural and social complexities in which that perspective is grounded.

The Overview of Good Governance in Africa Since the end of the Cold War, major changes in the political systems and patterns of government have occurred in most developing countries. Africa was one of the least developing countries, where different reforms have been taken place. In this regard, the introduction of democracy and good governance by the international aid and development institutions is worth mentioning. The late 1980s and early 1990s appeared to spoil the hope of Africans for the very reason that bad governance (Akopari, 2004). It was the WB for the first time that articulated the problem in Africa is bad governance (Alemazung,2012) . Since then the WB, UNDP, AfDB and other international and development institutions have taken up good governance as a point of focus in their development policies. For instance, the World Bank significantly endorsed ‘good governance’ as a core element of its development strategy by expanding its policy frontiers for example ,with over 600 governance related programs and initiatives in 95 countries in 1996 (Akopari,2004). As many scholars argue, good governance in the African countries is not an optional but a must (NEPAD, 2008).Following this, Africa has taken different governance reforms to tackle the age-old cancer of the society (poverty) via democracy and good governance among others (Herbet, 2011).Cognizant to this fact ,if not all, many of the African countries have 19 committed themselves collectively and individually towards practicing and promoting good governance via different declarations and policy reforms (Akopari,2004).It could, however, be argued that these commitments were made because it is a prerequisite for obtaining aid by bi-lateral and multi-lateral donor agencies (Alemazung,2012). African countries’ formal acceptance of the elements of good governance is to be found in their adoption of a wide-range of international conventions, agreements and declarations right from the “Khartoum Declaration” up to the recently APRM. The commitment of the African leaders in the different meetings of the African Union is the signposts of the continent towards the practice of good governance (Herbet 2011; Alemazung, 2012). Apparently these initiatives underline the need for policy makers and public employees to urgently address issues of good governance, without which development is impossible (Ongaro, 2006).And nowadays, the APRM is increasingly charming acclaim throughout the world. In this regard, the APRM represents a remarkably significant change in the thinking of African leaders as they seek to reverse the trend of lack of accountability, political authoritarianism, failures in governance and corruption, to embrace and consolidate democracy as well as to effect sound and transparent economic management (NEPAD, 2008).

In many of the African countries, it is a constitutional requirement that local authorities should effectively promote basic principles of good governance (Kenedy, 2005). However, notwithstanding the commitments and the reforms made so far the performance good governance in most African countries except few like Botswana, South Africa and Ghana is not encouraging (Alemazung,2012).According to IIGA report, the countries that achieve good governance in Africa have been shown better development. Nowadays, African countries which have remarkable performance on good governance are: Mauritius, Botswana, Cape Verde, Seychelles, South Africa, Namibia, Ghana and on the contrary, Zimbabwe, Chad Central Africa Republic, Eritrea ,Democratic Republic Congo, Somalia are to mention (IIAG,2013). This report ranked Ethiopia 33 out of 52 African countries.

## **2.4 Good Governance in Ethiopian Context**

According to FDRE civil service Agency (2001), although Ethiopia has a long tradition of various, governments, it has so far given little attention to good governance due to the orientation, attitude and work practices of the bureaucratic machinery 21 established to carry out highly centralized and control oriented government policies of the various regimes are ill suited to the needs of the new policy environment in Ethiopia. According to this idea, since the various governments were not democratic in nature, they did not promote, rule of law, participation, transparency and accountability. According to FDRE Ombudsman (2012), before 1991, there was not good governance in Ethiopia. The despotic monarchy and dictatorship form of governments, the violation of fundamental rights and freedoms were the major problems of democracy and good governance. After down fall of PDRE government, the radical political, economical and social changes have taken place in Ethiopia since the establishment of the transitional government. The FDRE constitution (1995), establishes a federal democratic state structure. The introductory part of the constitution incorporates the right to self determination, rule of law, lasting peace, guarantying democratic order, economic and social development individuals and peoples freedoms and right to live together on the basis of equality and without any sexual religious or cultural discrimination. Chapter two of the constitution also provides the following fundamental principles.

Sovereignty of people Article 8 of the constitution stated that all sovereign powers are vested to the nation, nationalities and peoples of Ethiopia. According to this provision the constitution is an expression of their sovereignty and their sovereignty shall be expressed both through their representative and direct democratic participation.

Supremacy of the constitution as provided under article 9 of the constitution, since the constitution is supreme law of the land, any customary practices or decisions of an organ of the state or public officials who contravenes this constitution shall be of no effect. According to this provision all citizens' organs of the state political organizations, other associations as well as their officials have the duty to ensure the observance and to obey it. Article 13 of the constitution also stated that all federal and state government organs at all levels shall have the responsibility and duty to respect and enforce the fundamental rights and freedoms which are provided under this chapter.

Human and democratic rights As provided under article 10 of the constitution, human rights and freedoms that are emanating from the nature of mankind are inviolable and inalienable. According to this provision, human and democratic rights of citizens and peoples shall be respected.

Separation of state and religion Article 11 of the constitution provided that state and religion are separate. Under this provision, there shall be no state religion. The state shall not interfere in the religious affairs and the religion shall not interfere in the state affairs. According to this constitutional provision, religion is free from any influence of the state and the state is free from any influence of religion.

Conduct and Accountability of government Article 12 of the constitution incorporates transparency, accountability and responsiveness. As provided under article 12(1) of the constitution, the conduct of affairs of government shall be transparent. Any public officials or an elected representative is accountable for any failure in official duties. In the case of loss of confidence the people may recall an elected representative. Chapter three of the constitution further incorporates, about fundamental rights and freedoms in detail. As provided in the charter, 30.2% of the constitution incorporates the human and democratic rights. Under this chapter, pursuant to article 55 (14 and 15) of the constitution, the house of peoples representatives shall establish a Human Rights Commission and institution of Ombudsman to protect the Human Right Violation and Mal-administration respectively. Based on these constitutional provisions, the FDRE government established the Human Right Commission and Ombudsman institution pursuant to pro.No 210/2000 and 211/2000 respectively. According to article 5 of pro.No 210/2000, the objective of Human Right Commission is to educate the public be aware of Human Rights see to it that Human Rights are protected, respected and fully enforced as well as to have the necessary measures taken where they are found to have been violated >> . As provided under article 5 of pro.No 211/2000, the objective of Ombudsman institution is to see to bringing about good governance that is of high quality, efficient, transparent and are based on rule of law by way of ensuring that citizens rights and benefits provided for by law are respected organs of the executive.

Article 11(3) of pro.Nos 590/2008, provided that one of the objectives of mass media and access to information is to encourage and promote public and efficiency in the function of public bodies and to encourage participation, public empowerment to foster a culture of transparency, accountability and promote good governance . As stated under article 12 of the same proclamation the right of access to information shall include the right to be informed and to obtain information from any public body by means of inspection taking extracts, and notes, certified the copies of any records of such public authority, diskettes, floppies or any other electronic mode or through print outs where such information is stored in a computer or any other device As further stated by Ombudsman (2012), the provisions or expressions that can help to build good governance are supremacy of constitution, voice and accountability, the right to self-determination, the equality of nation, nationalities and peoples of Ethiopia, protection of Human and Democratic rights, the absence of mal-administration, legal pluralisms such as, customary and religious laws, participation, transparency and accountability, responsiveness and the right to development. According to the institution, in order to ensure good governance, the capacity building of public servants? the improvement of justice system and consolidated the building of democratic system are very important. Article 37 and 38 of the constitution provided about the right of access to justice and the right to vote and to be elected respectively. The FDRE Civil Service Agency (2001), designed the policy instruments, such as, promoting positive attitudes towards serving the public facilitating easy access to get service, establishing complaints handling mechanism providing adequate information, setting service standards and promoting transparency to attain the overall specific objectives of the policy on service delivery in the civil service. The FDRE capacity building (2002), incorporates the following ethics infrastructures, such as, integrity, loyalty, transparency, accountability, exercising the legitimate authority, impartiality, respecting the law, responsiveness and exercising fair leadership. According to FDRE five years growth and transformation plan (2011-2015), good governance is given more attention and includes maximize the accessibility of service delivery, fight against corruption and rent seeking. Moreover, in 2012, the FDRE council ministers organized the three major stabling committees such as, good governance and reform cluster coordinating stabling committee, social issues clusters coordinating committee and economic finance cluster coordinating stabling committee. 24 According to the 2013, FDRE government plan, the human rights protection and good governance are given more attention to ensure them. The 2013 of federal prison administration citizen charter stated that the preparation of citizen charter, the redressed of citizen's grievances, the right to information, and the participation of people are initiatives of good governance in Ethiopia. As clearly understood in the above discussion, the elements of good governance, such as, rule of law, participation, transparency and accountability, responsiveness and representativeness are incorporated in the constitution, proclamations, regulations, directives, policies and strategies. Therefore, now a day, Ethiopia is a country which is being engaged and committed in promoting good governance.

## **2.5 Land Administration**

Land is the ultimate resource without which life on the earth is not possible.

The importance of land resources makes its management critical for agricultural production and for development in general. This includes the way in which access to land is regulated, how rights to it are defined and conflicts around land ownership and use are resolved (Lusugga, 2009). The livelihoods of most rural people is rooted up on it. Land administration is a complex process and every dimension requires both static and dynamic arrangement for achieving sustainable development. Most of the land policy, approaches and activities associated with land administration system are different among countries, although they do focus on the same basic function of the systematic organizing and official recording of land tenure (Samsudin, 2011). Despite that, the land administration system requires an efficient and effective policy implementation in response to the social needs, economic development challenges, and global environmental issues. Cognizant of this influences, best practice of land policies, land management and land reform is significantly important along with land administration as a basic infrastructure in providing information about land towards enabling sustainability (Samsudin, 2011). Land administration is considered as a tool to operate land policy instruments (Subedi, 2009). In sum, despite the fact that the issue of land administration is critical and challenging, the effort to ensure good governance has been reminded difficult and disappointing to many especially to the rural society.

## **2.6. Good governance and Land Administration**

Good governance and sustainable development needs sound land administration as well as sound land management (Samsudin, 2011). The same author further noted that Land administration requires the setting of principles of good governance as a direction towards balancing social, economic and environmental issues. Thus, Land administration as part and parcel of public administration shares the principles of good governance (Subedi, 2009). Growing interest in governance in other sectors has spread to land administration (FAO, 2007).

Based on these principles, FAO (2007) has proposed some good governance values in land tenure and administration which are given below:

Land administration system should be efficient, effective and competent.

Land policies that embody value judgments should be endorsed by elected politicians after consultation with interested and affected parties.

Land information is freely available subject to the protection of privacy.

Land laws and regulations should be freely available, well drafted in a participatory transparent manner, responsive and consistent, and able to be enforced by the government and citizens.

Land administration agencies should be independently audited and should publish their accounts and performance indicators.

Land administration services should be provided for all without discrimination, for example, on the basis of gender, ethnicity, religion, age or political affiliation. Sustainable land development should be encouraged.

Land services should be provided close to the user.

Land registration and legal systems should provide security of tenure for those with a legitimate interest in a land parcel.

Land administration officials should behave with integrity and give independent advice based upon their best professional judgments. Therefore, it is apparent that any land administration system having the above mentioned features can be considered as good land governance. Weak land governance has several negative consequences. They are- poverty and social exclusion, constraints on economic development, environmental degradation, reduction on public revenue, tenure insecurity, land disputes, weak land and credit market, negative social behaviour and abuse of compulsory purchase(Subedi,2009)

Land Policy and Law in Ethiopia and the Tigray State That ownership of land is vested in the State and in the people of Ethiopia is enshrined in Article 40(3) of the 1995 Federal constitution of Ethiopia (FDRE, 1995) that also empowers regional governments to administer land and other natural resources in accordance with Federal laws. The first federal Rural Land Administration and Use Proclamation No. 89 was promulgated in 1997 to provide an umbrella framework for the regional states in enacting rural land administration laws to which the four regional states of Amhara, Oromia, SNNP and Tigray complied. This was followed in 2005 by the landmark revised Federal Rural Land Administration and Use Proclamation No. 456/2005/1997 that clarified rural land use rights and obligations and abolished forced redistribution of land which was the major source of tenure insecurity among the rural population.

The Tigray regional state too has been promulgating different land laws to fit the demand of the society by ensuring good governance. Proclamation No 23/1997 of Rural Land Utilization Proclamation of the Tigray regional state and the rural land utilization, Investment Agriculture and Natural Resource Development Regulation, Proclamation No 15/2001/02 a proclamation that has been enacted in the aftermath of the implementation of the land reform or registration program registration program that the region has conducted and later on the Proclamation No 130/2007 along with the regulation are some of the rural land laws that the Tigray region has enacted. One of the proclamations that the Tigray region has enacted is the Tigray regional State amendment on Rural Land Use and Administration, 2007, PRO. No 136, TigrayNeg.Gaz., Year 16 (hereinafter referred as the Proclamation), and Tigray regional State amendment on Rural Land Use and Administration, 2007, REG. No 48, TigrayNeg.Gaz., Year 16 (hereinafter written as regulation). 35 As per the amending proclamation of the region on the use and administration of rural land and the implementing regulation the institutions of rural land that have been institutionalized by virtue of the Proclamation No 77/2004, that is the Environmental Protection Rural Land Usage and Administration Authority's shall continue to play the administrative role that they have been initially empowered by the Proclamation No 77/2004. Furthermore, the regional state of Tigray has amended the then proclamation tackle the problems of land governance thereby to ensure good land governance by establishing land institutions up to the lowest administrative level, which is village/kushet. Despite the fact that new amending proclamation and regulation have been enacted to amend the substance of earlier law, the institutions that have been empowered to administer rural land matters at regional level and at woreda was not substituted by other administration units. Accordingly, the Regional Environmental Protection Rural Land Usage and Administration Authority is the highest organ in the region regarding rural land administration matters. Apart from this, new rural land administration and use office at Woreda level is also established as per the proclamation. This institution is known as Desk and set up to purposely enforce the power and functions of the authority which has been referred as an appropriate organ in article 2(3) of the definition part regarding Use and Administration of Rural Land. Furthermore, rural land committees both at tibias and at kushet were established as an appropriate organ in article (8) of the definition part regarding Use and Administration of Rural Land. 3.3.5. Responsibilities and duties of rural land administration committees as it is indicated below the land proclamation of Tigray, regional state has vividly stated that the responsibilities and duties of the land committees both at tibia and village level. Providing awareness creation to the people to promote land use ,Delivering administration solution on the issue of land administration and land use, Implementing decision made by the woreda land desk and land court , Working on registration and land ownership with collaboration of concerned bodies Conducting land distribution, recording, and keeping land information as per the rural land proclamation, Recording and controlling free land, which are available both at Tabia and village level , Reporting the works that they accomplished to Tabia administration and woreda desk.

## Chapter Three

### 3. Research Method and Methodologies

#### 3.1 Description of the study area and Site Selection

The study area was Gerealtawereda which is located in the northern part of Ethiopia regional state of Tigray eastern zone. It is far about sixty five kilometers from the capital city of Tigray Mekelle. It is one of the sixteen rural woredas in eastern Zone of Tigray region and it has eight Tabias. It is bordered with Hawziyenworeda in the North, Deguatembenthe South, Kilteawlaelowereda in the East & Maitekliworeda in the West. The capital city of the woreda is Tsgereda which is located 65 km from the region capital city Mekelle. Population size of the woreda is male=22,652 female=28,700 totally 51,352 residents and 8,559 households. Its square area is approximately 895.34 sq km. beside the land use pattern of the woreda shows that 12,364.53 hectare is cultivated land, 3,625.75 hectare is covered with forest, and 10,782 hectare is covered with bush & shrubs. The woreda climatic zones are high land with proportion of 53.6 & 32.6% of the woreda as area respectively. Agriculture is the mainstay of the economy in the woreda. As mentioned in the above the study was conducted at Gerealtawereda, Eastern zone of regional state of Tigray. The reason why the researcher selected this study area was because before this no study was conducted in this woreda about the practice of good governance in land administration and the researcher is familiar with the woreda. Good governance is burning issues, which become the set back of the people at grass root level particularly the poor. so it is mandatory to assess the practice of good governance and its challenges thereby to put potential solutions to the issue of good governance. In addition to this the researcher selected the land sector from the other sectors because Land sector is amongst basic sectors where the rural peoples' life is deeply rooted and amongst the sectors that has huge amount of service users in the rural area. Among the many public sectors, good governance in the land sector especially in the developing countries is challenged by many factors, among others, corruption, rent seeking, instable land laws, low capacity of man power in the officials, lack of commitment, low incentives and lack of accountability and transparency and responsiveness in the sector. As good governance is characterized by its pillars though there is no consensus, it is very vast and complex idea. thus the researcher selected with the practice of three principles of good governance i.e. accountability, transparency, and responsiveness in the land administration sector because the principles of good governance are plenty in number and these principles are the highly underscored under the GTP period.

#### 3.2 Research Design

To conduct this study the researcher used cross-sectional descriptive research design. According to Kumar (1999), cross-sectional studies, also known as one shot or status studies, are the most commonly used design in social science. This design is best suited to studies aimed at finding out the prevalence of a phenomenon, situation, problem, attitude or issue, by taking a cross-section of the population. Since the aim of this research was to assess the ongoing practice of good governance in land administration, Descriptive research design is important for the study as it is of paramount importance to analyze several variables of good land governance in rural land administration, provide empirical justification, and collect original data. Descriptive research type had been used among different methods which can be used by this approach. Descriptive type of research is preferable for this study because descriptive study describes the existing situations that either encourage or discourage practice good governance in land Administration. The appropriateness of this type is justified using the definition given by Best and Khan (1986). According to these authors, a descriptive study describes and interprets concerned with conditions or realities that exist; opinions that are held; processes that are going on; effects that are evident or trends that are developing. 24

It is primarily concerned with the present although it often considers past trends and inferences. In order to acquire the best results, the researcher used method of mixed approach, a combination of both qualitative and quantitative research method. Qualitative research typically used to answer the research questions about the complex nature of the phenomenon as well as condition, often with a purposive of describing and understanding the phenomenon from the respondents' point of view. Since the study was more about the perception of the respondents on the practice of good governance in rural land administration. Kothari (2004) had argued that qualitative approach is useful to undertake an in-depth description, explanation, and analysis of many components of a given case with the purpose of achieving full understanding of that case.

Due to this reason the qualitative research is considered as important way because, it helps us to understanding as well as knowing of the complex condition of the study. And this approach used achieved by using semi-structured interview and focus group discussion. Quantitative approach also used in this study using Questionnaire to collect primary data from the research participants. Quantitative research approach produces.

Quantitative information and describes feature of the characteristics of large population, and analyze several variables simultaneously (Neuman, 1994). It helped to reach on generalized proposition about the expectations, knowledge and perceptions of the rural farmers about good governance in rural land administration.

The instrument was mainly designed in the form of closed-ended questionnaire This is because, it is possible to find out how many people use a service and what they think about that service on the same form (Dawson, 2002).

### **3.3 Data type and Source**

Both primary and secondary sources of data were utilized in order to generate qualitative and quantitative data. Due to this researcher used both primary and secondary data sources. The primary data were collected from respondent's residents, tabias administration office, wereda land desk; tabia and kushet land committee through questioner, interview and focus group discussion, besides the secondary sources of data was quire understanding the concepts, definitions, theories and empirical results. Thus, it obtained from several books, research literatures, articles, media and organizational reports.

### 3.4 Data Collection Techniques

**I. Questionnaire** Questionnaire was used for collecting primary data from the research participants. The instrument was mainly designed in the form of closed-ended with some open ended questionnaire. This is because, it is possible to find out how many people use a service and what they think about that service on the same form (Dawson, 2002). The questionnaire was translated in to Tigrigna and administered with the help of data collectors. In the questionnaire the intention of the researcher was to get respondents view on the accountability, transparency, responsiveness, challenges of good governance ,control of corruption, rule of law, participation, and municipal service provision and their satisfaction in the administrative as well as service providing sectors of the land administration, the practice of good governance in land administration in general . In line with this, their perceptions about practice and challenges of good governance have been assessed. The utilized questionnaire has been categorized in to six parts, the first part is about socio demographic characteristics of the respondents (4 questions) and the questions are targeted on personal details of the participants. The second part constituted 5 questions which explored the Perception of respondents on accountability of the land administration officials to the general public. The third one is constituted (5questions) about Perceptions of the respondents on the transparency of the land administrations officials to the public. The fourth one is constituted (4 questions) about responsiveness of the government in land administration. The finally (4questions) constituted about the major challenges on the practice of good governance in land administration in the study area

**ii. Interview** was another appropriate tool that was utilized in this research. Due to its convenience structured interview have been employed. This is because, as referred by Kumar (1999), structured interview is advantageous in that it provides uniform information and requires fewer interviewing skills than does unstructured interviewing. As a result, an interview schedule had been prepared in appropriate sequence and it was administered accordingly. Thus the researcher has employed this tool in collecting data from purposefully selected key informants using criterion sampling technique by referring their relevance to the issue. To this end a total of 10interviewees were asked about the general practice of good governance, principles of good governance such as Transparency, accountability, responsiveness and challenges of good governance in land administration in general.

**iii. Focus Group Discussion** According to Dawson (2002), Focus Group Discussion (FGD) may be called as discussion group or group interview. As a result a limited number of people are asked to come together in a group to discuss on certain issues. Dawson (2002), pointed that FGD has advantages; (a) it helps to receive range of responses during one meeting (b) helps people to remember issues they might forgotten and (c) the group effect and participant inter action is useful resource in data analysis. This instrument was employed in order to substantiate data gathered through Questionnaire and Interview. Thus, it was organized in the way that includes issues that were not included and addressed through questionnaire and interview. In some aspect it also includes the same issues with questionnaire and interview intending to get detailed data on points that need further information. The number of participants addressed through Focus Group Discussion (FGD) was 15, who were selected purposefully. The selection of individuals for the discussion was based on age group, gender and educational back ground and social status. The FGD was held in 3 groups. In each selected Tabia The participants in FGD were selected from tabia administration women's affaire, household farmers and youth association, representatives of peasant associations and local elders. In order to make certain the validity and reliability of the instrument the researcher has conducted pilot test on respondents who are not parts of research sample. Thus, the geared up instrument had been given to peers for comments and suggestions, and then based on the feedback and pilot testing; the instrument was re-assessed intending to ascertain its validity and reliability.

### **3.5 sampling Techniques**

In this study the researcher used both probability and non-probability sampling techniques. Probability sampling specifically simple random sampling was used to prove all residents of the study got equal chance of being selected and use to select respondents from the three tabia's households. This is because, the wereda is chosen because of its wide area coverage with higher number of residents. Basing the study on such a wide settlement base is believed to provide opportunities to obtain different sets of ideas, opinion and views that enrich the undertaking. To provide the necessary cooperation in the course of the study is another reason for selecting the wereda. On the other hand taking the entire participants from the whole wereda which is found in the wereda is very costly and not manageable. The gap of good governance in land administration is the same case in all tabia of the study area, the researcher was select purposively three tabias from the totally eight tabias of the study area two of them are by their proximate to the center of wereda and one far from the center of wereda. The researcher also used non-probability sampling was applied to identify Kushet, Tabia and Weredakey informants. In depth interview with key informant the researcher used to collect information from those who are select through non-probable sampling Techniques concerned officials wereda administration, land administration offices and other wereda service.

In addition to the above methods focus group discussion was conducted with households those who are active clients to get their perceptions, beliefs, feelings from their own perspective three FGDs each comprising 5 individual members from each selected tabias of study area was conducted to collect qualitative data and accordingly an open ended focus group discussion guide was prepared and utilized to gather data about the practice of good governance in land administration. With regard to this, three FGDs were organized. Three of them were carried out at three selected Tabias. The number of participants were tabia administration, household farmers, representatives of peasant associations, women and youth associations.

### 3.6 Sample size

The objective of this research was to assess the practice of good governance at local rural area of Gerealtaworeda Eastern zone of Tigray. Thus, to achieve this objective, it was important to collect opinion from land administration officials, civil servant and residents inhabiting in the woreda. The study population includes the woreda land desk, woreda compliance hearing, woreda administrator, land administration committee, kushet and land tribunal and the community that inhabits in the 8 tabias. From the point of view of the subject under study, the whole 8559 householded groups was the target of the study because good governance is both a policy and development issue, which in one way or the other affects the whole sections. Therefore, the researcher selected three tabias from the rural area purposefully two based on their proximity to the center of the woreda and one far from the center. The tabias that the researcher selected were Mai-quiha, Village tsgereda, Beati-Akhor the former two are proximate to the center of the woreda the later is far from the center of the woreda.

Kothari (2004) defines sample as a collection of some parts of the population on the basis of which judgment is made. He stressed that a sample should be small enough to make collection convenient and should be large enough to be true representative of the population which is selected. To calculate, the sample size, different authors have chosen different formulas. In this study to calculate the sample size, the researcher was selected by using a simplified formula provided by Yamane (1967) to determine the required sample size at 93% confidence level, degree of variability = 0.07 and level of precision or acceptable margin of error = 7%. Such determination was made to reconcile manageability with representativeness. First the total sample size was determined from heads of households by using a formula. Secondly, after the total sample size was determined, the sample size for each tabias was determined from the total sample size based on heads of the household size of each tabias to ensure a proportional representation of each.

$$\text{The formula is } n = \frac{N}{1+N(e)^2}$$

Where

n = the desired sample size

N = Population size

e = the level of precision or acceptable margin of error (equal to 7% or 0.07)

$$n = \frac{N}{1+N(e)^2} \quad n = \frac{2759}{1+2759(0.07)^2} \quad n = \frac{2759}{1+2759(0.0049)} \quad n = \frac{2759}{1+13.5191} \quad n = \frac{2759}{14.5191} \quad n \approx 190$$

#### 3.6.1 Sampling Frame

No ,	Name of Tabias	No , of house Holds	No , of sampled Respondent
1	B e a t i - A k h o r	7                      6                      1	5                                      3
2	M a i - q u i h a	1                      0                      0                      7	6                                      9
3	V i l l a g e t s g e r e d a	9                                      9                                      1	6                                      8
Total		2                      7                      5                      9	1                                      9                                      0

Source: Tabia administration leaders (2017E.C)

### 3.7 Data Collection:

Both primary and secondary sources of data were utilized in order to generate qualitative and quantitative data. Primary data were collected from primary sources of data such as interviews, questionnaires, and focus group discussion. Specifically, quantitative data were collected through questionnaires administered to samples selected from rural farmers. Questionnaires, interview and focus group discussion guides were prepared in English language and translated to *Tigrigna* due to the widespread use of *Tigrigna* language. In fact, all questionnaires were returned effectively.

Structured interview is quite often useful technique in descriptive survey study because of its being more economical, provides a safe basis for generalization, and requires relatively lesser skill on the part of the interviewer (Kothari, 2004). Hence, to counter check the response collected through questionnaires, key informant interviews with one *Kushet*land committee, one *Tabias*land committee, from each selected tabias there are six interviews then two *Tabialand* tribunal, one *Woreda*land desk, and one compliant hearing offices wereda totally ten interviews to gather primary data were made to illicit thick and in-depth information.

Focus group discussion was also conducted to clarify and counter check the data collected during key informant interviews as well as through questionnaires. According to Flick (2002), it is more appropriate to organize focus group discussion with strangers instead of groups of friends or of people who know each other very well as implicit tend to be higher in the latter. Hence, the study had administered three focus group discussions in the three Tabias, i.e. one from each the sampled Tabias ( $3 \times 5 = 15$  FGD discussants). The participants were purposively selected tabia administration, local elders, women and household heads based on their relevance for the study. Creswell (2009) states that document analysis enables a researcher to obtain unobtrusive sources of information, as written evidence save a researcher the time and expense of transcribing. In light of this, document review (reviewing the legal laws) of the region and Ethiopia was conducted. It was helpful to draw lessons from developed systems for the effective implementation of good governance in land administration.

### 3.8 Method of data Analysis:

As long as data analysis and presentation is concerned, once the necessary data's and information were at hand, both quantitative and qualitative methods of data analysis were employed. The quantitative data gathered through questionnaire was analyzed using descriptive statistical analyses. Accordingly, descriptive statistics were employed to describe the data. Moreover, the qualitative data collected through key informant interviews, focus group discussion and document review were analyzed by thematic analysis method.

## **CHAPTER FOUR**

### **RESULTS AND DISCUSSIONS**

*This chapter contain all about results of the respondent includes Background Information of the Study Respondents, Background / Demographic Characteristics of the Respondents, Perception of respondents on accountability of the land administration officials, Perceptions of the respondents on the transparency of the land administrations officials, Perception of Respondents on Responsiveness in the Land Administration, Perception of Respondents on the major Challenges of Good Governance in Land Administration and discussion of the results.*

#### **4.1. Introduction**

To assess the practice of good governance in land administration sector at woreda level and one hundred ninety (190) household service users were surveyed. From the 190 distributed questionnaires, 190 of them were collected, because enumerators have handled the data collection with close supervision of the researcher. Thus, this chapter analyzes and discusses the major findings of the research based on the data collected using questionnaire, interview and focus group discussions. Cognizant of the above fact, the analysis was carried out following the procedures of the specific objective as it is indicated beneath. Accordingly, the general characteristics of the respondents were analyzed based on their age, household type and educational status. Following this, the extent of transparency and its systems were analyzed quantitatively from the sampled survey and qualitatively from the interview and focused group discussions. Besides, the extent of Transparency, accountability and responsiveness with their mechanisms and tools were analyzed alike the then objective. Then, the perceptions of the local residents on the practice of good governance were analyzed both quantitatively and qualitatively. Finally yet importantly, factors that inhibit the practice of good governance were analyzed from both the respondent point of view and secondary data.

#### **4.2 Background Information of the Study Respondents**

In this section, the socio-demographic characteristics of the participants were presents. The socio-demographic characteristic analyzed includes the age, sex, educational status, and marital status.

In Tables 1 below summarize this socio-demographic information about the study subjects as well as participants.

**Table 4.1. Background / Demographic Characteristics of the Respondents**

N o ,	V a r i a b l e s	C h a r a c t e r i s t i c s	F r e q u e n c y	percentage
1	S e x	M a l e	1 2 5	6 6
		F e m a l e	6 5	3 4
		T o t a l	1 9 0	1 0 0
2	A g e	2 0 - 3 5	1 7	9
		3 6 - 4 5	6 4	3 4
		4 6 - 5 5	7 9	4 1
		5 6 a n d a b o v e	3 0	1 6
		T o t a l	1 9 0	1 0 0
3	M a r i t a l S t a t u s	M a r r i e d	1 2 7	6 7
		S i n g l e	2 8	1 4
		D i v o r c e d	2 2	1 2
		W i d o w e d	1 3	7
		T o t a l	1 9 0	1 0 0
4	E d u c a t i o n a l s t a t u s	I l l i t e r a t e	7 6	4 0
		1 - 4	6 3	3 3
		5 - 8	2 0	1 0
		9 - 1 0	1 5	8
		1 1 - 1 2	9 5	
		C e r t i f i c a t e	-	-
		D i p l o m a	4 2	2
		D e g r e e a n d a b o v e	3 2	
		T o t a l	1 9 0	1 0 0

The first table:1 shows the demographic characteristics of the respondents. As it is shown in the above table 1 125 (66%) of the respondents were male whereas the remaining 65 (34%) of the respondents are female. As a result,

from the above data one can understand that majority of the respondents were male dominated. Concerning the age status respondents from the age of 20-35 were 17(9) and 36-45 were 64(34%) also 56 and above were 30 (16%) Most of the respondents lay in between the age of 46-55 who are an estimate of 79 (41%). Accordingly, regarding their educational status 76 (40%) of the respondents were illiterate. between grade of 1-4 were 63 (33%) also between the grade of 5-8 were 20(10%) between grade 9-10 were 15(8%) and from grade 11-12 were 9 (5%) the rest respondents were diploma 4(2%) and 3 (2%) degree holders respectively. With regards to marital status 28 (14%) of the respondents were single whereas 127 (67%) are married and 22(12%) were divorced the rest 13 (7%) were widowed.

#### **4.3 Accountability and Accountability Mechanisms in Land Administration**

Accountability is defined as the process by which actors provide reasons for their actions and decision under the pain of sanctions. Accountability can be seen as vertical and horizontal accountability. Vertical accountability is public officials answer to the general public and they are removing out of office for violating their duties. Horizontal accountability on the other hand refers to the capability of state institutions to check abuses by other public agencies and branches of government. Having this in your mind, in this study focus is given to vertical accountability.

Accountability as a principle of good governance here refers to the obligation of organizational or public officials to provide information about their decisions and actions and to justify them to their customers/community and those institutions of accountability tasked with providing frame work.

**Table 4.2 Perception of respondents on accountability of the land administration officials to the general public.**

No,	I	t	e	m	s	Description	Frequency	Percent
1						Y e s	1 6	8
						N o	1 7 4	9 2
						T o t a l	1 9 0	1 0 0
2						Y e s	5	3
						N o	1 8 5	9 7
						T o t a l	1 9 0	1 0 0
3						Y e s	9	5
						N o	1 8 1	9 5
						T o t a l	1 9 0	1 0 0
4						Y e s	1 6 5	8 7
						N o	2 5	1 3
						T o t a l	1 9 0	1 0 0
5						Y e s	7	4
						N o	1 8 3	9 6
						T o t a l	1 9 0	1 0 0

As it shows by table 2 concerning the land administrations use their power properly to give service for their people the large number of the respondents 174 (92%) said no. while the rest 16 (8%) of the respondents also said yes. On the other hand, as table 2 displayed of all respondents the majority 185 (97%) replied no and around 5 (3%) replied yes about the power of people to remove their land administrations when they failed in their works. concerning they committed of land administrations to serve their people in the accountable way 181 (95%) of respondents said no and 9 (5%) of respondents said yes. Beside 165 (87%) of respondents replied yes and 25 (13%) of respondents replied no concerning the irregular payments for officials of land administrations for the purpose of accomplish their tasks in the office. With regard to the mechanism of check and balance in the land administrations officials by the general public most of the respondents 183 (96%) replied no and 7 (4%) of the respondents replied yes. The participants of interview and focus discussion groups have also similar idea from the majority of the respondents of questionnaires. The interviewees argued that there is no accountability of government officials by pointing to political appointees.

The interviewees said that there are a lot of problem of good rural governance that related with land administration. Corruption, rent seeking, delaying some decisions that related to land. Due to this reason, if the people ask and request the government to question a given officials said the interviewees the only measure taken up on he or she is changing the individuals from one position to other position or one place to another place or worded. From this, one can understand that the accountability level of office is very low as well as poor.

#### **4.4 Transparency**

Transparency is about providing full information as to the decision making process, the principle and relevant law for decision-making manner of execution and time of execution. It also defined as public access to knowledge of the policies and strategies of government. It is the free flow of information which can be enhanced through the improvement of democratic process. Moreover, transparency is important to assess openness and clarity of information, processes, institutional rules and decisions to community and the general public in land administration. Having this in your mind, transparency onwards the community as well as the general public is one pillars of good governance and then it was clearly stated bellow about the condition as well as situation of transparency in the study area.

**Table 4.3 Perceptions of the respondents on the transparency of the land administrations officials to the public.**

No,	Items	Description	Frequency	percent
1	Information about land administrations are flow freely and directly accessible to the general public?	Strong agree	4	2
		A g r e e	6	3
		U n d e c i d e d	5	2
		D i s a g r e e	1 5 3	8 1
		Strong disagree	2	2 1 2
		T o t a l	1 9 0	1 0 0
2	Your land administration like land committee, land tribunal and land desk always create awareness about land administration for their people.	Strong agree	5	2
		A g r e e	9	5
		U n d e c i d e d	3	2
		D i s a g r e e	1 5 7	8 3
		Strong disagree	1	6 8
		T o t a l	1 9 0	1 0 0
3	Standardized proceduresavailability of information about rural land administration for the general public.	V e r y h i g h	-	-
		H i g h	4	2
		M e d i u m	7	4
		L o w	1 6 1	8 5
		V e r y l o w	1	8 9
		T o t a l	1 9 0	1 0 0
4	There is enough accessibility of land conflict resolving institutions like land tribunals, land committees and land desks in your area?	Y e s	5 3	2 8
		N o	1 3 7	7 2
		T o t a l	1 9 0	1 0 0
5	Dose the land administrator officials' access periodically their laws and regulations for their people?	Y e s	4 8	2 5
		N o	1 4 2	7 5
		T o t a l	1 9 0	1 0 0

As it can be seen from the above table3, respondents were asked as well as requested whether Information about land administrations are flow freely and directly accessible to the general public. Accordingly 4(2%) of the respondents replied strong agree, 6(3%) of the respondents replied agree, 5(2%) of the respondents replied Undecided but most of the respondents 153(81%) replied Disagree and22(12%) replied Strong disagree respectively.

Perceptions of the respondents about land administration like land committee, land tribunal and land desk always create awareness about land administration for their people. 5(2%) of the respondents replied strong agree, 9(5%) of the respondents replied agree, 3(2%) of the respondents replied Undecided, 157(83%) and16 (8%) replied Disagree and Strong disagree respectively. According the level of Standardized procedures availability of information about rural land administration for the general public most of the respondents161 (85%) replied low and18 (9%) of the respondents replied Very low the rest 7(4%) and4 (2%) replied Medium and High respectively. On the accessibility of land conflict resolving institutions like land tribunals, land committees and land desks in the study area most of the respondents 137(72%) Said no the rest respondents 53 (28 %) said yes. finally according the land administrator officials' access periodically their laws and regulations for their people48 (25%) of the respondents replied yes but most of 142 (75%) the respondents replied no.Participants form interview and focus group discussion also revealed and raised the same idea that related with the survey data. Accordingly, most of the interviews raised the office has more limited for proving information on land delivery process for the general public. In addition to this, the interviewees also raised land administration like land committee, land tribunal and land desk have not create awareness about land administration for their people. Beside accessibility of land conflict resolving institutions like land tribunals, land committees and land desks in the study area was not enough and their laws and regulations cannot periodically access to their people. in generalfrom this survey the researcher understands that the office is poor in terms of transparency way of service delivery performance.

#### 4.5 Responsiveness in the Land Administration

Responsiveness is the degree of government officials their job implementations and mechanisms to determine and satisfy the need and demands of the society and its performance in terms of timeliness of response and quality of response.

**Table 4.4 Perception of Respondents on Responsiveness in the Land Administration**

No,	I t e m s	Description	Frequency	percent
1	The land administrators like kushet land committee, tabia land committee, tabia tribunals and wrerda land desk are responsible to their people.	Strong agree	4	2
		A g r e e	9	5
		U n d e c i d e d	5	3
		D i s a g r e e	1 2 6	6 6
		Strong disagree	4 6	2 4
		T o t a l	1 9 0	1 0 0
2	The land administrators do their work punctually in the given time frameworks.	Strong agree	3	2
		A g r e e	1 1	6
		U n d e c i d e d	6	3
		D i s a g r e e	1 3 2	6 9
		Strong disagree	3 8	2 0
		T o t a l	1 9 0	1 0 0
3	Complains that rise by the people about land administrations are resolve within reasonable and time frameworks.	Strong agree	5	3
		A g r e e	1 3	7
		U n d e c i d e d	8	4
		D i s a g r e e	1 2 9	6 8
		Strong disagree	3 5	1 8
		T o t a l	1 9 0	1 0 0
4	Dose Decisions about land administrations are making base on the need and demands of the people?	Y e s	1 6	8
		N o	1 7 4	9 2
		T o t a l	1 9 0	1 0 0

As it can be seen from the above table 4 respondents were asked as well as requested about responsibility of land administrators like kushet land committee, tabia land committee, tabia tribunals and wreda land desk to their people 4(2%) of the respondents replied strong agree, 9(5%) of the respondents replied agree, 5(3%) Undecided the rest most of the respondents 126(66%) and 46(24%) were replied disagree and strong disagree respectively. In addition to this concerning appropriate using responsibility of the land administrators in the given time frameworks 3(2%) respondents were said strong agree, 11(6%) respondents were said agree, 6(3%) were Undecided and 38(20%) respondents were said Strong disagree but most of the respondents 132(69%) were said disagree. Beside according to the reasonable resolution of Complains that rise by the people about land administrations in the time frameworks 5(3%) of the respondents replied strong agree, 13(7%) of the respondents replied agree, 8(4%) were not decided the rest most of the respondents 129 (68%) were replied disagree and 35 (18%) of the respondents replied Strong agree. Finally according to Decisions made by land administrators on the need and demands of the people where 16 (8%) were said yes most of 174 (92%) were said no. In parallel with the above during the interview, member of the land committee claimed that it is obvious to see delay of decision making in the land administration due to challenges like policy gap, blurred responsibilities and low capacity. The interview further confirmed that there are problems in implementation of decisions that had already given by any of the land administration from above. This is particularly the land administrators have no capacity to do their responsibility properly to finalize the case for the very reason that they always claim per Diem. In focused group participants further noted that wittingly or unwittingly, procrastination is the common trait of in the land administration.

**Table4. 5: Perception of Respondents on the major Challenges of Good Governance in Land Administration**

No,	I t e m s	D e s c r i p t i o n	Frequency	percent
1	Corruption and Rent Seeking Behavior are commonly practice in the land administrators of your area.	S t r o n g a g r e e	8 6	4 5
		A g r e e	9 3	4 9
		U n d e c i d e d	7	4
		D i s a g r e e	4	2
		Strong disagree	-	-
		T o t a l	1 9 0	1 0 0
2	There is lack of clarity in Land Allocation in Rural Land Administration offices.	S t r o n g a g r e e	7 9	4 1
		A g r e e	9 5	5 0
		U n d e c i d e d	5	3
		D i s a g r e e	8	4
		Strong disagree	3	2
		T o t a l	1 9 0	1 0 0
3	Is there Qualified Human Power in your Rural Land Administration Office?	Y e s	1 3	7
		N o	1 7 7	9 3
		T o t a l	1 9 0	1 0 0
4	Are the land Administration Officials Committed to serve their people?	Y e s	9	5
		N o	1 8 1	9 5
		T o t a l	1 9 0	1 0 0

As indicated in Table 5. Concerning corruption and rent-seeking behavior of the land Administration Officials 86(45%) of the respondents were replied Strong agree, 93(49%) of the respondents were replied agree 7 (4%) of the respondents were not decided and the rest 4 (2%) were replied Disagree thus the researcher understood that corruption and rent-seeking behavior is one challenge of good governance in land administration. in addition to this about lack of clarity land allocation in Rural Land Administration offices 79(41%) of the respondents were replied Strong agree, 95(50%) of the respondents were replied agree, 5(3%) of the respondents were not decided the rest 8(4%) and 3(2%) were replied Disagree and Strong disagree respectively. According Qualified or empowered man Power in your Rural Land Administration Offices some of the respondents 13 (7%) said Yes but most of the respondents 177 (93%) said no beside to this about the Committed of land Administration Officials to serve their people most of the respondents 181 (95%) said no and some of the respondents 9 (5%) said Yes.

Beside to this ideas the focus group discussants, lack of commitment is a threat for the proper function of the land administration office. With this line, the key informant interview of the land administration committees of the kushet and Tabias claimed that lack of commitment from the officials at different levels of land administration office limits effective land governance in land administration. According Qualified or empowered man Power of the land administration committees and about lack of clarity land allocation in Rural Land Administration offices the key informant interviews suggested land administration officials at the Tabia and Kushet lacked the necessary skills to run the rural land administration. Besides the land tribunals and Kushet, Tabia and Woreda land administration officials have not adequate knowhow about the policies, laws, and proclamations of land. Still the land allocation and valuation problems have remained unsolved.

The theoretical literature suggests that the effectiveness of local governments is measured based on its capability of establishing mechanisms and process that facilitate service delivery and on its competence to good governance in its public sectors (Bell, 2007). Previously, insufficient attention has been given in land-related development cooperation to the integration of good governance and land administration. It is only more recently that an increasing attention is given to the issues of good land governance. Not surprisingly, there are different challenges that hinder the practice of good governance in both in public and private sectors. Land sector is among the public sector organization that is highly exposed to bad governance for various reasons (Bell, 2007). Bad governance in land administration flourishes where there is complex, inconsistent or obsolete land law, fragmented institutional arrangements, weak institutions, ambiguous laws and corruption (FAO, 2007). Even though there are many improvements in providing public services there by good governance in the woreda land administration, there are still lots of constraints that undermine the efforts of the land administration in ensuring good governance. The problems that were mentioned from the focused group participants and the key informants are mainly corruption, weak coordination in implementing decisions among the local administration, lack of sound monitoring and evaluation over the performance of land administrators, lack of incentives, low educational level and weak institutional capacity. Besides, inadequate human power and inadequate resources, low public participation and consultation in the land law, low commitment of leadership were mentioned as major challenges that have been undermining the practice of good governance in land administration. Corruption: Land administration is often perceived as one of the most corrupted sectors in public administration (Burns and Dalrymple, 2010). In this regard, almost all focused group participants agreed that corruption is the most challenging issue in the land administration of the study area. Given the scarcity of land, it is likely that speedy increment of the population and high demand of the people to a plot of land in the study area could escalate the seriousness of corruption in the land administration.

## 4.6 DISCUSSION

The principles of good governance and practice in rural land administration and farmers satisfaction on land use and land distribution are low. Hence, the Woreda land desk, Tabia and Kushet land administration committee, and Tabia land tribunals should not implement the principle of good governance especially accountability, transparency and responsiveness in land administration properly. In addition to this the study revealed that the major challenges of practice good governance in rural land administration were corruption and Rent Seeking Behavior, absence of committed land administration offices, lack of Qualified Human Power and lack of Implementing the Ethical Code of Conduct in Rural land Administration. With respect to this, the farmers, the Woreda compliant hearing officials and Woreda land desk argued that corruption and rent-seeking behavior as a challenge to good governance in rural land administration. This has negatively influenced the proper service delivery in the land administration institutions, and undermined official's farmers' relations. The low salary of the land administration committees and land tribunals at the Kushet and Tabia dragged them in to corrupt activities. In similar line, FAO (2007) argued that corruption such as bribery, fraud, nepotism and favoritism in rural land administration is aroused due to inconsistent and inappropriate policies and strategies, unclear, overlapping mandates and inadequate information. Therefore, lack of rewards systems invited land administration officials to participate in corruption and rent seeking activities. The rural land administration committees, land tribunals and land desks received additional benefit from the farmers for delivering services. Instead of lay open the corrupt officials, the farmers are paying bribes to them. The absence of financial resource allocation to the land administration offices at the Tabia and Kushet level that are in charge of overseeing the land deals that forced them to corruption and rent-seeking behavior.

The second main challenge according to the farmers, Tabia land administration committees, and focus group discussants were lack of commitment of land administration officials. Lack of commitment from the officials at different levels of land administration office limited effective land governance in land administration. As a result, the farmers have the tendency to obtain land in illegal means violating the established rules and regulations of the land administration. Public participation in improving governance in the land sector is low due to low level of awareness creation training given by the land administration officials. In relation to this, Dinka Tessema et al (2016) stated that, in Ethiopia, transparency and responsiveness in rural land administration were found dissatisfactory. This is resulted from the low stakeholders' coordination and absence of proper commitment of land administration officials ranged from Kushet to Woreda level. Land administrators and land tribunals situated at tabia and Kushet level have no salary and incentives, which in turn reduced the commitment of the unpaid officials in their work.

The farmers, Tabia land tribunals and Kushet, Tabia and Woreda land administration officials revealed that lack of qualified human power in rural land administration office were a challenge that hinders good land governance. Bell (2008) and FAO (2007) argued that officials who run the land administration have a poor understanding of the land proclamation, which in turn made them unable to easily solve land disputes. Hence, land administration officials have a capacity gap in running diverse tasks under the authority of decentralized land governance. The officials at the Kushet and Tabia level are not qualified in running land registration, cadastral surveying and mapping, fiscal, legal, multipurpose cadasters and land information systems.

The study also claimed that lack of clarity in land allocation in rural land administration is common in rural land administration in GerealtaWoredas. Both at federal and regional levels with unclear responsibilities and allocation and valuation of land fueled much further the complexity of laws in land administration. Thus, implementation gap where the Federal and Regional Land proclamation largely remained unpracticed is also a contributing factor to the existence of this problem. The land sector suffered from overlapping mandates, and there was lack of clarity about the relationships amongst the different levels of land administration officials, as well as between state agencies and customary institutions.

The study further indicated that lack of implementing the ethical codes of conduct were common challenge in rural land administration. Land administrators observed very little practice of ethical code of conduct. From this, it can be inferred that most officials in the land administration paid only little attention to the issues of standard of behavior and are not committed to the effective implementation of ethical code of conduct. This implementation gap is downed by low commitment of leadership, low capacity, and corruption. Land administration officials at different levels were not transparent, responsive, and accountable to their action. The main challenges to effective practice of code of conduct in the public service are weakness in leadership, lack of knowledge of the code of conduct, weak enforcement, difficulty of comprehending and applying the law of the ethical codes. Moreover, ineffective reward and punishment system, weak supervision and monitoring and undue farmers' pressure on land administration officials are other obstacles. The formal ethical codes of conduct and its enforcement were found weak and the institution in charge of monitoring land transactions does not have enough staff.

The study found that, lack of effective complaint hearing mechanisms hindered good governance practice in rural land administration. There is a low participation of the local people in rural land administration processes, and their complaints received no responses and they had no say in land administration plans. The participation of the community is insignificant for improving the atmosphere of governance. The officials have not been serving individuals who present their dissatisfaction and complaints in proper way and on time, and prioritizing self-benefit by land administration officials are very common. Kumera- Kanea (2006) argued that, compliant and grievance handling offices facilitate timely response to farmers and safeguarding better land administration but they are danger if their handling mechanisms are affected by political intervention. Hence, with a view to tackling the challenges in service delivery process, the Woredas understudy have received different grievance and complains. Though the farmers in the study Woredas have different complaints on the process of land allocation/distribution, land disputes and land valuation, the handling mechanisms for their complaints is not satisfactory. The farmers have the right to rise any complain of the land administration system in the Kushet land administration office and even have the right to appeal to the Tabia land committee and to Woreda land desk but the answer for their complaint is highly affected by political intervention.

Generally, the farmers claimed that there is lack of good governance in land administration. The issue of land is not discussed with the farmers though they have an interest to participate, but the administrators only take the task of handling land matters. This has heavily negatively affected the life of the farmers.

The Woreda rural land was a source of bad governance. Understanding this, corruption and bad governance is rampant in rural land administration. In order to improve those problems, the Woreda is striving by creating awareness, enhancing the ability of the land administration officials, informing, and training the farmers about land proclamations, rules, and regulations and building the developmental agents. But, still there is a big problem in sustaining good land governance.

In its GTP II, the federal government of Ethiopia gives due attention to the principles of transparency, responsiveness and accountability over all public institutions and public enterprises. Moreover, good governance is aimed at enhancing transparency and accountability thereby combating corruption and bringing development (MOFED, 2015). Despite this, there is poor rural land administration practice that practically has negative impacts on the farmers overall social, economic, cultural and political development.

The farmers are not satisfied with the existing land administration system. Lack of good governance accentuated corruption and reduced the standardization of service delivery. If the affected farmers are unable to receive the information about related policy or planning, they did not get an opportunity to negotiate with the government body and not involve in the process of decision-making and implementation to defend their right. This with no doubt led in to corruption and bad governance in land administration. As long as the suitability of the land policy and land proclamation in land administration is concerned, the study found that the land related policies and proclamations are not suitable for ensuring good land governance. In July 2005, the Federal government endorsed the Federal Rural Land Administration and Use Proclamation (No. 456/2005), which stated possession of rural land by the state, but conferred unlimited land rights, rights to property produced on the land, rights to land transfer, rights to rent out land, and lease rights to land users for investments. The law endorsed provision for the registration and accreditation of land rights. This proclamation has provisions showing that there will be no further tenure reallocation, except under exceptional situations. Regional states have also ratified legislations to reinforce tenure security, demonstrated after the national law. In addition, Tigray National Regional State has endorsed the proclamation No 130/2007 with the main purpose of ensuring good land governance by establishing land institutions up to the lowest administrative level, which is Kushet. However, farmers, land administration committees and land tribunals opposed the Tigray land proclamation No 15/2001/02 that declares all individuals who reached 18 and above to have the same chance to get land through the lottery system. This has added fuel to the exiting discontent of the community on the poor land administration. In this regard, focus group discussants also argued that land distribution reallocation to be age based than giving equal chance. The farmers are not happy with the existing land allocation system. In relation to this, Dinka-Tessema et al. (2016) in his study revealed that Ethiopia's weak monitoring and evaluation system, low implementation capacity, low coordination among stakeholders, and co-existence of multiple laws worsened the situation. Though the regional government is striving to ensure good land governance by improving the institutions of land administration, land proclamation, and regulations are not suitable to ensure good governance in the study area. Rural land administration committees have the responsibility of awareness creation to the people and delivering administration solution on the issues of land administration and land use. In practice, they are not apparent and farmers' interests over land matters are compromised due to the absence of land administration.

## CHAPTER FIVE

### SUMMARY, CONCLUSION AND RECOMMENDATIONS

*The main objective of this chapter is the researcher to summarize the main ideas that are findings in the discussion and analysis of this study in chapter four and make conclusion based on the findings are gain from the interview with key informants, focus group discussion, survey questioners and document survey which reveal the practice of good governance in land administration. In addition this chapter provides recommendations towards reorienting the practice of good governance in the land administration.*

#### **5.1 Summary and Conclusion**

To summarize after collected relevance data from all participants of this study the researcher understood that Good governance is increasingly recognized as critical to effective development. Governments with a record of accountability, transparency, and responsiveness and solve the challenges far more likely to attract investment, provide high-quality public services and manage resources more cost-effectively than those which activities are opaque and not open to public scrutiny. Good governance in land administration is not a new issue, and is as important in the developing world as it is in developed countries. Efficient, effective, transparent and accountable land administration services are as much about the administration of land as they are about the civil service that operates within any country. Typically, reform of land administration in any country is a long-term prospect requiring decades of sustained commitment. To realizing this, the GOE has expressed its commitment and zeal towards ensuring good governance thereby to bring a fast growing economic development. This research was mainly aimed at assessing the practice of good governance in land administration from transparency, accountability and responsiveness perspectives.

In view of the objectives of this study, the finding from the perception, feeling and experiences of the respondents on the practice of good governance in land administration of the woreda is concluded as follow.

In some extent regardless of their robustness formal and informal accountability mechanisms and tools are in place like appointment of the land administration officials and their accountable upward for their leaders, However, the practice of the land administration in performing accountability is not yet satisfactory, because the land administration officials accountable only upward for their leaders rather than down ward to their people due to this the accountability mechanisms and tools were poorly utilized which means these mechanisms has been remained nothing rather than giving lip service. Accountability mechanisms and tools are not an end by themselves if are not accompanied by strong commitment.

To ensure administrative accountability, not only the leaders should strong enough, citizens should also directly take part in monitoring the service delivery process. In spite of that, in one hand, members of the councils in the woreda under study are expected to act in accordance with party lines rather than being accountable to their constituents or to their conscience due to the intervention of the woreda head and tabia heads. On the other hand, woreda and tabia councils are rubber stamps to the executives than standing on the behalf of their constituents to account the service providers.

Beside to this there are still problems of power over laping or interference and personal tie of individuals with the executives. The chief of the tabia administrators and chief woreda administrator hegemonic role is worth noting In this regard, focused group participants and key informants noted the land committee was not accountable for their people and cannot dismissal by the people when they fail on their responsibility formally. the people simply cannot ask them on their works.

Similarly, Yilmaz and Venugopal (2008) found that low capacity of local councils, lack of information on how and where to lodge complaints, absence of protection for whistle blowers and low civic engagement as for ensuring accountability in service delivery of the Ethiopian local government. Thus, in the presence of the above problems it is unlikely that the service providing individuals to be accounted.

The 1995 constitution of the FDRE, the package of good governance and the rural land proclamation of Tigray regional state vividly stipulates that any public official on public duty is accountable downward to its constituents. Despite that, accountability in the land administration of the woreda is up ward either to the party or to their boss. According to Mulugeta (2012), the survival of the local officials in Ethiopia is determined not by satisfying the interests of the people, but by satisfying the upper government. Overall, the practice of the land administration with regard downward accountability is low. Beside to this the practice of the woreda in establishing accessible land institutions is encouraging. Rural land committee at tabia and kushet/village level, land tribunals and the woreda desk are in place in a way that the respondents can easily access them. Not only this, the process that disputes and conflicts over land are addressed is also clear than before. This was the good steps forward of the land administration of the woreda. Because the role of these institutions in tackling conflict and dispute over land thereby ensuring good land governance is undeniable. However, there is lack of capacity a concern with regard to the competency of these institutions especially the competency of the rural land committees both at tabia and kushet level and the land tribunal in which much powers and functions are given without having enough education.

Regarding transparency in the land administration of the woreda, The finding shows that the land laws, rules and regulations are not accessible to the rural community. It is obvious that without out knowing what the land laws, rules and regulations say that service users are unlikely to demand their rights. One of the difficult issues to rural societies where majority of them are illiterate is lack of information on the land law. According to Samsudin (2011), inadequate knowledge of the local land administrating agencies coupled by high literacy rate of the rural societies is one of challenge of good land governance. Thus, lack of adequate print laws, lack of commitments and top -down policy implementation could be among the bottlenecks of ensuring transparent operation systems in the land administration in the woreda under the study.

The study also underscores albeit it is not remarkable, an improvement on the openness of the decision making process of land administration has been seen since the last three lapsed years. There is encourage able progress on publicizing land information at the center of the tabias, religious institutions and public meetings especially on the issues of land that are to be redistributed and allocated. Despite that, there is still high concern on the decision making process over communal land demarcation and land use. After all, most of the communal lands in the study area do not have clear boundary. Apart from this, what makes this issue terrible is that the there are many individuals that have a power to have a say on communal lands without clear guideline. The involvement of tabia councils, chief tabia administrators and tabia managers in a fragmented way has been complicating the openness of decisionmaking process in this regard.

One cannot easily identify files related to land and some of them are torn out and lost. This has hampers the service providing individuals not to give a speedy service in one way and becomes formidable to ensure accountability on the other way. Computerization strategies are very useful for supporting public information access policies as they can significantly improve storage, access, retrieval and sharing of data, both spatial and textual. In sum, despite the progress of the woreda in some extent transparency is a good step forward, transparency and information are not enough yet.

The practice of good governance in land administration with regard to responsiveness has also remained dissatisfactory. A responsive service-providing agency should reactive, sympathetic, and capable of feeling the public needs and opinions. Since the demands and needs of the society are dynamic, there is a need for systematic and continuous approach to understand and take actions as per the demand of the people. Although the woreda land administration seems to insulate mechanisms to determine the demands and needs of the rural community especially the poor, the reality on the ground is the vice versa. Procrastination wittingly or unwittingly is well entrenched in the land administration institutions. Although there is a good start than before in fulfilling the demand of the rural community particularly women, youths and disabled people, its overall quality has remained unimpressive yet. The reason for this could be weak coordination among the stakeholders, for instance, the land tribunals, land committees and the security in investigating and enforcing decisions. Besides, absence clear service standards, attitudinal problems connected with corruption, poor documentation are among the major the impediments of responsiveness in ensuring good governance in the land administration of the woreda. Furthermore, lack of incentives to the land committees is one of the daunting challenges towards responsiveness.

By and in large, the research found the commitment towards ensuring of good governance in the woreda is merely in talk than in practice. Its implementation in the land administration is found low and disappointing to many of the rural community of the woreda. Good governance conferences, meeting and public forums are scanty. Although the package of good governance under the civil service of Tigray underscores that good governance issues should boldly get a due emphasis in the woreda administration, surprisingly, the woreda and tabia administration were used the agenda of good governance for calling the people to another agenda like to discuss on agenda of public duty than using as an end by its self. Hence, in one way or the other way, the level of good governance in the land administration of the woreda is low.

Generally the practice of good governance in land administration of the woreda is hindered by lack of accountability, transparency, responsiveness, qualified man power, weak coordination among stakeholders; weak implementation capacity; weak public awareness coupled by weak education system; absence of strong monitoring, evaluation mechanisms, training and prevalence of corruption, rent seeking, absence of commitments

To sum up the study found that the practice principles of good governance like accountability, transparency and responsiveness are not implementing properly. In addition to this there are different challenges like that of corruption and rent seeking behaviors in the land administrators officials, lack of salary and commitment land administrators at local level, lack of competent leadership, lack of implementing ethical codes, and ineffective complaint hearing mechanisms were the main challenges of good land governance. Moreover, low capacity related to technical and human resources, low commitment from the side of officials, corruptors, lack of motivation for the officials and unfair treatment of farmers by the officials are the main challenges for improved good land governance. The land administration officials were not apparent, responsive, and accountable and then the farmers' interest was downsized. It further revealed that, land laws such as the Tigray land proclamation No 15/2001/02 was not suitable to promote good governance in rural land administration. This is because this land law in the case of age based is not in favor of the need of the farmers who favored household number based land allocation.

## 5.2 Recommendation

Based on the findings of the study and conclusions made, the following recommendations and policy implications are forwarded to different level of decision makers and potential researchers in the area.

- ✓ The result indicates that in some extent there are practice on the principles of good governance accountability, transparency, responsiveness and their mechanisms but it is not enough. Thus, the agency of rural land administration and the woreda desk should clearly set the roles and functions of the tabia administration. Not only that, the woreda should clearly communicate monitor and create awareness on the roles and responsibilities of tabia administration and land committees, land tribunals and the other stakeholders by creating horizontal coordination frame work. □ Besides, the result indicates that land laws and regulation are not accessible to majority of the rural people. Not only they are physically inaccessible, they are also not communicated. Thus, the regional government should deliver both short and long-term trainings on land law, rules and regulations to at least to the tabia land committees. And, then the woreda land desk with collaboration of the other stakeholders should educate the rural mass along with the Adult- Education Program and with the farmers training program.
- ✓ Moreover, the woreda desk should use the newly established government teams like network, development team and cell as a center of education on the land laws, rules and regulations and information dissemination to boom up the awareness of the societies thereby the people will clear with the operation of the land administration.
- ✓ The woreda should continue with civic education campaigns on the good governance agenda to make the people aware of its implications on their lives. This will in turn empower the people and be able to hold their service providers accountable. In line with this, the representatives of mass associations like youth, women and peasant associations both at woreda and tabia level should empowered to engage in evaluating and monitoring the service delivery process of the land administration.
- ✓ The majority of the woreda council and tabia councils are unpaid and with no offices. Thus, the woreda government should introduce positive incentives to the office of councilors so that they should be dedicated to the job for which they are elected.
- ✓ The woreda should set a code of conduct for land administration workers. The code should embrace all staff to apply a high level of commitment, and to act with dignity and honesty in all aspects of work adhering at all times to this code of conduct with the aim of contributing to the government's efforts to achieve sustainable progress and justice.

- ✓ The other facet of the finding is responsiveness, which its performance in the woreda land administration is underperforming. Lack of incentive to the land committee is the daunting challenge in this regard. Thus, like the land tribunals, the woreda should give an incentive to the land committees. This could motivate the land committees to serve the people in speedy and honest way. Besides, it was found that there are no service standards on the land administration. Due to this, the range of time to implement a single case took up to three years. Hence, the woreda desk should set service standards and service standards should publish and communicate in the center of the tabias, farmers training centers and the religious institutions. Furthermore, to minimize the transaction costs of the farmers the woreda desk and woreda court should work jointly investigating and finalizing the case of the farmers going down to the center of the tabia and villages.
- ✓ Corruption was also found as major hindrance of good governance in the land administration. Tackling corruption in the land sector is intrinsically linked to improving its governance (FAO, 2007). Thus, the Regional government of Tigray should follow the Botswana land policy against corruption that is “naming and shaming” of those involved in corruption in front of the public like in the religious and public institutions. In line with this, the public should be inculcated, as they are the driving forces and the watchdogs in the struggle against corruption via monitoring, checking and exposing and corruption and this should be with full protection and incentives for whistle blowers.
- ✓ □ Poor coordination and communication systems are also the problems identified in the land administration office. Thus, to avoid this, the woreda desk should prepare different manuals, plans, guidelines and directives for stakeholders. This may solve the problem of communication barriers among different actors in the land administration by creating awareness.
- ✓ □ The study also underscores that the overall performance of good governance is at its infancy stage where much is left to be done with. Thus, the regional government should set of good governance related rules and regulations that have mandatory legal backing where input from the regional government are considered for their implementations. a strong political commitment and acceptance good governance by the politicians should be the underlining bases for realizing good land governance in the woreda.

- Finally, the researcher highly presumes that in spite of its role in the development of the country, little attention is given to good governance research. Hence, good governance should be assessed not only from transparency, accountability and responsiveness, but also from the other principles of good governance. Therefore, the study suggests that to investigate the practice of the good land governance and in order to fully identify the role of good governance in land administration is left to other interested researchers for further study to obtain relatively fully conclusive results.

The principles of good governance implementation in rural land administration and farmers satisfaction on land use and land distribution is low. Hence, the Woreda land desk, Tabia and Kuset land administration committee, and Tabia land tribunals should not follow the principle of good governance in their day-to-day activities.

The Woreda land desk should reduce corruption and rent seeking by creating awareness the farmers to say no to corruption and rent seeking behaviors of land administration officials. It should also rectify the incompetency of land administrators at local level by delivering on job and off job training to produce competent leadership and effective complaint hearing officials.

The Tigray land proclamation No 15/2001/02 is unsuitable in promoting good governance in rural land administration. Thus, the Tigray regional state rural land administration bureau through its council should revise this proclamation that dictates age based land allocation to family number based allocation in order to assure the need of the farmers. Moreover, the land law should be made apparent to the farmers and to the land administration officials through measures that enhance knowhow on land laws such as training and capacity building efforts.

In general the federal and regional governments should be considered to improve local good governance in rural land administration. Capacitating the land sector institutions by incentivizing employees in the sector; Strengthening transparency, accountability, responsiveness and solve the challenges of good governance by giving special attention to land administration as land is cross cutting issue and basic economic and political asset of a given society especially the agrarian ones like Ethiopia; Serious of supervisions and updates should be made on the overall land governance issues in the grassroots level the voice of the mass must be responsibly addressed ; popular confidence on land administration institutions need to be enhanced thereby the public will be supportive to the efforts of land administration institutions and giving a space for Civil society organizations to take part.

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# **APPENDICES**

## **Appendix I**

**Mekelle University**

**College of law and governance**

**Department of civics and ethical studie**

**Post Graduate Program in civics and ethical Studies**

**Household Survey Questionnaire to be filled by Households Heads**

### **Introduction**

A postgraduate student (civics and ethical studies) in Mekelle University for partial fulfillment of Master Degree prepares this questionnaire. The aim of this questionnaire is to collect data about “The Practice of Good governance in land administration at local rular Level: The Case of GerealtaWoreda, Tigiray, Ethiopia”. The information you provide me is believed to have a great value for the success of this research. I kindly request you to spare some of your precious time for filling this questionnaire .In line with this, I confirm that all data will be used for academic purpose and will be analyzed anonymously and you are not exposed to any harm because of the information you give. Finally, I highly appreciate in advance to your kind cooperation in providing the necessary information. General instruction: Please put (√) that appropriately represents your response in the multiple-choice questions.

**A**

## Section I: General questions

Sex

meal\_\_\_\_\_

female\_\_\_\_\_

2. Age of the respondent \_\_\_\_\_ years

3. Marital Status

Married\_\_\_\_\_

single\_\_\_\_\_

Divorced\_\_\_\_\_

Widowed\_\_\_\_\_

4. Education status

1. Illiterate -----

2. 1-4 grade-----

3. 5-8 grade -----

4. 9-10 grade-----

5. Preparatory -----

6. Certificate-----

7. Diploma-----

8. Degree & above-----

5. Household type

1. Male headed-----

2. Female headed -----

**Section II.**

The Practiceaccountability, transparency, responsiveness and challenges of good governance in Land Administration.

**A. Accountability**

The following items are intended to assess of Accountability land administration in your tabia. Please, respond by putting the tick (“√”) to the response that best represents your degree of agreement with one of the two alternative rating scales given below.

Yes                      No

No,	I t e m s	Description	
		Yes	N o
1	Dose the land committees and lad desk at all kushet ,tabias and wered use their power properly to give service for their people?		
2	The people have power to remove their land committee and desk when they failed in their works?		
3	Are they committed the land administrations to serve their people in the accountability way ?		
4	The general public as well as service users were asked irregular payments by officials to accomplish their tasks in the given office.		
5	Is there any mechanism of check and balance in the land administrations officials by the general public?		

Do you elect your tabia and kushet land committee by the people? Yes\_\_\_ No\_\_\_

Ifyouhaveanothermechanismtoelectthemyoucanmentionhere\_\_\_\_\_

Ifyouhaveanyadditionalideasregardingtothisyoucanexpresshere?

\_\_\_\_\_

**C**

## B. Transparency

The following items are intended to assess of transparency land administration in your tabia. Please, respond by putting the tick (“√”) to the response that best represents your degree of agreement with one of the five alternative rating scales given below.

(SA) = Represent Strongly Agree =5 (A) = Represent Agree =4 (UN) Undecided =3 (D) = Represents disagree =2 (SD) = Represent Strongly Disagree =

N o ,	I t e m s	D e s c r i p	
		S	A
1	Information about land administrations are flow freely and directly accessible to the general public in your area.		
2	Your land administration like land committee, land tribunal and land desk always create awareness about land administration for their people.		
3	Standardized procedures availability of information about rural land administration for the general public		
4	There is enough accessibility of land conflict resolving institutions like land tribunals, land committees and land desks in your area?		
5	Dose the land administrator officials’ access periodically their laws and regulations for their people?		

Dose the land officials do their work clearly? Yes\_\_\_ No\_\_\_If you say yes specify here\_\_\_\_\_

\_\_\_\_\_

How canyou get information about land administrations? You can explain here\_\_\_\_\_

\_\_\_\_\_

D

## C. Responsiveness

The following items are intended to assess of transparency land administration in your Tibia. Please, respond by putting the tick (“√”) to the response that best represents your degree of agreement with one of the four alternative rating scales given below.

(SA) = Represent Strongly Agree =5 (A) = Represent Agree =4 (UN) Undecided =3 (D) = Represents disagree =2 (SD) = Represent Strongly Disagree =

No,	I	t	e	m	s	D e s c r i p		
						S	A	A
1	The land administrators like kushet land committee, tabia land committee, tabia tribunals and wrerda land desk are responsible to their people.							
2	The land administrators aredo their work punctually in the given time frameworks.							
3	Complains that rise by the people about land administrations are resolve within reasonable and time frameworks							
4	Dose Decisions about land administrations are making base on the need and demands of the people?							

Is there partial system of administration in the land administrator offices? Yes \_\_\_\_\_No\_\_\_\_\_If there is explain here \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Dose the land officials have commitment for their work? Yes \_\_\_\_\_No\_\_\_\_\_ mention your idea here please \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

E

D.major Challenges of Good Governance in Land Administration

The following items are intended to assess of transparency land administration in your Tibia. Please, respond by putting the tick (“√”) to the response that best represents your degree of agreement with one of the four alternative rating scales given below.

(SA) = Represent Strongly Agree =5 (A) = Represent Agree =4 (UN) Undecided =3 (D) = Represents disagree =2 (SD) = Represent Strongly Disagree =1

No,	I t e m s	D e s c r i p	
		S	A
1	Corruption and Rent Seeking Behavior are commonly practice in the land administrators of your area.		
2	There is lack of clarity in Land Allocation in Rural Land Administration offices.		
3	Is there Qualified Human Power in your Rural Land Administration Office?		
4	Are the land Administration Officials Committed to serve their people?		

What types of Corruption are almost facing in land administration? Express here

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Is there any another Challenges of Good Governance in Land Administration? You can mention here\_\_\_\_\_

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## Appendix II

Interview for Woreda, Tabia and kushet land administration workers

1. General perception of land administration workerson the practice of good governance.

1.1. Do enough documents related to the good governance package reached for the people on time.

1.2. Does your woreda create awareness about land administration systems for their people?

1.3. How do you make decision by the land administrators on the land issues?

1.4 The policies, laws, rules and regulations of land are clearly state to the people?

1.4. Does your land administrators know your mandates and responsibilities clearly?

1.5. Do your woreda delivers you enough capacity building trainings on the land and land related issues?

1.7. How do you see the practice of good governance in your land administration?

## 2. Transparency

2.1. How do you express the transparency of land administration sector service delivery in terms of accessibility to land information to all land users ,openness in decision making process and utilization of resources {private and communal resources and access and openness land dispute resolving institutions

2.2. What mechanisms and tools are in place to develop transparency in the land administration?

## 3. Accountability

3.1. How do elect your land administrators?

3.2How can you remove or dismiss your land administrators when they failed in their works?

3.3. What accountability mechanisms are in place in your institution to promote good governance?

## 4. Responsiveness

4.1 Does your land administrators have commitment for your works ?

## G

4.2. What do you do if there is misunderstanding by the claimants and if immediate solution is not possible?

4.3. What do you do if there is misunderstanding by the claimants and if immediate solution is not possible?

4.4. How long does it take to dispose a single case? 5. Factors that inhibit or promote the performance good governance

5.1. Would you please mention the major success to date because of good governance implementation?

5.2. What are the challenges of good governance in land administration mention them and what are solutions do you suggest solving the challenges that are happening?

#### Interview for Local Residents

1. Perception on the level of good governance

1.1. What is your level of understanding regarding good governance practice in land administration?

1.2. Have you ever attended any training /awareness creating regarding good governance by the woreda/tabia? If you yes, how frequent is given ?

1.3. How do you express the level of good governance at land administration?

1.4. How do you evaluate the commitment of the land administration officials towards forging good governance?

2. Transparency

2.1. To what extent is the level transparency of land administration sector in terms of the following issues?

Accessibility of land information

Openness of decision making process over land service delivery  Accessibility land dispute resolving institutions/ mechanisms

Openness of the dispute resolving institutions

2.2. Do you feel free to ask/demand information about public documents?

2.3. What is your perception regarding your right to take part in discussions and public hearings of land issues?

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2.4. Do you know when the land administration officials are appointed or dismissed?

2.5. Over all, what is your perception regarding the level of transparent working procedure and its applicability of the land administration?

3. Accountability

3.1. How do you express the degree of accountability of the land administration sector?

3.2. What systems and tools are in place to ensure accountability in the land administration?

3.3. What is your opinion regarding the applicability of accountability mechanisms and tools?

4. Responsiveness

4.1. To what extent is the degree of accountability implementing in land administration sector in your tibia?

4.2. In your opinion, how do you explain the land administration responsiveness to the need, interest and claim of the public with regard to land and land related issues?

4.3. What grievance and conflict handling mechanisms are in place to tackle the issue of local community?

5. Factors that inhibit the performance of good governance in the land administration service delivery.

5.1. In your opinion, what do you think are the challenges towards ensuring good governance in the land administration?

5.2. Explain the solutions are used to solve the challenges encountered on accountability of the land administration sector?

I

## **Appendix III**

Questions for Focused Group Discussions

1General perception of focused group discussions on good governance in land administration.

1.1. What is the relationship between good governance and land administration ?

1.2 How good governance is importance for land administration?

1.3. How do you express the practice of good governance in land administration?

1.4. How do you observe the commitment of the land administrator officials on their works? At woreda,tabiaand kushet level

1.6. How do you evaluate the capacity of the land administrators of your woreda?

## 2. Transparency

2.1. How do you see the practice of transparency in land administration sector in terms of accessibility of land information, clarity of decision making process,implementation of dispute resolving mechanism openness of land laws ,rules and regulations and applicability of land laws ,rules and regulations for all people?

2.2. What mechanism do think that to realizing transparency in the land administrations?

2.3. Over all, what is your perception regarding the transparent working procedure and its applicability of the land administration?

## 3. Accountability

3.1. Do you think that land administrator officials are responsible to the people responsible rather than their leaders?

3.2. How can you remove or change your land administrator officials when they fail to discharge their responsibilities?

3.3. What systems and tools are in place to ensure accountability in the land administration?

3.4. What is your opinion regarding the applicability of accountability mechanisms and tools?

## J

## 4. Responsiveness

4.1. How do you observe the implementation of responsiveness in land administrator officials?

4.2. what is your opinion on land administrators do their works responsiveness within the given time frameworks?

4.3. What grievance and conflict handling mechanisms are in place to tackle the issue of local community?

5. what are problems that hinder on responsiveness of good governance in the land administration?

5.1. what are the mechanisms that realizing the principle of good governance responsiveness in the land administration

5.2. What solution do you suggest for the challenges encountered in responsiveness of land administrator officials?