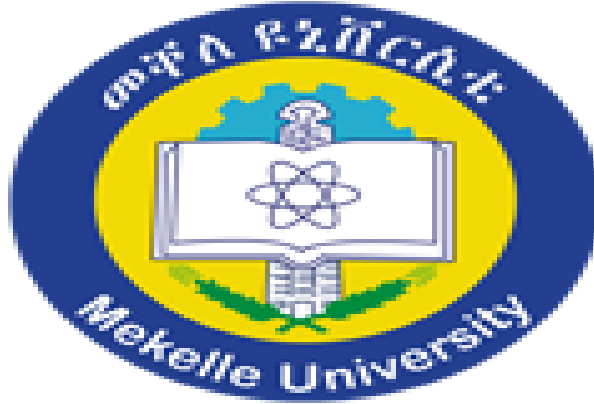


MEKELLE UNIVERSITY



College of Law and Governance

Department of Civics and Ethical Studies

**Assessment of Good Governance in Land Administration in Raya Alamata
Woreda**

Partial Fulfillment requirement Master of Art in Civic Ethical Studies

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Declaration

I undersigned hereby declare that the thesis entitled“ assessment of good governance in land administration in Raya Alamata woreda ”is my original work and has not been presented for a degree, diploma or fellowship to any other University and that all the sources of materials used for the thesis have been dully acknowledged.

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List of Acronyms and Initials (Abbreviations)

| | | | | | | | |
|-------|---------------|-------------|---------------|------------|--------------|-------------|----------------|
| ADB: | | | Asian | | Development | | Bank |
| AGGN | | :African | Good | | Governance | | Network |
| AU: | | | | | African | | Union |
| CISDL | Centre | for | International | | Sustainable | Development | Law |
| CSO | | Civil | | | Society | | Organization |
| DAC | | Development | | | Assistance | | Committee |
| DESA | Department | of | Economic | and | Social | | Affairs |
| ECA | | Economic | | Commission | | for | Africa |
| EIO | Ethiopian | | Institution | of | the | | Ombudsman |
| EPRDF | Ethiopian | People's | Revolutionary | | Democratic | | Front |
| ETB | | | Ethiopian | | | | Birr |
| FAO | Food | | and | | Agricultural | | Organization |
| FDRE | Federal | | Democratic | | Republic | of | Ethiopia |
| GPS | | Global | | | Position | | system |
| HF | | House | | | of | | Federation |
| HPR | House | of | people | | of | | Representative |
| IFAD | International | Fund | for | | Agricultural | | Development |
| LGs | | | Local | | | | Governments |

NDESA Nations Department of Economic and Social Affairs
 NGO Non-Government Organization
 OECD Organization for Economic Cooperative and Development
 PSIR Political Science and International Relations
 RJGAR Rwanda Joint Government Assessment Report
 SNNPR Southern Nations Nationalities and Peoples' Region UN/DESA United Nations
 Development of Economics and Social Affairs UN United Nations
 UNDP United Nations Development Program
 UNECE United Nations Economic Commission for Europe
 UN-GGIM United Nations Committee of Experts on Global Geospatial Information
 Management
 UN-Habitat United Nations Human Settlements Programme USAID United States Agency for
 International Development WB World Bank

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Abstract

This study assessed the practice of good governance in land administration in the Raya Alamata Woreda of the Tigray National Regional State, focusing on accountability and transparency as key indicators. The research involved purposive selection of land administration bodies and their respective Tabiyas—specifically Tabiya Garjale, Tabiya Tao, Tabiya Timuga, and Tabiya Laelay Dayu. Data collection methods included questionnaires, interviews, and focus group discussions for primary data, while secondary sources comprised relevant journals, books, and reports. A total of 154 respondents participated, providing a comprehensive overview of current land governance practices.

The findings revealed significant challenges impacting good governance in land administration. Major issues included lack of accessibility to information, unclear rules and regulations, and inadequate data management. Additionally, factors such as discrimination, corruption, political influence, and insufficient commitment emerged as critical obstacles. The study highlighted minimal levels of transparency and accountability within the land administration framework, emphasizing the urgent need for systemic improvements to enhance governance.

To address these challenges, the Woreda government must enhance collaboration with the Tigray Regional government and the Anti-Corruption Commission. Key recommendations include developing clear guidelines, employing qualified experts, offering training, and providing adequate incentives for land administration personnel. Strengthening checks and balances within the system, alongside prominently displaying principles of good governance in all land administration offices, will be crucial for improving governance in this sector.

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Chapter One: Introduction

1.1 Background of the Study

Globally, land governance is a pivotal issue in achieving sustainable development, poverty alleviation, and equitable resource distribution [Garcia, 2022; Peters, 2023; UN-Habitat, 2023]. Effective land governance encompasses the rules, processes, and institutions through which decisions about land access, use, and control are made and implemented, ensuring land rights are recognized and protected [O'Brien, 2021; Smith, 2021; Taylor, 2021]. In many developing countries, weak institutions and governance failures in land administration result in land conflicts, informal settlements, land grabbing, and environmental degradation [Lewis, 2023; Nguyen, 2024; Williams, 2024]. The United Nations Global Geospatial Information Management (UN-GGIM, 2015) and the World Bank have recognized that transparent and accountable land governance is key to economic growth and social stability [Brown & Green, 2022; Clark, 2022; Davis, 2023]. Programs like the Land Governance Assessment Framework (LGAF) have been introduced to evaluate land governance systems across nations, aiming to support reforms that increase security of tenure, reduce corruption, and ensure equitable access to land [Anderson, 2022; Foster, 2022; Harris, 2024].

In the African context, land remains a critical asset that is deeply embedded in cultural, social, and economic relations [Johnson, 2022; Martin, 2023; Miller, 2023]. However, Africa faces persistent challenges in land governance, including the absence of land records, overlapping legal frameworks (customary vs. statutory law), and widespread corruption in land transactions [Roberts, 2021; Thompson, 2021]. The African Union's 2009 Framework and Guidelines on Land Policy in Africa emphasized the importance of land governance for peace, development, and sustainable land use [UN-Habitat, 2023]. Despite such frameworks, many African states struggle with land disputes, elite land capture, and weak enforcement mechanisms [Garcia, 2022; Peters, 2023; UN-Habitat, 2023]. Large-scale land acquisitions, commonly referred to as "land grabbing," often marginalize smallholder farmers and indigenous communities, highlighting the urgent need for governance systems that are transparent, inclusive, and equitable [O'Brien, 2021; Smith, 2021; Taylor, 2021].

Ethiopia presents a complex case of land governance due to its political history and socio-economic transformations [Lewis, 2023; Nguyen, 2024; Williams, 2024]. Historically, land tenure systems have shifted dramatically from the feudal ownership of the imperial era to the socialist nationalization under the Derg, and finally to the current public ownership model under the Ethiopian People's Revolutionary Democratic Front (EPRDF) and its successors [Brown & Green, 2022; Clark, 2022; Davis, 2023]. According to the FDRE Constitution (1995), land is owned by the state and peoples of Ethiopia and cannot be sold or exchanged [Anderson, 2022; Foster, 2022; Harris, 2024]. Although this legal framework aims to prevent land concentration and ensure equitable access, it has led to bureaucratic inefficiencies, limited investment incentives, and tenure insecurity in some regions [Johnson, 2022; Martin, 2023; Miller, 2023]. The Ethiopian government has launched land certification programs to enhance tenure security, especially for rural farmers, yet challenges related to capacity, transparency, and conflict resolution persist [Roberts, 2021; Thompson, 2021].

Despite policy reforms and donor support, land governance in Ethiopia remains hindered by weak institutional capacity, political interference, and lack of accountability [Garcia, 2022; Peters, 2023; UN-Habitat, 2023]. Studies show that land allocation and certification processes are often opaque, allowing local elites to exploit the system [O'Brien, 2021; Smith, 2021; Taylor, 2021]. Land disputes are common, partly due to ambiguous land boundaries and lack of public participation in decision-making [Lewis, 2023; Nguyen, 2024; Williams, 2024]. Additionally, women's land rights are often undermined due to cultural norms and limited legal awareness, despite policies promoting gender equity [Brown & Green, 2022; Clark, 2022; Davis, 2023]. Furthermore, the land sector is vulnerable to corruption, particularly at the local level where officials may manipulate records or demand bribes for services [Anderson, 2022; Foster, 2022; Harris, 2024]. These issues emphasize the need for strong local governance mechanisms that promote transparency, accountability, and inclusiveness in land administration [Johnson, 2022; Martin, 2023; Miller, 2023].

In Tigray, as in other regions of Ethiopia, land is publicly owned, and regional laws have been enacted to manage land resources within the national framework [Roberts, 2021; Thompson, 2021]. The Tigray regional government developed its own land administration institutions and legal proclamations aimed at improving land tenure security, conflict resolution, and resource

management [Garcia, 2022; Peters, 2023; UN-Habitat, 2023]. However, evidence suggests that the effectiveness of these laws has been uneven due to limited technical capacity, inadequate monitoring systems, and weak coordination among stakeholders [O'Brien, 2021; Smith, 2021; Taylor, 2021]. Moreover, the region has been significantly affected by the recent conflict, which has disrupted land administration systems, displaced populations, and created new challenges around land restitution, claims, and access [Lewis, 2023; Nguyen, 2024; Williams, 2024]. The rebuilding of land governance structures in Tigray must therefore consider post-conflict realities and prioritize justice, community participation, and institutional resilience [Brown & Green, 2022; Clark, 2022; Davis, 2023].

1.2 Statement of the Problem

The issue of land governance in Ethiopia particularly in post-conflict regions like Tigray requires urgent research due to the complex interplay of displacement, institutional collapse, and contested land rights. Following the 2020–2022 Tigray conflict, land administration systems in areas like Raya Alamata Woreda have faced significant disruptions. Many local offices were either non-functional or lacked the human and technological capacity to manage land records effectively. Displaced populations returning to their former homes have often found their lands occupied, redistributed, or lacking official documentation. These realities have intensified tensions and require empirical investigation to inform post-conflict reconstruction, legal reform, and equitable land access (Gebregziabher, 2023).

Furthermore, the collapse or dysfunction of regional and local state institutions during the conflict severely weakened land governance mechanisms. The absence of credible governance during this period led to illegal land occupations, corrupt redistribution practices, and disputes over boundaries. With the recent establishment of the Tigray Interim Administration in 2025, there is now a window of opportunity to rebuild governance structures grounded in accountability, transparency, and inclusivity. Research is needed now to provide evidence-based

insights that can support reconstruction, legal harmonization, and community trust in land administration systems (UN-Habitat, 2023).

Land governance is vital both in general terms and specifically for the Raya Alamata Woreda due to the area's reliance on agriculture, which remains the primary livelihood for the majority of the population. Without good governance in land administration, there can be no assurance of tenure security, which discourages investment, degrades trust in government, and increases the risk of conflict. As land is a finite and contested resource, especially in fertile zones like Raya Alamata, poor governance can lead to widespread land grabbing, unsustainable use, and long-term socio-economic instability. Thus, establishing transparent and accountable governance systems is essential for promoting sustainable development and community resilience in the area (Khan et al., 2023).

Gender inequality also emerges as a critical concern in land access and governance. Although Ethiopian land laws formally support women's land rights, the reality is that women—particularly in rural and conflict-affected areas—face systemic exclusion. Cultural norms, limited access to legal information, and male-dominated local institutions hinder women's ability to claim or inherit land. Recent research by Moges and Tesfaye (2023) confirms that land governance structures across Ethiopia lack gender-sensitive frameworks, perpetuating discriminatory practices and undermining the broader goal of inclusive development. In Raya Alamata, no systematic efforts have been made to ensure that land restitution or redistribution includes the needs and voices of women, especially widows or female-headed households displaced by conflict.

Corruption is another pressing concern that highlights the gap between formal legal frameworks and real-world practices. Studies show that local land offices in Ethiopia, including those in Raya Alamata, are vulnerable to corruption due to weak oversight mechanisms, politicized appointments, and non-transparent land allocation processes. Abebe et al. (2023) reveal that land grabbing and illegal land transactions often involve both officials and community elites, eroding public trust and worsening inequalities. In the Raya Alamata context, past reports (2007–2009) document recurring issues such as rent-seeking, illegal land exchanges, and lack of public access

to information—problems that continue to undermine land governance and require systematic assessment.

Institutional weaknesses such as low human resource capacity, poor coordination between offices, and misalignment between regional policies and local practices—further exacerbate the challenges. Samsudin (2014) and Dinka (2016) identified these as long-standing issues in Ethiopian land administration, and they persist today. In post-war Tigray, these weaknesses are magnified due to the breakdown of administrative structures during the conflict and the difficulty in attracting skilled professionals to resume operations.

A prominent gap exists between the theoretical principles of good governance such as transparency and accountability and the actual practices observed in local land administration. Literature indicates that while these principles are well-defined in theory, empirical studies reveal significant inconsistencies when applied in real-life contexts, particularly in post-conflict settings. This discrepancy underscores the need for an accurate diagnosis of governance practices to ensure they align with established theoretical frameworks.

In the aftermath of conflict, many regions face unique challenges that necessitate a reevaluation of existing governance structures. Traditional systems often struggle to accommodate the new realities of land ownership, as highlighted in various studies. This situation calls for comprehensive governance frameworks designed to support equitable land recovery and redistribution, addressing the specific needs and contexts of affected communities.

Furthermore, principles of accountability and transparency are frequently neglected in discussions surrounding land governance. Research shows that the absence of mechanisms to enforce these principles can lead to corruption and mismanagement, eroding community trust and potentially igniting conflict. This gap emphasizes the critical need for governance systems that prioritize these foundational elements to foster legitimacy and prevent future disputes.

1.3. Research Questions

1. What were the key governance challenges faced in land administration in Raya Alamata Woreda?

2. How did stakeholder perceptions of land governance influence the effectiveness of land administration practices in Raya Alamata Woreda?
3. What roles did local government policies and practices play in promoting transparency and accountability in land administration in Raya Alamata Woreda?

1.4. Objective of the Study

1.4.1. General Objective

The general objective of this study was to assess the state of good governance in land administration in Raya Alamata Woreda.

1.4.2. Specific Objectives

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1. To evaluate the effectiveness of local government policies and practices in enhancing transparency and accountability in land administration..
2. To examine stakeholder perceptions regarding effectiveness of good governance practice in land administration.
3. To identify the challenges of good governance in land administration in Raya Alamata Woreda

1.5. Significance of the Study

This study held both academic and practical significance. Academically, it contributed to the growing body of knowledge on land governance, particularly in post-conflict settings like Raya Alamata Woreda, Tigray Region. By focusing on the principles of accountability and transparency, the research bridged the gap between theoretical governance frameworks and the actual practices observed in rural land administration. The findings of this study served as a valuable reference for other researchers, postgraduate students, policymakers, and development practitioners interested in understanding or improving land governance systems in Ethiopia and other developing countries. Furthermore, by fulfilling the academic requirements of the Master's program, the study supported the researcher in earning their MA degree in a relevant field.

Practically, the study provided evidence-based insights that informed decision-making at both regional and local government levels. In the context of Tigray's post-conflict recovery, effective land governance is critical for ensuring peace, justice, and equitable resource distribution. The study's focus on identifying gaps and challenges in the land administration of Raya Alamata helped local authorities, NGOs, and development partners design targeted interventions to strengthen institutional performance, reduce corruption, and improve land tenure security for all especially vulnerable groups such as women and displaced persons. As such, the research contributed not only to academic discourse but also to sustainable development and good governance efforts in the region.

1.6. Scope of the Study

Governance was considered a comprehensive issue practiced at global, national, regional, and local levels. Theoretically, the scope of the research was delimited to good land governance, incorporating accountability and transparency as key indicators. Geographically, the study was limited to Raya Alamata Woreda, particularly in Garjale, Tao, Tumuga, and Laelay Dayu kebeles. Methodologically, the researcher used a non-probabilistic sampling technique.

1.7. Limitation of the Study

While this study aimed to provide a comprehensive assessment of good governance in land administration in Raya Alamata Woreda, it was not without limitations. One of the primary limitations was the geographical scope, which focused only on selected kebeles Garjale, Tao, Tumuga, and Laelay Dayu. As such, the findings might not be generalizable to the entire woreda or other parts of Tigray or Ethiopia. Additionally, due to the recent post-conflict context, data collection was challenged by limited access to some communities, disrupted records, and the hesitancy of respondents to speak openly about sensitive governance issues, particularly corruption and land disputes.

Another limitation concerned the methodology. The use of non-probabilistic sampling methods, particularly purposive and convenience sampling might have resulted in sampling bias, limiting the representativeness of the findings. Furthermore, secondary data sources such as woreda reports and administrative records were not fully updated or accurate due to institutional

breakdowns during the conflict. Despite these constraints, the study provided important insights that could guide further research and policy reform in land governance in post-conflict settings.

1.8. Organization of the Study

This research was organized into five chapters. **Chapter One** introduced the study, presenting the background, statement of the problem, research questions, objectives, significance, scope, limitations, and key operational definitions. **Chapter Two** presented a review of relevant literature, including theoretical frameworks and empirical studies related to land governance, good governance principles, and post-conflict administration challenges. **Chapter Three** outlined the methodology used in the study, detailing the research design, data sources, sampling techniques, and methods of data collection and analysis.

Chapter Four presented and analyzed the data collected from the study area, highlighting key findings in relation to the research objectives. It included both qualitative and quantitative analysis where applicable. **Chapter Five** concluded the study by summarizing the major findings, drawing conclusions, and offering policy recommendations to improve good governance in land administration. The chapter also suggested areas for future research.

1.9. Operational Definition of Terms

- **Good Governance:** Referred to the effective, transparent, accountable, participatory, and equitable management of public affairs and resources. In this study, it focused specifically on land administration within the context of post-conflict recovery.
- **Land Governance:** Referred to the policies, rules, processes, and institutions that influenced how land was accessed, used, controlled, and managed. It encompassed both formal and informal institutions and included issues of land tenure security, land rights, and conflict resolution.
- **Transparency:** Referred to the degree to which information related to land decisions and transactions was openly available and accessible to the public. It was a key component in reducing corruption and increasing trust in government institutions.

- **Accountability:** Denoted the obligation of public officials and institutions to be answerable for their actions and decisions regarding land administration. This included legal, administrative, and ethical responsibilities.
- **Land Administration:** Denoted the process of recording, managing, and disseminating information about ownership, value, and use of land. In Ethiopia, this included land registration, certification, dispute resolution, and land use planning.
- **Post-Conflict Context:** Referred to the period following the Tigray conflict (2020–2022), characterized by institutional rebuilding, land restitution, and governance reform efforts in the region.

Chapter Two: Review of Related Literature

2.1 Basic Concepts and Definitions

2.1.2 Good Governance

The concept of good governance gained prominence in the 1980s, attracting the attention of economists, political scientists, and various international institutions such as the World Bank and IMF. This increased focus has led to empirical and theoretical debates surrounding its definition and elements (Chaudhry et al., 2009). While there is no universally accepted definition of good governance, several scholars have identified key components that are generally agreed upon (Liou, 2007). For the World Bank, good governance encompasses principles such as efficiency, accountability, participation, transparency, and equity (Chowdhury & Skarstedt, 2005; Grindle, 2010). It is seen as a crucial instrument for achieving sustainable development and poverty alleviation, fostering an environment where citizens can exercise personal freedoms and where resources are allocated effectively (UN, 2007).

Good governance is essential for effective public service delivery, establishing accountability among service users, providers, and government entities. The interaction between these stakeholders is vital for enhancing the quality of services provided (RJGAR, 2008). Furthermore, the World Bank links good governance to socioeconomic performance, arguing that governance crises negatively impact public goods and services, particularly in Africa. Effective delivery of

social services is a hallmark of good governance, and strategies such as co-production are suggested to enhance community involvement and sustainability in governance (Popoola, 2011).

2.2 Theoretical Review

Theoretical frameworks surrounding good governance often emphasize the relationship between governance practices and development outcomes. Theories such as New Public Management (NPM) advocate for efficiency and performance measurement in public service delivery, aligning closely with good governance principles (Hood, 1991). Furthermore, the Social Contract Theory posits that governance is a reciprocal agreement between the state and its citizens, necessitating accountability and transparency in governance processes (Rousseau, 1762). These theoretical perspectives underscore the importance of participatory governance and the need for institutional frameworks that promote citizen engagement and oversight.

2.3 Empirical Review

Empirical studies have examined the impact of good governance on various development outcomes. For instance, research by Kaufmann et al. (1999) highlights a positive correlation between governance indicators and economic performance across different countries. Similarly, studies in sub-Saharan Africa indicate that improved governance leads to enhanced service delivery and greater public trust in government institutions (Mungiu-Pippidi, 2013). However, challenges such as corruption and weak institutional capacities remain prevalent, undermining governance efforts. Empirical evidence also suggests that community engagement and participatory governance initiatives significantly improve accountability and service delivery outcomes (Fukuyama, 2013).

2.4 Policy Review

Policies aimed at promoting good governance have been implemented globally, focusing on decentralization, transparency initiatives, and anti-corruption measures. For instance, the United Nations Development Programme (UNDP) emphasizes the need for policies that foster democratic governance and citizen participation (UNDP, 2002). In many countries, land administration policies have been reformed to enhance accountability and public participation in

decision-making processes, reflecting the principles of good governance. However, the effectiveness of these policies often hinges on the political will of leaders and the capacity of institutions to implement reforms (World Bank, 2017).

2.5 Conceptual Framework

The conceptual framework for this study integrates various elements of good governance, emphasizing the relationships between accountability, transparency, participation, and effective service delivery. The framework posits that strong governance structures facilitate better public service outcomes by enhancing accountability mechanisms among stakeholders. It also suggests that participatory governance leads to improved trust between citizens and government entities, ultimately fostering a more effective governance environment. This framework will guide the analysis of land administration practices in Raya Alamata Woreda and their implications for governance and development.

By incorporating these elements, the review of related literature provides a comprehensive understanding of good governance, highlighting its theoretical foundations, empirical evidence, policy implications, and a conceptual framework that informs the study's objectives.

2.6 Accountability in Land Administration at Local Level of Government

Accountability and governance are interrelated, reflecting the lawful implementation of policies that serve stakeholders' best interests. Various mechanisms, such as transparency initiatives and oversight panels, are essential for holding institutions accountable (Carrington et al., 2008). Accountability in land administration is defined as the responsibility of institutions and officials to justify their actions and decisions regarding land policies. Key indicators of accountability include reporting mechanisms, financial disclosures, and conflict resolution processes (Dinka, 2016). Effective accountability in land administration requires clear institutional responsibilities, appropriate oversight, and community trust. It encompasses planning and regulation, ensuring that service providers are answerable to the public (Weldeabrha, 2017). However, challenges such as corruption, lack of commitment from officials, and inadequate accountability mechanisms undermine good governance in local land administration (Dinka, 2016). Addressing

these challenges is critical for fostering a governance environment that promotes transparency, equity, and effective service delivery.

2.6.1 Accountability

Accountability involves the acceptance of responsibility for ethical conduct towards others. In the workplace, it includes setting deadlines, delegating tasks, defining ownership, and rewarding success. It is a subjective concept that reflects how individuals understand ownership and the consequences of their decisions on others. Accountability requires acknowledging and rectifying mistakes, rather than shifting blame. In leadership roles, accountability means accepting responsibility for decisions, policies, and administrative actions. It is a process aimed at helping individuals or institutions meet their responsibilities and achieve their goals. Four key components underpin accountability: participation, evaluation, transparency, and feedback mechanisms. These components work together to ensure that goals are established and ownership is effectively delegated.

2.6.2 Transparency

Transparent governance implies openness within the governance system, characterized by clear processes, procedures, and easy access to public information for citizens. Transparency ensures that decisions and their enforcement adhere to established rules and regulations, allowing affected individuals to access relevant information freely. It emphasizes that decision-making processes and the resulting decisions must comply with transparency principles, which rely on the free flow and dissemination of information. Transparency in governance refers to the openness and accessibility of information pertaining to governance activities, policies, and decisions. It is essential for building trust and promoting accountability among citizens, as it allows them to understand government actions and their implications.

2.5 Land Governance

Land is commonly defined as the solid, dry surface of the Earth, encompassing various natural resources such as rivers, lakes, and ecosystems. Human manipulation of land, including agriculture and urban development, also constitutes part of land use. Land administration

encompasses the processes and systems used to determine, record, and disseminate information about land ownership, value, and use. It involves managing land rights, facilitating land transactions, and supporting land-related policy. The term "land administration" was coined by the United Nations Economic Commission for Europe (UNECE) in 1993. Effective land administration systems are vital for economic development, social stability, and environmental sustainability.

According to the UNECE, land administration includes determining, recording, and disseminating information about land when implementing land management policies (Bennett & Alemie, 2015). These systems vary from country to country but share fundamental functions related to the systematic organization and official recording of land tenure (Samsudin et al., 2014). Efficient policy implementation is crucial for meeting public needs in social, economic, and environmental contexts. Furthermore, land administration serves as a tool for operating land policy instruments, enhancing sustainable development influenced by historical, economic, and social factors (Groenendijk et al., 2013).

Theoretical Review

Theoretical frameworks surrounding accountability in land administration often draw from governance theories that emphasize the relationship between institutional structures and public trust. The principal-agent theory posits that clear roles and responsibilities between agents (officials) and principals (citizens) are crucial for ensuring accountability (Jensen & Meckling, 1976). Furthermore, the theory of social accountability highlights the importance of citizen engagement and oversight in holding public officials accountable (Fox, 2007). These frameworks provide a foundation for understanding the dynamics of accountability within land administration systems.

Empirical Review

Empirical studies have explored the effectiveness of accountability mechanisms in land administration across various contexts. Research by Binswanger-Mkhize et al. (2010) demonstrates that enhanced accountability in land governance leads to improved service delivery and greater public trust. Additionally, studies indicate that participatory approaches, where

citizens are actively involved in decision-making, significantly enhance accountability and outcomes in land administration (Mungiu-Pippidi, 2013). However, challenges such as corruption and inadequate institutional frameworks persist, limiting the effectiveness of accountability measures in many regions.

Policy Review

Policies aimed at enhancing accountability in land administration often focus on decentralization, anti-corruption measures, and transparency initiatives. The United Nations Development Programme (UNDP) emphasizes the need for policies that promote democratic governance and citizen participation (UNDP, 2002). In many countries, reforms have been implemented to improve land administration practices, fostering greater accountability and public engagement. Nonetheless, the success of these policies often depends on the political will of leaders and the capacity of institutions to implement reforms effectively (World Bank, 2017).

Conceptual Framework

The conceptual framework for this study integrates the elements of accountability, transparency, and effective land governance. It posits that robust accountability mechanisms, characterized by clear roles, community engagement, and transparency, are essential for improving service delivery in land administration. The framework suggests that participatory governance enhances trust between citizens and government entities, ultimately fostering a more effective governance environment. This framework will guide the analysis of land administration practices in Raya Alamata Woreda and their implications for governance and development.

CHAPTER THREE

3. RESEARCH DESIGN METHODOLOGY

3.1. DISCRPTION OF THE STUDY AREA

The research is conducted in Raya Alamata Woreda, which consist of 15 Tabiyas. The researcher selected Raya Alamata Woreda purposively for the very reason that the researcher not faced challenges of communication in the research process with the local people and service providers because the researcher has been working for about three years in Dayu secondary school by teaching. Thus, the Woreda is more convenient for the researcher since the researcher is familiar with the place. The area of good governance is selected because it is a burning issue at the current time particularly at local government. Likewise, the land sector that the researcher selected from among the Woreda public sectors because in the land administration there will be service providers and administrators frequently accused and arrested related to land corruption as comparing to other public sectors. It also includes more service users than the other public sectors

3.2. Research Strategy

The research strategy employed in this study encompasses both qualitative and quantitative research methods. Although the qualitative method is utilized to a greater extent, incorporating both approaches serves to mitigate the limitations inherent in relying on a single method. The qualitative strategy enables the researcher to explore, understand, and interpret complex concepts effectively from the respondents' perspectives, including their attitudes and behaviors. This approach is particularly valuable for gaining in-depth insights into the nuances of the subject matter.

Conversely, the quantitative research strategy is employed to organize and present the data collected from respondents in a structured manner. This includes utilizing tables, frequencies, and percentages to summarize the findings quantitatively. By integrating both qualitative and quantitative strategies, the research aims to provide a comprehensive understanding of the issue at hand, adapting the approach based on the specific context and the results obtained.

3.3 Research Design

The research design outlines the overall framework and methodology used to address the research questions effectively. In this study, a mixed-methods design is adopted, integrating both qualitative and quantitative elements to create a more holistic perspective. The qualitative design focuses on collecting in-depth information through interviews, focus groups, or open-ended surveys, allowing for rich, descriptive data that captures the complexity of respondents' experiences.

On the quantitative side, the design involves structured surveys or experiments that yield numerical data, enabling statistical analysis to identify patterns and relationships. This combination allows for triangulation, where findings from one method can inform and validate the results of the other. By employing a mixed-methods research design, the study aims to enhance the reliability and validity of the findings, ultimately leading to more robust conclusions.

3.4. Data Type and Sources

The researcher indicated that both qualitative and quantitative data were utilized in the study. To achieve this, the researcher employed both primary and secondary sources of data. Primary data were gathered through semi-structured interviews, semi-structured questionnaires, and focus group discussions with service users and providers of the land administration in Raya Alamata Woreda.

On the other hand, secondary data were collected from various sources, including reports from the Woreda and local, regional, and national government organizations, as well as research papers, journals, and articles. This approach aimed to provide a clear theoretical and conceptual understanding of the background and the existing situation of land governance, particularly in relation to the principles of accountability and transparency.

3.5. Sampling Design, procedures and Frame

The researcher has used non-probabilistic sampling techniques as a result of predominantly a qualitative data types as well as data sources in conducting the research study. From these types of non-probabilistic sampling techniques, purposive and convenience sampling will be employed to select sample of respondents. The purposive sampling procedure is essential to obtain credible evidence or information from the experts directly by identifying the person with the information and subject matter (Kothari, 2004). Hence, purposive sampling technique was used to select the focused group and interview of respondents. On the other hand, the convenience sampling is an essential sampling procedure to gather the available or close hand information from the convenient people to test or measure validation rather than obtaining generalize inferences (Ibid). Besides, it helps to run the research activities and to reduce the more cost. As a result, the researcher was used convenience sampling to employ the sample of households from the purposively selected Tabiyas or Kebeles and their respective Kuset to the questionnaire respondents because it is difficult to distribute questionnaires to the whole populations to be studied. The questionnaires will be distributed by four teachers and four Agricultural experts because the distance between selected sampling Tabiyas is too large to manage and difficult to do alone. To undertake this task the researcher will be informed to the enumerator before they begun distributing the questionnaires to mastering the process of the activities.

Moreover, the Woreda land administration sector, Tabiyas and Ketenas or kushets will be selected purposively for the research. The land administration under the study Woreda has selected in preferring from the other public sectors because it includes more amounts of service users and the frequency of the accused and arrested administrators and service providers in land corruption in relation to other public sectors. Moreover, no research is conducted related to good governance in this Woreda. Then, the researcher select the four Tabiyas from 15 on account of the practice of good governance and land administration.

| | | | |
|-----------------|-------------------------------------|------------------------|--------------------------------|
| Selected Tabiya | Total population of selected Tabiya | Total no of house hold | Total no samples of respondent |
|-----------------|-------------------------------------|------------------------|--------------------------------|

| | M | F | T | M | F | T | M | F | T |
|----------------|-------|-------|-------|------|------|------|-----|----|-----|
| Garjal | 5735 | 6100 | 11835 | 1973 | 1614 | 3587 | 34 | 27 | 61 |
| Tao | 4527 | 4634 | 9161 | 1547 | 489 | 2036 | 26 | 9 | 35 |
| Timu ga | 3890 | 3918 | 7808 | 1076 | 416 | 1492 | 18 | 7 | 25 |
| laelay Dayu | 4488 | 4401 | 8889 | 1502 | 474 | 1976 | 25 | 8 | 33 |
| Total | 18640 | 19053 | 37693 | 6098 | 2993 | 9091 | 103 | 51 | 154 |

Table 3.1: Sampling frame

Source: Office of planning and finance Raya Alamata Woreda(2011s E.C).

3.6. Target Population and Sample Size

The researcher stated that the service providers and service users of Raya Alamata Woreda would be considered as the target population for the study, drawn from four purposively selected Tabiyas as the sample. It was reported that the researcher had utilized a sample of 154 respondents from the selected Tabiyas and their respective Kebeles or Kushets. The researcher explained that this sample size was chosen by taking into account the budget and time allocated for the research, noting that an increase in sample size would require more time to engage with respondents and would make it challenging to cover the study area due to the population size of the residents.

The researcher further mentioned that the sample size would be developed using the simplified Yamane's formula (1967:886), as cited in Israel (1992), and Amugune (2014) had argued that this formula is effective for calculating sample size when the target population is homogeneous. Accordingly, the researcher affirmed that the current samples possessed a homogeneous character. It was indicated that the researcher would adopt an 8% level of significance or precision to conduct the research in the selected Tabiyas and their respective Kebeles or Kushets within the land administration of the chosen public institution of the Woreda, as social science

research allows for a significance level ranging from 1% to 10%. The researcher also noted that the number of respondents from the four selected Tabiyas was determined using a proportionate sampling technique, considering the household distribution in the Tabiyas. The researcher expressed a belief that this sample size was representative for the qualitative research type.

$$n = \frac{N}{1 + N(e)^2}$$

N=9335, e=8%; n=154.

Where, n=sample size (number of respondents); N=total population

e=level of significance (precision)

3.7. Data Collection Methods and Instruments

The researcher reported that the service providers and service users of the land administration in Raya Alamata Woreda had been selected as the target population for the study, given that the research would be conducted within the scope of this Woreda's land administration. It was highlighted that service providers and users engage in downward and upward interactions concerning service delivery in land administration. The researcher indicated that, from this target population, three data gathering tools would be employed: questionnaires and focus group discussions for service users, and interviews for service providers, administrators, people's representatives, and grievance receivers of the Woreda. The main rationale for using these three instruments, as per the researcher, was to ensure the validity of the data. In support of this approach, Creswell (2003) was cited as stating that considering multiple sources of information, methods, and techniques helps substantiate data and information through a triangulation process for maximum validity and reliability.

3.7.1. Questionnaires

The researcher explained that semi-structured questionnaires had been used because they provide opportunities for respondents to express their perceptions, feelings, attitudes, and understanding regarding land administration. It was noted that these questionnaires would be distributed in Raya Alamata Woreda, specifically in the Kebeles of Garjale, Tao, Tumuga, and Laelay Dayu.

The researcher added that the questionnaires would be administered in local languages to ensure that respondents could understand them easily.

3.7.2. Interviews

The researcher stated that interviews were also employed to gather information, with one interview conducted with a service provider from each Tabiya and two with the Woreda land administrator, as the latter was believed to possess more comprehensive information compared to the Tabiyas' land administration. Furthermore, it was reported that the researcher would conduct interviews with two individuals from people's representatives and grievance receivers of the Woreda to enhance accuracy. Consequently, the researcher mentioned that a total of eight individuals would be interviewed for the study, considering them as sources of unknown facts through face-to-face contact to capture their inner feelings and acquire valuable information. The researcher also emphasized that another key reason for conducting interviews was to understand the possible views and reactions of different individuals in varied situations concerning the same issues in a comprehensive and detailed manner, as well as to cross-check responses from the questionnaires. In alignment with this, Dawson (2007) was cited as arguing that semi-structured interviews are the most common type used in qualitative social research. Thus, the researcher reported having used a semi-structured interview schedule to gather sufficient information from the respondents, designed in the local language to facilitate effective communication within a short period of time.

3.7.3. Focus Group Discussions

Additionally, the researcher noted that focus group discussions had been utilized as a source of information to support data obtained from questionnaires and interviews. It was explained that this method aids in the deep identification, articulation, and analysis of problems. The researcher reported that focus group discussions would be conducted in each of the selected Tabiyas, forming four groups of five individuals each. It was further mentioned that the researcher would select one participant from each category—women's associations, youth, peasants, merchants, and civil servants—considering factors such as education level, gender, and age to ensure inclusivity among respondents. The researcher stated that focus group discussions had been used to cross-check and triangulate data collected from multiple sources, adding that data

triangulation would help address limitations and biases arising from a single method, thereby enhancing the reliability and validity of the findings. To this end, the researcher described their role as a facilitator during the focus group discussions.

3.8. Data Processing and Analysis

The researcher reported that after collecting the data, it had been manually edited at home. It was further stated that the same data would be summarized and rearranged, with efforts made to organize it into a descriptive form. The researcher explained that a qualitative approach had been used to capture respondents' views on the degree of transparency and accountability through interviews, focus group discussions, and open-ended questionnaires. Consequently, it was noted that the qualitative data would be analyzed using descriptions and interpretations. Additionally, the researcher mentioned that percentages and tables had been analyzed through a quantitative method, utilizing Microsoft Excel for this purpose. Therefore, it was affirmed that both quantitative and qualitative methods of data analysis had been employed.

3.9 Ethical Considerations

The researcher emphasized the importance of adhering to ethical standards throughout the study, focusing on key considerations such as obtaining informed consent, ensuring confidentiality, and maintaining participants' right to withdraw from the study. These ethical principles were integral to fostering trust and respect between the researcher and the participants, thereby enhancing the overall integrity of the research process.

Informed consent was prioritized, with the researcher ensuring that all participants were fully aware of the study's purpose, procedures, and potential risks before their involvement. Participants were required to provide written consent, confirming their understanding and agreement to participate in the research. This process not only safeguarded participants' autonomy but also promoted transparency regarding the research aims and methodologies.

To protect the privacy of respondents, the researcher implemented measures to ensure that all collected data remained confidential. Identifying information was removed from the data set, and all responses were anonymized to prevent any potential breaches of privacy. Participants were

assured that their information would be used solely for the study and not disclosed to unauthorized individuals. By addressing these ethical considerations, the researcher aimed to uphold the dignity and rights of all participants, ultimately enhancing the credibility and reliability of the research findings.

Chapter Four

4. Results and Discussion

4.1 Introduction

This analysis part includes three parts. The first part concerned with back ground information of the respondents. The study is all inclusive in which respondents from sexes, educational level and age level were entertained from the sample Tabiya. The second part concerned with the perception of respondents on transparency of the land administration to the public in the Woreda and Tabiya level. This part include clarity of rules, regulation and decision making, openness information to the public, accesses of information regarding to laws, rules, regulations, proclamations, and policies and the awareness of the public. This part also includes about the availability of data, the land distribution, and the issues of compensation, the level and challenges of transparency. Besides, it also includes the role of public institution and the mechanisms to address the challenges of transparency. The third part concerned with the perception of respondents on the accountability of the land administration office to the public in both Woreda and Tabiya Level. This part includes issues like upward and downward accountability, commitment, capacity and power, practice of decentralization, and level of accountability, corruption, discrimination and satisfaction of service users and challenges and mechanism of accountability. One hundred fifty four (154) household service users were participated to assess the practice of good governance in land administration in Raya Alamata woreda. From the 154 distributed questionnaires, 154 of them were collected, because the researcher well informed to the enumerators about the mechanisms of distributing and collecting of questionnaires, the value of respondents and questionnaires in line errors and significance and punctuality. Besides, the researcher has controlled the data collection by close supervision of the researcher. Furthermore; the researcher distributed 21 questionnaires to pre-test the questionnaires language, clarity, and attraction in the light of respondents.

The general characteristics of the respondents were analyzed based on their age, sex, and educational status and settlement sites. This chapter analyzes and discusses the major findings of the research based on the data collected using questionnaire, interview and focus group

discussions. The data related to transparency and accountability was analyzed quantitatively to the quantitative questionnaires from the sampled respondents and qualitatively from the interview and focused group discussions. Therefore, tables, figures, average and percentages were widely employed.

4.2. General Demographic Characteristics of Respondents

The main attention of the research is to assess the practice of Good governance in land administration in Raya Alamata woreda by taking three Tabiyas as samples which are Garjale and Tao from the urban and Timuga and Laelay Dayu from rural. The demographic characteristics of the respondents include their ages, sex and educational level as well as settlements sites. Those are analyzed as following in the two tables.

Table4. 1: Respondents profile based on located area and sex

| Tabiya | | Sex | | | | | |
|--------|------------|------|-------|--------|-------|-------|-------|
| | | Male | | Female | | Total | |
| Urban | | FR | PRT | FR | PRT | FR | PRT |
| | Garjale | 34 | 22.08 | 27 | 17.53 | 61 | 39.61 |
| | Tao | 25 | 16.23 | 8 | 5.2 | 33 | 21.43 |
| | Total | 59 | 38.31 | 35 | 22.73 | 94 | 61.04 |
| Rural | Timuga | 26 | 16.88 | 9 | 5.85 | 35 | 22.73 |
| | LaelayDayu | 18 | 11.69 | 7 | 4.54 | 25 | 16.23 |
| | Total | 44 | 28.57 | 16 | 10.39 | 60 | 38.96 |
| Total | | 103 | 66.88 | 51 | 33.12 | 154 | 100 |

Source: own field survey, 2019

Table 4.1 mainly concerned with the distribution of areas and sex of the sample respondents. As table one indicated, the result from the total respondents 103 (66.88%) and 51(33.12%) male and female respectively. The above mentioned percentages show that the majority of the potential respondents were males, because the head of the households were dominated by the males. The table also indicated that about 94(61.04%) of the respondents were from the urban areas. From the total urban respondents around 59(38.31%) and 35(22.73%) were male and female

respondents respectively. Whereas about 60 (38.96%) of respondents of the sample were taken from the rural areas. From the total respondents of the rural area, about 44(28.57 %) and 16(10.39%) of the respondents were male and female respectively. To generalize from the above discussion in both urban and rural sample respondents, it was dominated by male respondents. When compare the disparity between male and female respondents in both rural and urban were greater in the rural area since in this area the head of the house hold highly controlled by the male sex. From this fact, the researcher concluded that more ratio female respondents included in the urban than rural area.

Table4. 2: Respondents profile classified by Age, Sex and Educational level

| Age | Sex | Educational level | | | | | | | | | | | | Total | |
|-------|-----|-------------------|------|-----|-------|------|------|-------|-------|-------------------------|-------|---------------|------|-------|-------|
| | | Illiterate | | 1-4 | | 5 -8 | | 9 -12 | | Certificate and Diploma | | Degree &above | | | |
| | | F | PRT | FR | PRT. | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT |
| 18-24 | M | 1 | 0.64 | 3 | 1.94 | 2 | 1.29 | 8 | 5.19 | 10 | 6.49 | 3 | 1.94 | 26 | 16.88 |
| | F | 1 | 0.64 | 2 | 1.29 | 1 | 0.64 | 4 | 2.59 | 5 | 3.24 | 1 | 0.64 | 14 | 9.09 |
| 25-40 | M | 4 | 2.59 | 7 | 4.54 | 2 | 1.29 | 4 | 2.59 | 11 | 7.14 | 7 | 4.54 | 35 | 22.72 |
| | F | 1 | 0.64 | 2 | 1.29 | 2 | 1.29 | 3 | 1.94 | 4 | 2.59 | 4 | 2.59 | 16 | 10.38 |
| 41-60 | M | 3 | 1.94 | 11 | 7.14 | 1 | 0.64 | 2 | 1.29 | 8 | 5.19 | 4 | 2.59 | 29 | 18.88 |
| | F | 2 | 1.29 | 4 | 2.59 | 1 | 0.64 | 2 | 1.29 | 3 | 1.94 | 2 | 1.29 | 14 | 9.09 |
| >60 | M | 3 | 1.94 | 2 | 1.29 | 1 | 0.64 | 2 | 1.29 | 3 | 1.94 | 1 | 0.64 | 12 | 7.79 |
| | F | 2 | 1.29 | 1 | 0.64 | | 0 | 1 | 0.64 | 2 | 1.29 | 1 | 0.64 | 7 | 4.54 |
| Total | M | 11 | 7.14 | 23 | 14.93 | 6 | 3.89 | 16 | 10.38 | 32 | 20.77 | 15 | 9.74 | 103 | 66.88 |
| | F | 6 | 3.89 | 9 | 5.84 | 4 | 2.59 | 10 | 6.49 | 14 | 9.09 | 8 | 5.19 | 51 | 33.11 |

Source: my own field survey, 2024/25

Table 4.2 mainly concerned with the issues of education level and age of the respondents. As result, about 40(25.97%) of respondents were in between the age of 18-24 , about 51(33.1%) of respondents from ages 25-40, 43(27,97%) of respondents from 41-60 age, 19(12.33%) from

the age 60 and above. As far as the above statistical numbers the larger percent of respondents occur in the age of 25-40 which showed that the greatest the sample of the research are the most productive group of the society. Regarding to the educational level of the respondents about 17 (11.03%) of the sample respondents were illiterate .The overwhelming majority were literate which lies from grade one up to degree and above but had variation between the intervals in their educational level. The majority of the respondents occurred in the Certificate and diploma level. Next to this grade 1-4, degree and above and then illiterate and the least respondents occur in the interval grade 5-8 and then grade 9-12. Therefore, from the above discussion, the samples were included from all educational levels, to have inclusive and fair distributions.

4.3. Transparency in local land Administration

Transparency is among the core elements of good governance. It means a free and open flow of information from the government organization to the public in order to control, accountable and performance activities of government (UN, 2007). Transparency has a pivotal role to make decision in the manner of openness and clearness by the involvement the stakeholders in the decision making process. Hence, it is important to make information available widely, to prevent and minimize corruption, to assess openness and clarity of information, processes, institutional rules, and decisions to the community members (Liou 2007). From this regard information and transparency in government appears broadly useful and correct. Hence, transparency is an essential principle of good governance in land administration to free flow of information to the public (UN-HABITAT, 2004)

4.3.1. Clarity of procedures and decisions in land administration

Table4. 3: perception of respondents on clarity of procedures and decisions in land administration

| | SA | | A | | UC | | DA | | SDA | | TOTAL | |
|----|---|-----|----|-----|----|-----|----|-----|-----|-----|-------|-----|
| | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT |
| Q1 | Rules and procedures of the land administration office are clear to service users | | | | | | | | | | | |

| | | | | | | | | | | | | |
|--------|--|------|----|-------|----|------|----|-------|----|------|----|-----|
| Tabiya | 7 | 4.54 | 6 | 3.89 | 13 | 8.44 | 58 | 37.6 | 70 | 45.5 | 15 | 100 |
| | | | | | | | | 6 | | 5 | 4 | |
| Woreda | 6 | 3.89 | 14 | 9.09 | 15 | 9.74 | 98 | 63.6 | 21 | 13.6 | 15 | 100 |
| | | | | | | | | 3 | | 3 | 4 | |
| Q2 | Do you think that decisions are open to the public | | | | | | | | | | | |
| Tabiya | 4 | 2.59 | 7 | 4.54 | 19 | 12.3 | 59 | 38.31 | 65 | 42.2 | 15 | 100 |
| | | | | | | 3 | | | | | 4 | |
| Woreda | 5 | 3.24 | 8 | 5.19 | 22 | 14.2 | 32 | 20.77 | 87 | 56.4 | 15 | 100 |
| | | | | | | 8 | | | | 9 | 4 | |
| Q2 | Decision made based on clear rules and regulations | | | | | | | | | | | |
| Tabiya | 5 | | 14 | 9.09 | 12 | 7.79 | 46 | 29.87 | 72 | 46.7 | 15 | 100 |
| | | 3.24 | | | | | | | | 5 | 4 | |
| Woreda | 7 | | 17 | 11.03 | 56 | 36.3 | 61 | 39.61 | 18 | 11.6 | 15 | 100 |
| | | 4.54 | | | | 6 | | | | 8 | 4 | |

Source: my own field survey, 2024/25

NB: FR= Frequency, PRT= Percentage, SA= Strongly Agree, A= Agree, UC= Uncertain, DA=Disagree, SA=Strongly Disagree, Q= question

As indicated in table 4.3, respondents were asked to rate the extent they agree and disagree on the clarity of rules and procedures of land administration office. Thus, 7(4.54%) and 6(3.89%) of the respondents replied strongly agree and 6(3.89%) and 14(9.09%) of the respondents replied agree while 58(37.66%) and 98(63.63%) of the respondents replied disagree in the Tabiya and Woreda level respectively. Similarly 70(45.55%) and 21(13.63%) of respondents replied strongly disagree for the clarity of rule and procedure the Tabiya and Woreda levels of land administration office. A matter of course, as compare between the Tabiya and Woreda the clarity of rule and procedure is more elusive in the Tabiya land administration level. To support this, the key informants of the interview note that the service users commonly said the land administration of the Woreda at different level have no open and clear rules and regulation rather they work arbitrarily. Therefore, according to the majority of respondents, the rules and procedures that follow both levels of land administration office was

not clear to the service users.

In line with this, according to Dinka et al (2016) the act of decision making is challenged by the top down approach, not bottom up and lack of consideration to the what residents knowledge of proclamations, directives and charters. Similarly, Mhrtay (2015) found that absence of guidelines, unclear land laws and unclear roles and functions of the local administration has been remained negatively affects in promoting in land administration. From that matter, the absence of clarity the rules and procedures were parts the selected Woreda land administration.

The second question in table 4.3 deals with openness in decision making to the public, which builds loyalty, trust, participation, and confidence of the public on the day to day performance of the government in service delivery. It can also prevent discrimination and corruption in institutional activities. Accordingly as it could be show in the above table 3, regarding to openness of decision to the public, 11(7.13%) and 13(8.43%) of the respondents replied agree while 124(80.51%) and 119(77.26%) of respondents disagree in the Tabiya and Woreda levels respectively. The rest, 19(12.33%) and about22 (14.28%) of respondents indicated that as they were uncertain in Tabiya and Woreda levels respectively. Hence, from this discussion it can be inferred that the majority of respondents confirmed with lack of openness in decision making to the public for both levels of land administration.

In support of this, according to the open ended question, the service providers and administrators did not initiate to have open decisions to the service users because they favored for the rich to gain benefits like bribe and to get help during hardship and for their relatives. Indeed, from among the respondent say “they accomplish their task on the bases of the status of the client rather than the law”. On account of this thing, they don’t bother to the principle of transparency in the land administration and they discriminate to the poor. This fact tells us that the trust and confidence of the service user was very poor on the service providers in the processes of decision making. When this condition exists between service users and service providers, it can erode the value of transparency, confidence; loyalty and trust in the public institution particularly in the land administration of Woreda at all level.

Moreover, This kind of atmosphere exposed to the acts of corruption and discrimination. In

line with this, according to the interviewee, the decision of public officials were not open to the stakeholders and service users by different cases like carelessness, lack of capacity and unwillingness. Besides, when the decision making was not based on evidence or without law, the public officials show over confidence to unquestionable power by create pressure to the stake holders and service users. These problems practiced excessively in both Woreda and Tabiya but comparatively higher in Tabiya level because the Tabiya land administration did not worry to the non-confidence of the public.

In parallel with the above, Fitsum (2016) found that that land administration committee was not transparent for their decisions. The lack of transparent and clarity decision by the respective authorities was part for lagging behind strive for consolidating (upgrading) good governance.

Similarly, the respondents were also asked regarding to the clarity of rules and regulation in decision making. Accordingly 19(12.33%) and 24(15.57%) of the respondents reported on the agree side and about 56(36.36%) and 12(7.79%) of respondents replied uncertain while 118 (76.62%) and 79(51.29%) of respondents replied on the side of disagree for the Tabiya and Woreda levels respectively. Hence, the largest percentage of respondent response lie within disagree side especially in the Tabiya level land administration, majority of the respondents totally denied to the consideration of rule and regulation in making decision. To back up this, an interview was made with key informants of Tabiya and Woreda. Accordingly, in the Woreda level land administration try to make decisions based on proclamation, but in the process faced challenges like political based decisions by breaking the rule, regulation, principles and proclamation for instance in Garjale related with free hold decisions and Tao related with distribution of land. On the other hand, in the Tabiya land administration makes decision based on arbitrary manner, due to knowledge gap to the rules and regulation and disregarding to the public power since they have no salary.

In relation to the above, the key informants of the interviewees claimed that in principle the Woreda had its own rule and regulation about how to make decisions in line with the proclamation, regulation and directive of land administration, but they faced challenges to understand it even the top Woreda's land experts. The main reason for this difficulty is related

with lack of academics performance particularly in the Tabiya and village level and the low short and long run training for the administrators and service providers on land administration. Furthermore, the focused group discussion noted that the main reason to non-follow the rules and regulation in decision making was the rent seeking mind to overwhelming personal interest over public interest. To sum up, decisions without clear rules and regulations were merely shadowed owing to personal dissatisfaction, capacity problem, carelessness and egoism. Because, it could be stated from the above, the decisions were made arbitrarily regardless of the clarity of rules and regulation particularly in the Tabiya level.

4.3.2. Access of information to public in land Administration

Access of information refers to the question of whether information can be obtained easily, whether it is accessible in its true sense. The accessibility of information can present to citizens through coping of documents, and electronic medias, which are needed to meet right information. The lack of such techniques can be obstacle to the access of information (Chowdhury and Skarstedt, 2005).

Table4. 4:Perception of respondents on the accessibility of information to service users

| Questions | | SA | A | UC | DA | SDA | Total |
|--|-----|------|-------|-------|-------|-------|-------|
| 1.The Woreda Plans and reports are easily reached to the community | FR | 6 | 5 | 5 | 104 | 34 | 154 |
| | PRT | 3.89 | 3.24 | 3.24 | 67.53 | 22.07 | 100 |
| 2.The Woreda arrange meeting to the community to discuss and reflect their opinions | FR | 9 | 36 | 13 | 56 | 40 | 154 |
| | PRT | 5.84 | 23.37 | 8.44 | 36.36 | 25.97 | 100 |
| 3.The Woreda reach timely information to the public related with the law, regulation and policies of land administration | FR | 11 | 5 | 14 | 38 | 86 | 154 |
| | PRT | 7.14 | 3.24 | 9.09 | 24.67 | 55.84 | 100 |
| 4.Does the Tabiya service providers make clear about the new land law, rules, regulations, proclamations and policies to the public before | FR | 12 | 28 | 22 | 44 | 47 | 153 |
| | PRT | 7.79 | 18.18 | 14.28 | 28.57 | 30.51 | 99 |

| | | | | | | | |
|--|-----|-----------|-------|-----------|-------|-------|-----|
| implementing | | | | | | | |
| 5. Does the community have awareness on the laws, rules and regulation regarding to land administration? | FR | 21 | 23 | 25 | 42 | 43 | 154 |
| | PRT | 13.6 3 | 14.93 | 16.2 3 | 27.27 | 27.92 | 100 |

Source: my own field survey, 2024/25

In the first question table 4.4 about 11(7.13%) of the respondents were reported that the Woreda Plans and reports were easily reached to the community. But in contrast, around 138(89.6%) of the respondents disagree to the access of the plans and reports of the Woreda to the community. The rest of the respondents 5(3.24%) had no information on the reports and plans of the Woreda whether or not reach the reports and plans to the community.

In line with this response responded by key informants of the questionnaire, according to almost all key informant of the interviewee, the Woreda and Tabiya can use as introduction at the end of the achievements to service providers regardless of its applicability for the sake of writing reports in symbolic way and no matter to create understanding the reports and plans on the mind of the service users. The main reason to such kind of inaccessibility is the absence of willingness and commitment in the service providers and administrators who did not think to the long consequences of information proof in the aspect of good governances. In parallel to this, the focused group participants described it that as weak side of the land administration for all level.

Furthermore, the current result was supported by other scholars. For example, Meskerem (2007) argued that the kebele leaders in each Woreda workout the kebele plans. Thereafter, they send to the Woredas, which the plans consolidated the plans. The consolidated plans are them send to regions. This indicated that the community do not know and participate in arranging priorities, that, transparency lacking.

Moreover, the report of 2019 and 2018 G.C of the Woreda land administration indicated that the mismatching between the plan and its implementation, because the annual plan was prepared in exaggerated without understanding problems or issues so as to show difficult to success in practice and write a false report. So, implied that the service users did not get enough access of

reports and plans about the performance or activities. The service providers too, did not bother to the feedback that came from service users about the plans and report the land administration in order to modify them. Regarding to the arrangements of meetings to the community to discuss and reflect their opinions by the Woreda, around 9(5.84%) and 36 (23.37%) were strongly agree and agree while 56 (36.36%) and 40(25.97%) of respondents replied disagree and strongly disagree respectively to this issue. Whereas, around 13(8.44%) replied as they were uncertain. On the account of the above numerical expressions, majority them replied that the Woreda land administration had not arrangement of enough meetings to the community.

Similar to this, according to the key informants, surely even though the Woreda had not arranged meetings, to the people, the Tabiya administration sometimes create meeting to the service users but not give any more time to transfer enough information on the land issues, because the concepts of land policy, proclamation, regulation and directives are too complex to grasp in those few meeting and time. In addition, the majority of the service providers suffered from lack of knowledge to the complex issues, in this case they consider as better to leave the issues of land in the meeting. Moreover, the key informants also described that the issue of the Woreda land is difficult to rises at any public meeting because if this case start in meeting, the projected agenda leads to confusion and out of game. So from this one could understand that there was problem of the service providers on having enough potential and confidence to lead land related meetings

Current result was supported by other scholars, for example, Gebreselassie(2011), noticed that conferences or meetings held and raised exceptional and crucial problems, but the discussion handled not in the line of the service users rather for formality only and not solved the raised issues as problem. Moreover, Meskerem (2007) argued that even if the government calls meeting, the communities were not interested to discussion with the government officials because of the biased idea that the government will not consider their opinions. Due to this situation, they prefer to silent especially for the matters related to the politics and governance.

The third question in table 4.4 is regarding to the availability of information on the necessary time to the public or service users related with the law, proclamations, directives, regulations and policies of land administration by the Woreda, about 11(7.14%) and 5(3.24%) respondents replied strongly agree and agree but in contrast the majority of respondents, 38(24.67%) and

86(55.86%) disagree and strongly disagree to the forwarded question. On the other hand, about 14(9.09%) of the respondents replied uncertain to the issue. So this data merely showed that the public did not get the access of laws, proclamations, directives, regulations and policies of land administrations.

Those respondents in the open ending question stated that the service providers of the Tabiya and even the Woreda did not know the land laws, proclamations, directives, regulations, and policies in theory and their procedural implementation well. They said that they implemented those land matters by cheating and arbitrarily, unsupported agreement or negotiation with residents by the violation of the law. The other main reason is attached to the Woreda council which had a responsibility to deliver the proclamation to the public but they remain poor in terms of delivery and follow up availability of them in the community. In that respect, the key informants of the interview stated that the people suffer from lack of access of information. Besides, they reported as it was too difficult to reach to the whole service users. Among the key informant of the interviewee at Woreda level said that the land administration had no mandatory to address the proclamation to every individuals and to aware the community by arranging meeting alone to the land issues to the service users. But on the contrary, officials said the people had the right to read and ask when faced vague in any circumstance as well as the service users have the right to buy from the Tabiya and Woreda council. Whereas other informants also said that the main problem was not attached to the access of proclamation rather the absence of self-initiation, self-motivation, self-confidence, and poor academic back ground not only in the service users but also in the service providers. For that reason the service users, the service provides and administrators of the Tabiya and Woreda had not common understanding about the general way of communication and understanding about how to building awareness in the general public.

Parallel to the above idea, Nigussie (2016) found in his study as the service users and service providers did not have awareness on land proclamation, rules, laws and regulations due to lack of clear, prompt and accessible information which are derived from lack of capacity and absence of political commitment in higher officials. Furthermore, Mhrtay (2014) too, stated that service users of land administration did not know the rights and duties when use and owning of land because they did not know the laws and regulation. In addition, Fitsum (2016) noted that

information was not freely and directly accessible to the community members and the general public.

But, Article 43 sub Article 2 of the 1995 Ethiopia constitution clearly stated all Nation, Nationality and peoples of the country have the right to obtain access of laws, rules and laws of the country. Therefore; We can conclude from the above discussion, the Woreda land administration was very poor in access of information to the public about the law, proclamations, directives, regulation and policies of land. These caused misunderstanding between service providers with the proclamation and service users regarding to about the mechanism in creating awareness due to low potential of service providers and low political commitment of the leaders. on making clear the Tabiya service providers to the public before implementing regarding to the new law, rules, regulations, directives, proclamations and policies of the land. Accordingly, 12(7.79%) and 28(18.18%) of the respondents replied strongly agree and agree respectively, while 44(28.57%) and 47(30.51%) of the respondents stand on the response of disagree and strongly disagree respectively to the raised issue. About 22 (14.28%) of respondents did not know the matter. From this it was possible to understand that the Tabiya service providers did not create awareness to public regarding to the new land law, rules, regulations, proclamations and policies.

In support of this, according to the key informants of the interview the Tabiya land administration workers and administrators did not disseminate and make clear the directives, regulations rules, policies, proclamations and standards of land. Those workers had no capacity to understand or conceptualized that complex issue because they did not read and write enough and they disregard to work and their responsibility since the absence of salary to them. The current result was supported by other researchers, like Fitsum (2013), argued that the community was not well informed about the land administration laws, rules and regulations due to the lack of capacity of service providers. From this reason, transparency did not ensure in land administration public institution. Besides, the Woreda did not give long run training which obtains from different seminars to Tabiya and Villages land administration. This indicated that the service providers and administrators had no knowledge to create know how in the community. And also the Tabiya land administration too, was hopeless to motivate the community since the absence of incentives.

Table4. 5 perception of respondents on the commitment of the workers of the land administration

| Variable | | SA | A | UC | DA | SDA | Total |
|---|-----|------|------|------|-------|-------|-------|
| The Woreda leaders are committed to assess the land administration in the ground. | FR | 6 | 3 | 3 | 27 | 115 | 154 |
| | PRT | 3.89 | 1.94 | 1.94 | 17.53 | 74.64 | 100 |
| Tabiya Service providers have enough know how about rules, regulations, directives and proclamation of land administration. | FR | 0 | 1 | 0.64 | 34 | 110 | 154 |
| | PRT | 0 | 9 | 5.84 | 22.07 | 71.42 | 100 |

Source: my own field survey, 2019

Table 4.7 (above) viewed that the commitment of the Woreda leaders to the practice of land administration in the ground level, about 6(3.89%) and 3 (1.94%) of the respondents were strongly agree and agree respectively. But, the majority of respondents, 27 (17.53%) and 115(74.64%) of them replied that agree and disagree on the forwarded question. The other respondents around 3(1.94%) showed neither agree nor disagree on the issue.

Similarly, the key informants of the interviewees stated that the Woreda land administrators and service providers only went to the ground level after certain problems were happened, the need was only for the fact of reports. Likewise, the focused group discussion participants argued that the Woreda leaders were not interested to check and control the faults of the Tabiya and Village land administrators because all of them had linked relationship to conduct corruption when certain project designed like the Gereb Arorisha in waja Timuga Tabya case. Therefore, the Woreda leaders had not interested to assess the land administration in the ground rather they need only reports without checking its reliabilities.

In line with the primary data, since 2006 annual reports and the 2008 assessment Anticorruption and Ethical commission of Tigray showed that the poor commitment of the Woreda administrators and service providers to assess and evaluate to the Tabiya and Village activities had a problematical issues to consolidate the matter of good governance in land administration. For that reasons, the Woreda leaders have low motivation, commitment, integrity and initiation

to assess the condition of land administration in Tabiya and village. Further, current result was supported by other scholars. For example, there seemed that there was lack of commitment to facilitate the implementation of good governance due to the process of decentralization; which faced Ethiopia (Meskerem, 2007).

The second question deal with knowhow of Tabiya service providers regarding to rules, regulations, directives and proclamation of land. Accordingly, very few or only 1(0.64%) of the respondent replied agree on the issue. On contrary, the majority of them, about 34(22.07%) and 110 (71.42%) of the respondents reported on the side of disagree and strongly disagree to the raise matter. Very small number of them, which were around 9 (5.84%), was unable to decide on the forwarded question.

Indeed, in similar consensus that was gained from the forwarded open end question, focus group discussion and interview indicated that samples strongly stressed to the existence of poor qualification of the workers of land administration in both Tabiya and village levels. As majority of the workers were not able to read and write enough. To support this, the reports of 2008 and 2009 of the selected Woreda land administration described the poor knowledge of the service provider considered as the challenge of good governance in land administration. Meskerem (2007 too, the required skilled man power in Ethiopian Woredas and Kebeles were unsolved yet (Meskerem, 2007).

From this it could be understood that the Tabiya service providers did not have enough awareness regarding to land rules, regulations, directives, proclamation and policies. In this case, they were challenged in communication with the service users.

3.5. Level of transparency in land Administration

Table4. 6: perception of respondent on the clarity and completeness recording system of information

| | | | | | | | | | | | | |
|-------|---|-----|----|-----|----|-----|----|-----|-----|-----|-------|-----|
| Level | The office of land administration keep a clear comprehensive documents related to land issues | | | | | | | | | | | |
| | SA | | A | | UC | | DA | | SDA | | total | |
| | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT |

| | | | | | | | | | | | | |
|--------|---|------|----|-------|----|-------|----|-------|----|-------|-----|-----|
| Tabiya | 5 | 3.24 | 12 | 7.79 | 23 | 14.93 | 41 | 26.62 | 73 | 47.43 | 154 | 100 |
| Woreda | 8 | 5.19 | 20 | 12.98 | 38 | 24.67 | 51 | 33.11 | 37 | 24.02 | 154 | 100 |

Source: my own field survey, 2019

The respondents were asked regarding to whether the office of land administration keep or not clear and comprehensive documents related to land issues. As a result, the largest percentages of respondent lies between disagree and strongly disagree. Whereas, 41(26.62%) and 51 (33.11%) respondents replied disagree, 73(47.43%) and 37 (24.02%) of respondents replied strongly disagree for the Tabiya and Woreda level respectively.

To back up this, an interview was made with key informants of Tabiyas and Woredas concerning with the availability of documents in the land administration. Accordingly, when the service users ask certain files, they did not get enough documented data. The interviewed claimed that the service providers were not good at keeping the file in clear and definite shelf because the service providers had poor potential about documentation system. The interruption of electric power was another challenge to set and search data in the computer. They noted that the poor documentation system has perpetuated problem since 2005. As a result of this, the service providers and the administrators failed the Woreda particularly in the land administration for the purpose of illegally control land and cheat of land compensation practices. Thus, the key informants noted that those problems did not solve and difficult to solve even for the future because one problem creates other problem. They also argue that the Tabiya land administration was very poor in terms of documentation when compare with Woreda. From here, the researcher conclude that the Woreda land administration was fragile in the system of keeping data hereby the service users did not get enough documented data.

Table4. 7: perception of respondents on the degree of transparency in land administration

| Level | Very good | | Good | | I can't decide | | Poor | | Very poor | | Total | |
|-------|--|-----|------|-----|----------------|-----|------|-----|-----------|-----|-------|-----|
| | 1. How do you evaluate transparency in land administration | | | | | | | | | | | |
| | F | PRT | FR | PRT | F | PRT | F | PRT | PR | PRT | PR | PRT |

| | | | | | | | | | | | | |
|--------|---|------|----|------|----|-------|----|-------|----|-------|-----|-----|
| | R | | | | R | | R | | | | | |
| Tabiya | 1 | 0.64 | 12 | 7.79 | 19 | 12.33 | 80 | 51.94 | 42 | 27.27 | 154 | 100 |
| Woreda | 2 | 1.29 | 7 | 4.54 | 28 | 18.18 | 52 | 33.76 | 65 | 42.21 | 154 | 100 |

Source: my own field survey, 2019

In table 4.10 number 1 respondents were asked about the level of transparency in both Tabiya and Woreda land administration, on account of which, the few about 1(0.64%) and 2(1.29%) of the respondents evaluated the land administration as very good for the Tabiya and Woreda level respectively. Similarly, around 12(7.79%) and 7 (4.54%) of the respondents replied on good level for the Tabiya and Woreda level respectively. On the other hand, about 19 (12.33%) and 28 (18.18%) of the respondents replied fair for the Tabiya and Woreda levels respectively. However, the majority of the respondents evaluated the land administration in both levels in the poor and very poor because 80 (51.94%) and 52(33.76%) of the respondents reported in the side of poor for the Tabiya and Woreda levels and also around 42(27.27%) and 65 (42.21%) of respondents replied very poor for both Tabiya and Woreda levels respectively on the issue. Therefore, this survey indicated that transparency was lagged behind in both levels. Moreover, when compare the two levels it was worse in Tabiya level.

In this regard, According to the interviewed key respondents the degree of transparency was very low because of irrational attitude, lack of integrity and honesty, absence of knowhow, less data reliability and dependability, complex procedures and cheating in the land administration of the selected Woreda. Those situations aggravated to the practice of false reports for the sake of personal success.

With this regard, the focus group discussion reflected procrastination and disregarding as additional causative agents to deem the brightness of transparency in land administration in the Woreda, Tabiya and village levels. The current result supported scholars like Meskerem (2007) noted that lack of transparency and accountability was making the people living in community skeptical. Furthermore, the current result was also equivalent with Uddin (2010) stated that transparency is considered to be an essential principle of good governance because of this the absence of transparency caused for bad governance.

In this respect, the people in the grass root limited to the access of information pertaining to the activities of the government due to this deemed the level of transparency. From those facts, the researcher can generalize and characterize the Woreda land administration at all levels by the absence of transparency.

4.3.6. Challenges of Good Governance in land Administration

Table 4. 8: perception of respondent on the challenges of transparency in land administration

| Level | Are there challenges to the prevalence transparency in land administration? | | | | | | |
|--------|---|-------|----|-----|------|-------|-----|
| | Yes | | No | | | Total | |
| | FR | PRT | FR | PRT | FR | PRT | |
| Tabiya | 151 | 98.05 | | 3 | 1.94 | 154 | 100 |
| Woreda | 148 | 96.10 | | 6 | 3.89 | 154 | 100 |

Source: my own field survey, 2019

The majority of the respondents about 151(98.05%) and 148(96.10%) agreed on the existence the challenges of transparency for Tabiya and Woreda levels land administration respectively. This large enough percentage of the respondent indicated that challenges occurred boldly herein. According to the response of the respondents from the open end questions, transparency was challenged by corruption like embezzlement, cheating, bribe (give and take approached), favoritism, and rent seeking thinking. Those activities were caused for talk twice or multiple times to practice private and individual benefits. This was emanated from the sake of immediate success and treat peoples based on wealth and power status and friendly administration.

Moreover, they stated that the process of transparency in the selected Woreda were hindered due to lack of clarity on reports and responsibility, lack of timely information, poor controlling mechanism to plans, reports and decision making. The land administration was also challenged by distorted documents as far as the service providers and administrators characterized by the absence of initiative, motivation, confidence and capacity which lead to blurred responsibility, fear to the contextual meaning of the regarding law, and the strong feeling of locality. Hereby, the service providers and administrators did not make decision confidently based on rule and regulation rather they prefer the principle of keep and wait. Likewise, Meskerem (2007) argued

that shortage of expertise and absence of transparency was created problematic implementation in procedural applied the aspects of good governance.

Furthermore, the key informants of the interviewees point out that the poor awareness and fear of alienation of the service users hindered transparency in the land administration. They added that the service users believed on the valueless for the expose wrong doers and actions rather it created hostility. The report 2008 and 2009 of the land administration also mention rent seeking and poor skills as main hindrances of transparency herein. In line with this, the focus group discussion argued that transparency by far lagged behind because administrators and service providers did not commit to ensure transparency rather they consciously and systematically secret the day to day performed activities. This implied that the selected public institution failed to ensure and foster transparency in the realm of service delivery to the public at all levels.

4.4. Accountability in local Land governance

Accountability is about the obligation of organizational or public officials to give information regarding to their decisions and actions. It can practice upward and down ward directions. It is a mechanism of avoid monopolization and abuse of power. This system can improve by increase personal responsibility. One cannot usefully discuss particular instances without tackling at least three questions: accountability to whom? Through what mechanisms? And to what degree? Thus, accountability has become a symbol for good governance, both in the public and in the private sector. Therefore, it is important matter in land administration to proper use of the resource (UN, 2007).

4.4.1 Upward and Down ward accountability in land governance

Table 4. 9: perception of respondents on the issues of down ward accountability

| Level | SA | | A | | UC | | DA | | SDA | | Total |
|--------|----|------|----|------|----|-----|-----|------|-----|------|-------|
| | FR | PRT | FR | PRT | FR | PR | FR | PRT | PR | PRT | PR |
| | | | | | | T | | | | | |
| Tabiya | 3 | 1.94 | 5 | 3.24 | 6 | 3.8 | 102 | 66.2 | 38 | 24.6 | 154 |
| | | | | | | 9 | | 3 | | 7 | |

| | | | | | | | | | | | |
|--------|---|------|---|------|---|-----|----|------|----|------|-----|
| Woreda | 1 | 0.64 | 6 | 3.89 | 7 | 4.5 | 64 | 41.5 | 76 | 49.3 | 154 |
| | | | | | | 4 | | 5 | | 5 | |

Source: my own field survey, 2024/25

As depicted in table 4.12, respondents were asked their perceptions on the accountability of land administrators and service providers to the public. Accordingly, 3(1.94%) and 5(3.24%) respondents replied strongly agree and agree while 102 (66.23%) and 38 (24.67%) of the respondents replied disagree and strongly disagree respectively on the down ward accountability of the Tabiya land administrators and service providers to the public. The rest of the respondents 6(3.89%) did not decide on the issue of down ward accountability. The same respondents also gave their perception on the down ward accountability for the Woreda level land administration as shown in the table 13, accordingly 1 (0.64%) and 6(3.89%) of the respondents replied strongly agree and agree while 64 (41.55%) and 76 (49.35%) replied disagree and strongly disagree respectively. The remaining, about 7 (4.54%) of the respondents unable to decide about the down ward of accountability of the Woreda administrators and service providers to the people. Thus, administrators and services providers of the selected public institution were accountable to the public at all levels.

However, according to Proclamation No.239/2006 NEGARIT GAZETA of Tigray, the Tabiya land administration committees are responsible for Tabiya administration and for the Woreda Land Desk since they appointed by Tabiya council with the recommendation of Chief Tabiya executive While the Village land administration committees are responsible for the people who elect and Tabiya committee land administration as the committee was elected directly by the residents of the concerned village. Even though the proclamation more or less set the upward and down ward accountability, in practice the down ward accountability was almost demolished. In this regard, focused group participants point out that the decision of the administrators and service providers exercised in the interest of core public officials rather than the will of people.

In line with the above idea, Welde abrha (2019) also argued that good governance was challenged by imbalance between upward and down ward accountability, hereby local administrators were highly responsible to their superiors and unwilling to the local people interest. Likewise, the key informants of the interview noted that the administrators were disregarding to the will of the people and rules and regulation rather they gave attention to the

upward accountability irrationally for the sake of survival and position. Furthermore, Yilmaz and Venugopal (2008) stated that in Ethiopia local governments exercised a high degree of upward accountability mechanisms without the ensuring discretion and down ward accountability mechanisms. Due to this situation, most decisions and laws and planning are top down approach. Thus, the result showed that accountability in land administration was paralyzed more than its half side particularly to the down ward side. In addition to this, Abraham (2011) noted that the absence political culture in community, people, or local government is caused to the absence downwards accountability in the Woreda government.

4.4.2. Capacity, power and responsibility in land administration

Table4. 10: perception of respondents in relation to confidence, legitimacy, and professionalism in land administration

| | SA | | A | | UC | | DA | | SDA | | Total | |
|--------|---|------|----|-------|----|-------|----|-------|-----|-------|-------|-----|
| Level | 1. Have the Leaders and service providers confidence to discharge their responsibility effectively | | | | | | | | | | | |
| | FR | PRT | FR | PRT | FR | PRT | FR | PRT | PR | PRT | PR | PRT |
| Tabiya | 4 | 2.59 | 3 | 1.94 | 9 | 5.84 | 36 | 23.37 | 102 | 66.23 | 154 | 100 |
| Woreda | 2 | 1.29 | 12 | 7.79 | 23 | 14.93 | 96 | 62.33 | 21 | 13.63 | 154 | 100 |
| Q2 | Do you think that the administrator and service providers of your Tabiya and Woreda exercised legitimate decision | | | | | | | | | | | |
| Tabiya | 6 | 3.89 | 9 | 5.84 | 22 | 14.28 | 58 | 37.66 | 59 | 38.31 | 154 | 100 |
| Woreda | 2 | 1.29 | 31 | 20.12 | 20 | 12.98 | 35 | 35.71 | 46 | 29.87 | 154 | 100 |
| Q3 | Have the leader and service providers commitment to high standards or principles of professional conducts | | | | | | | | | | | |
| Tabiya | 1 | 0.64 | 3 | 1.94 | 4 | 2.59 | 92 | 59.74 | 54 | 35.06 | 154 | 100 |
| Woreda | 11 | 7.14 | 24 | 15.58 | 17 | 11.03 | 53 | 34.41 | 49 | 31.81 | 154 | 100 |

Source: my own field survey, 2024/2025

In table 4.14 question number 1, respondents were asked on the confidence of the leaders and service providers in discharging responsibility effectively. Accordingly, about 7(4.53%) and 14 (9.09%) of the respondents were agree for the Tabiya and Woreda levels respectively. However,

the majority of the respondents were rejected to the forwarded issue since 138 (89.6%) and 117 (75.96%) of the respondents disagree respectively for the Tabiya and Woreda service providers and administrators in confidently discharging responsibilities. The rest of the respondents about 9(5.84%) and 23 (14.93%) neither agree nor disagree on the raised issue for Tabiya and Woreda level respectively.

In relation to this survey, the focus group respondents and key informants of the interview noted that all except few of land administration workers had no confidence due to knowledge gap related with land policy, proclamation, directive and regulations. In other words, the land administration office did not match to the concept of the right person in the right position. Because of this, the service providers and administrators were felt inferiority of complexity and sense of fragility. Besides, the land administration reports of (2008 and 2009) described the poor confidence was caused by lack of self-learning, network discussion, and sharing experience, professional expert and low academic grades. From those reasons, responsibility no longer done effectively therein since the bold knowledge gap in the all levels of land administration particularly in the Tabiya level land administration.

Similarly, Abraham (2011) contended that Local governments particularly the Woreda and Kebele were severe potential difficulties in relation to administrative and technical implementation of their responsibilities for the satisfaction of the community. In this regard , the lack of capacity constrained in discharging the power and functions assigned to them by the constitution and other laws.

In line with the above idea in table 4.14 in the second question, respondents were also asked on the matter of exercising legitimate power particularly in decisions of the administrators and service providers of both levels. As it was shown in the above table about 15 (9.84%) and 33 (21.41%) respondents reported as they agree in the issue to the Tabiya and Woreda level respectively. However, 117 (75.97%) and 81 (65.58%) of the respondents replied disagree to the exercise of the legitimate decision by the Tabiya and Woreda level respectively. According to the response of the respondents in the open ended questionnaire, the administrators and service providers didn't exercise the legitimate power in decision making due to poor knowledge and skill about land laws and their responsibility. Likewise, they claimed that the service providers and administrators abuse their power to overcome the personal benefit over common good such

as revenge, corruption and rent seeking due to the absence of checking and controlling from higher body and grass root. In line with this, they also argued that the legitimate decision was diminishing by the intervention of the local party leaders such as the Woreda and Tabiya chief executive.

In the last question the respondents were asked to forward the feeling concerned with the commitment of service providers and administrators to the high standard or principles of professional conducts. Accordingly, the largest percentage of the respondents were covered between disagree and strongly disagree because 146 (94.8%) and 102 (66.22%) of the respondents for the Tabiya and Woreda respectively did not agree to the practice of the principles professional conducts in the land administration in both levels. To back up this, almost all the focus group and interviewed respondents said that the commitment of the service providers and administrators to follow the principles of professional conducts were comedown because of weak incentives, civic mind, confidence, motivation and the like. From here, the researcher concluded that commitment in this public institution was at go off stage.

Table4. 11: perception of respondents regarding to Decisions and practice of accountability in the land administration

| Questions | | SA | A | UC | DA | SDA | Total |
|--|-----|------|-------|-------|------|------|-------|
| Do you believe decentralized local governance is an obstacle to the practice of accountability in your wereda? | FR | 61 | 53 | 24 | 10 | 6 | 154 |
| | PRT | 39.6 | 34.41 | 15.58 | 6.49 | 3.89 | 100 |
| Decision making process is independent from political criteria | FR | 2 | 4 | 22 | 61 | 65 | 154 |
| | PRT | 1.29 | 2.59 | 14.28 | 39.6 | 42.2 | 100 |
| Is there land conflicts occur due to poor decision of service providers? | FR | 64 | 69 | 14 | 5 | 2 | 154 |
| | PRT | 41.5 | 44.80 | 9.09 | 3.24 | 1.29 | 100 |

Source: my own field survey,2024/25

Concerning the obstacle of decentralized local land governance in exercising accountability respondents were asked. About 61(39.61%) and 53 (34.41%) of respondents reported strongly agree and agree respectively. While (6.49%) and 6(3.89%) of the respondents reported disagree and strongly disagree respectively for the raised issue. Whereas, 24(15.58%) of the respondents did not able to decide on the statement. From the above survey, more than 70% of respondents

were not confirmed to the contribution of decentralization in ensuring accountability in the local land administration. To back up this, the result in the open end questionnaire showed that decentralized administration as a way to open the door for the practice of locality, cheating, relativism and poor check and balance. Moreover, due to the system decentralization the local positions were occupied by unskilled personnel. But, the respondents did not deny the theoretical advantages of the decentralized administration system. In line with this concept, Mulugeta (2012) found in his study the Ethiopia decentralization was characterized by top down police of implementation, poor commitment of local administration and low implementation capacity and negligence. Furthermore, Abraham (2011) revealed that decentralization process in the local government is challenged by series capacity problems in preparing plan and implement responsibilities as well as the local administrators and service providers do not know their detail the legal mandates, responsibilities and authorities. Hence, they fail to ensure the effective supervision, reporting, monitoring and evaluation between the local governments.

To back up the above arguments, the focus group discussion respondents noted that the existence of decentralized administration herein simply because the federal structure Ethiopia include the Woreda as a main vehicle but in practice it is nominal since the government did not employ professional experts. Whereby, decentralization in this public sector holdup the status of accountability since powers or positions takeover by political criteria and personal closeness in the selected public institution. From this, the researcher perceived that the system of decentralization did not exercise in this public institution. In this case, it is an obstacle to carry out the principle of accountability in effective manner.

The second question in table 4.15 deal with the independent decision making process particularly from the political aspects was asked respondents. Accordingly, 2 (1.29%) 4(2.59%) of the respondents agree but 61 (39.61%) and 65 (42.2%) of disagree and strongly disagree respectively in the raised issue.

To back up this, most of the key interviewed informants argued that political intervention was common in land case decision. In this regard, when the decision was done without the consent of the local party leaders', leads to perpetuated conflict and faced tortures for the professional experts. For instance, this case applied in Garjale town in deciding the issue of freehold land or old existing land without considering the directive of the free holding land by choice political

measurements for the sake of short term acceptance. But, later the problem was birth conflict between the professional experts and political administrators. Finally, the professional experts of the sector win because the decision was not based on the law. The same political intervention also was faced in Tao where the Tabiya administrator, the Tabiya manager and contractor were agreed for shift investment land to individual resettlement in order to create political acceptance and to collect rent seeking.

Yilmaz and Venugopal (2008), supported the above current result, argued that lack of separation of executive and legislature together with the lack of political competition increasing to weak accountability at local level. Thus, the land administration of this Woreda was faced confusion between the administrative and political aspect of decisions. This implied that there were unclear responsibilities and powers in the selected Woreda land administration.

The last question is about whether occurred or not land conflict due to poor decisions of the service providers. As a result, about 64(41.55%) and 69(44.80%) of respondents replied strongly agree and agree while around 5(3.24%) and 2 (1.29%) replied disagree and strongly disagree respectively to the raised issue. The rest of the respondents about 14(9.09%) did not decide to the statement. To back up this, according to the finding of the focus group discussion, land conflict was frequently faced particularly in the rural area resettlement aspect. In this regard more than one individual got settlement at the same land due to the absence of specific map and certificate in the land administration. The land conflict also was created between individuals and investors because of the misconception of Woreda and Tabiya land administration decisions.

Equivalent with the finding of the focus group respondents, Ashenafi (2013) found that uncertainty of boundaries or allocation of the same piece of land to more than one individual was a main source of conflict. This kind of conflict also occurs owing to improper documentations, absence of immediate data available, weak transparency and accountability and manipulation of customary law. In line with this, among the key informants of the interview claimed that the service providers and administrators of land administration particularly the Tabiya frequently decided doubtful issues by partly without investigation the conflict cases thereupon the level of the conflict escalated by far.

However, the proclamation No.239/2006 article 34 sub article 2 (b) NEGARIT GAZETA of Tigray prohibited giving final decision without checking and listening the conflicting issues

between and /or parties. From this reason, the researcher concluded that the partiality decision, misconception between stake holders and absence available data go far the conflict herein.

4.4.4. Discrimination and corruption in land administration

Table4. 12: perception of respondents regarding to the bias in land administration

| Level | Do you think that the administrators and service providers are free from biases? | | | | | | | | | | | |
|--------|--|------|--------|-------|----|-----------|----|-----------|-----|-----------|-------|-----|
| | SA | | A | | UC | | D | | SDA | | Total | |
| | FR | PRT | F R | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT |
| Tabiya | 0 | 0 | 2 2 | 14.28 | 26 | 16.8 8 | 49 | 31.8 1 | 57 | 37.0 1 | 154 | 100 |
| Woreda | 2 | 1.29 | 5 | 3.24 | 27 | 17.5 3 | 84 | 54.5 4 | 36 | 23.3 7 | 154 | 100 |

Source: my own field survey, 2019

With references to table4.16, respondents were asked the neutrality of administrators and service providers from bias in both Tabiya and Woreda land administration. As a result, 22 (14.28%) and 7 (4.53%) of respondents replied on absence of bias for Tabiya and Woreda level respectively. On the other hand, 106 (68.82%) and 120 (77.91%) of the respondents believed on the existence of bias on Tabiya and Woreda level. In this regard, almost all the focused group discussion respondents pointed out that when the service users were confronted the service providers and administrators in certain case. There by, the service providers and administrators were developed resentment or hostility and little by little they were practiced revenge and injustice to service users. This situation also grows up into complexity, systematic and circulated chain of discrimination over the disagreed party.

To back up this, according to the key informants of the interview the acts of bias was common based on economical and power status, locality, resentment, and relatives. But in contrast, the proclamation No.239/2006 article 34 sub article 1(a) NEGARIT GAZETA of Tigray stated that any leader, expert, Tabiya land administration committee rural Tabiya or Kushet did not allow to see grievances of closed relatives, friends, wife or husband or enemy. From this fact, the action of the service provides and administrators were going against the land proclamation. From this, the researcher can argued that the acts bias was come upon both Woreda and Tabiya in amply level.

Table4. 13: perception of respondents on the appealing system

| Do you have an opportunity for appeal to higher body when you are unsatisfied by the land administration office? | | | | | | | | | | | |
|--|------|----|---------|--------|-----------|-----|-----------|-----|-------|-------|-----|
| SA | | A | | UC | | DA | | SDA | | Total | |
| FR | PRT | FR | PR T | F R | PRT | FR | PRT | FR | PRT | FR | PRT |
| 5 | 3.24 | 11 | 7.14 | 18 | 11.6 8 | 104 | 67.5 3 | 16 | 10.38 | 154 | 100 |

Source: my own field survey, 2024/25

As clearly shown in table 4.17 above, 5 (3.24%) and 11 (7.14%) of the respondents replied strongly agree and agree on the opportunity of appeal to higher body when unsatisfied in the lower level land administration, However, 104 (67.53%) and 16(10.38%) of the respondents replied disagree and strongly disagree respectively to the stated issue. Whereas, 18(11.68%) unable to decided to process of appealing. In this regard, focus group discussion participants point out that, in fact, there exist the principle of appealing but in practice was almost null because the land administration and judges called and discussed with the higher concerned body about the issue and the response before the compliant reached to the higher body. They also argued that the service providers were threaten to the complaints when ask evidence in written form to appeal. In this case, most disadvantaged clients were decided to pray and beg for the service providers and administrators rather than appealing for the sake of future security and justice.

To back up this, Ashenafi (2013) found in his study the system of appealing can minimize unfairness but it leads to wastage of time, energy, property and other resources particularly for the poor and marginalized groups. Besides, the majority of the key informants of the interview believed that the Tabiya and Kushet land administration committee did not bother to grievance of the service provider at all. They also argued that the Woreda Land Desk tried to see the cases but not gave final decision. Both levels of land administration had not interested in giving formal written evidence to appeal. This practice definitely contradicted to the proclamation No.239/2006 particularly article 34 sub article 2 (4) NEGARIT GAZETA of Tigray since this article stated that unresponsiveness to the raised grievances or compliance from service users and unready and postponing to decisions response of the raised issues in written form is banned. Based on the above findings it is possible to conclude that the service users did not get the opportunity to appeal because of the absence of formal written evidence. Adding to this, the chain and linkage between the lower and higher body were created discomfort, frustration and unhappy for appellants.

Table4. 14: perception of the respondents regarding to the satisfaction of clients on decisions about land administration

| Level | What is the level of satisfaction of the service users by the decisions of the office | | | | | | | | | | | | | |
|--------|---|------|-----------|------|-------------------|------|--------------|------|--------------------|-----|-------|-------|-----|-----|
| | Highly satisfied | | Satisfied | | Somehow satisfied | | Dissatisfied | | Highly unsatisfied | | Total | | | |
| | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT | | |
| Tabiya | 2 | 1.29 | 5 | 3.24 | 7 | 4.54 | 50 | 32.4 | 6 | 90 | 58.44 | 154 | 100 | |
| Woreda | 11 | 7.14 | 14 | 9.09 | 31 | 20.1 | 2 | 55 | 35.7 | 1 | 43 | 27.92 | 154 | 100 |

Source: my own field survey, 2024/25

As depicted in table 4.18 above, respondents were asked to decide the level of satisfaction of the service users by the decisions of the offices. As a result, 2 (1.29%) and 5 (3.24%) of respondents replied highly satisfied and satisfied while 50(32.46%) and 90 (58.44%) of respondents replied dissatisfied and highly dissatisfied respectively to the above stated statement for the Tabiya level. On the other hand, 7 (4.54%) of the respondents replied as somehow satisfied to the issue. For

the similar issue, the same respondents also replied to the Woreda level as follows, 11(7.14%) and 14(9.09%) of the respondents replied highly satisfied and satisfied while about 55(35.71%) 43 (27.92%) of respondents replied dissatisfied and highly dissatisfied respectively. Whereas, the rest of the respondents about 31(20.12%) replied somehow satisfied to the issue in the Woreda level. In support of this, focused group participants confirmed that the satisfaction of the service users were very low, but did not mean there is no service. They argued that the dissatisfaction of service users were caused by lack of discharging responsibility, rent seeking and selfish behavior of both service providers and the service users. The service providers created disparity between service users by different grounds such as wealth and position. All those factors were caused for dissatisfaction of the clients. Based on the above finding, the satisfaction levels of the clients were comedown.

Table4. 15: perception of respondents on the practice of corruption in the land administration

| Level | Do you think that the service providers and leader commit corruption? | | | | | |
|--------|---|-------|----|------|-------|-----|
| | Yes | | No | | Total | |
| | FR | PRT | FR | PRT | FR | PRT |
| Tabiya | 149 | 96.75 | 5 | 3.24 | 154 | 100 |
| Woreda | 146 | 94.80 | 8 | 5.19 | 154 | 100 |

Source: my own field survey, 2024/25

As depicted in table 4.19 above, respondents were asked whether the Tabiya and the Woreda leaders and service providers committed corruption or not. Accordingly, majority 149 (96.75%) and 146 (94.80%) respondents replied yes while few about 5(3.24%) and 8 (5.19%) of respondents replied no for both the Tabiya and Woreda level respectively. Therefore the data indicated that the service providers and leader highly committed corruption in both levels, and it became one main hindrance in consolidating good governance particularly accountability in this public institution.

To back up this, an interview was made with key informants regarding to land corruption, in respect of this almost all the respondent describe corruption as culture so as to a means of direct wealth for the service providers and leaders in this selected public office. They said that the service providers and leaders commit corruption by breaking principles of rules and regulations

of land administration as well as the constitution use different mechanisms such as cheating decision by use false date or information, file, stamp and witness, consciously missing documents, dislike and delay to apply and see grievances and decision of boss in formal way. The current result was supported by researchers like Uddin (2010) argued that the absence of good governance breeds corruption. Hence, corruption and bad governance have a direct linkage.

Those activities are directly contradicted to the proclamation No.239/2006 particularly article 34 NEGARIT GAZETA of Tigray since this specific article prohibited the following practices such as unable to identify and redistribute land as soon as when needed; hide and make unclear data; postponing and unwillingness to give responses in written form for grievances and decisions and unwanted to accept and practice decisions from upper bodies.

The focus group discussion point out that even though the above mentioned activities prohibited by the proclamation, those prohibited activities has practiced by far in this public institution. For instance, changing shade house or land investment to construct the individuals independently and land grabbing in Tao particularly in Tao town. Likewise, they claimed that land compensation in Laelay Dayu and Timuga (particularly in Gereb Arorisha) as we as unclear free holding land in Garjale and Tao. In this case, Tabiya Timuga up to June the land administration committee arrested due to illegal land distribution and post phoning grievances. In this regard, they argued that those committees develop culture of corruption because they remain unlearned from the Gereb Arorisha bad practice of the nine individuals including the Woreda administrator were suffered from their acts against the law. For further discussion, Tabiya manager, contractor and Tabiya administrator practiced illegal distribution of land cooperatively in Tao. Moreover, Kentiba Timuga, Tabiya administrator of Limiate, two peasants of Timuga, and 6 experts including the former Woreda Chief administrator of Raya Alamata Woreda arrested due to the unable to ensure the equitable compensation to the case of GerebArorisha at the Tabiya Timuga in 2011 E,c.

In line with the above, Tesfaye (2007) argued that land is the most prone area of corruption in Ethiopia because of scarcity of land, high population growth and demands of land thereby escalating the seriousness of corruption in land administration. In supporting this condition, in almost all interviewed key informants described the practice of corruption is a burning issue in Raya Alamata woreda since “the absence of committed and effective leader to mobilize the

society toward the tract of Ethiopian renaissance and common consensus through fostering and flourishing active community participation”.

Table4. 16: perception of respondents on the level of committed corruption

| Level | The degree of committed corruption | | | | | | | | | | | |
|--------|------------------------------------|-------|------|-------|----------------|------|-----|-------|----------|------|-------|-----|
| | Very high | | High | | I can't decide | | Low | | Very low | | Total | |
| | F R | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT | FR | PRT |
| Tabiya | 86 | 55.84 | 52 | 33.76 | 8 | 5.19 | 6 | 3.89 | 2 | 1.29 | 154 | 100 |
| Woreda | 81 | 52.59 | 46 | 29.87 | 6 | 3.89 | 17 | 11.03 | 4 | 2.59 | 154 | 100 |

Source: my own field survey, 2024

According to the key informants of the interview and focus group discussion, a lot of lands were controlled individual persons who had land around without legal ownership. The main problem of such kind of land grabbing was due to the weakness of the Kushet and Tabiya land administration committee. However, according to the proclamation No.239/2006 particularly article 7 sub-article 2 NEGARIT GAZETA of Tigray the power of registering and controlling the free land in the Tabiya and Kushet give the power for the Kushet and Tabiya land administration committee which write report to Tabiya administration and Woreda Desk at the specified date. Besides, in the same article those committees have the responsibility to investigate the land conditions with other stakeholders or concerned bodies and to give administrative solution to the raised problems as well as to implement the decisions of Wereda Desk and land courts. However, the key interviewed informant argued that exercising the above mention powers properly are almost null owing to the problem of commitment, understanding and confidence and rent seeking attitude. And also, the Woreda Land Desk did not check the reality of reports about Tabiya and Kushet land administration committee. From here, the researcher concluded

that corruption was common in this selected Woreda land administration at all levels because the administrators, service providers and service users conducted corruption cooperatively.

Table4. 17: perception of respondents regarding to the types of committed corruption

| Level | Nepotism | | Bribe | | Cheating | | Embezzle ment | | Abuse of power | | Total | |
|--------|----------|-------|-------|-------|----------|-------|------------------|-------|-------------------|-------|-------|-----|
| | F | PRT | F | PRT | F | PRT | F | PRT | FR | PRT | FR | PRT |
| | R | | R | | R | | R | | | | | |
| Tabiya | 68 | 44.15 | 29 | 18.83 | 28 | 18.18 | 3 | 1.94 | 26 | 16.88 | 15 | 100 |
| Woreda | 36 | 23.37 | 55 | 35.71 | 43 | 27.92 | 18 | 11.68 | 2 | 1.29 | 15 | 100 |

Source: my own field survey, 2024

As clearly shown in table 4.21 above, respondents were asked for both Tabiya and Woreda levels land administration to compare the committed type of corruption among nepotism, bribe, cheating, embezzlement and abuse of power. From the finding shown in the above, 68 (44.15%), 29(18.83%), 28(18.18%), 3(1.94%) and 26(16.88%) respondents replied nepotism, bribe, cheating, embezzlement and abuse of power respectively committed on the Tabiya land administration. Likewise, 36(23.37%), 55 (35.71%), 43 (27.92%), 18(11.68%) and 2 (1.29%) of respondents replied nepotism, bribe, cheating, embezzlement and abuse of power respectively were committed on the Woreda land administration. Based on the above statistical data, the order of committed corruption: nepotism, bribe, cheating, abuse of power and embezzlement in Tabiya level while bribe, cheating, nepotism, embezzlement and abuse of power

er in Woreda level. From this fact, the researcher understands that nepotism and bribe were highly committed in Tabiya and Woreda level respectively. In this regard, Mhrtay (2014) in his study argued that corruption in land administration characterized like in bribe to transfer land illusively to a third party, change or forged title and favoritism and land grabbing using once power particularly in land administration. To back up this, the majority of focus group discussion argued that the Tabiya and Kushet land administration had many relatives and friends since they were lived with the residents upon this they highly exposed to practice of nepotism. Furthermore, they noted that the Woreda administrator practiced bribe systematically in an extensive degree of cheating. Thus, the researcher concludes that all the above types of corruption were committed in every level of land administration herein. However, nepotism and bribe were committed in a higher degree of relativity.

4.4.5 Level of accountability in land Administration

Table 4. 18: perception of respondents on the level of accountability in land administration

| Level | How can you evaluate land administration in terms of accountability | | | | | | | | | | | |
|--------|---|------|------|------|----------------|-------|------|-------|-----------|-------|-------|-----|
| | Very good | | Good | | I Can't decide | | Poor | | Very poor | | Total | |
| | FR | PRT | FR | PRT | FR | PRT | FR | PRT | PR | PRT | PR | PRT |
| Tabiya | 1 | 0.64 | 3 | 1.94 | 5 | 3.24 | 48 | 31.16 | 97 | 62.98 | 154 | 100 |
| Woreda | 0 | 0 | 6 | 3.89 | 17 | 11.03 | 62 | 40.25 | 69 | 44.80 | 154 | 100 |

Source: my own field survey, 2019

From the finding shown in table 4.23 above, about 1(0.64%) and 3(1.94%) of the respondents replied very good and good while 48(31.16%) and 97(62.98%) of respondents replied poor and very poor respectively as they evaluated the degree of accountability in Tabiya level land administration. Those respondents also were evaluated to the Woreda level land administration in terms of accountability as follow, there was no respondent replied the option of very good and 6(3.89% of the respondents replied good. On the other hand, about 62(40.25%) and 69(44.80%) of the respondents replied poor and very poor respectively for level of accountability in the

Woreda level. Whereas, about 5(3.24%) and 17 (11.03%) of the respondents did not decide on the evaluation of accountability in both the Tabiya and Woreda level respectively.

To back up this, the informants of the interview point out that the level of accountability was very poor due to the practice of false reports, keep and wait for decision making and discharging responsibilities, poor knowhow on the proclamation, lack of motivation, lack of confidence, cheating, political intervention in decisions, poor evidences to carry out responsibilities and perpetuated problems.

In line with the above, the focus group discussion respondents argued that the service providers and administrators had sense of who ask me. Due to this reason, they did not develop the sense of serving to the public instead they developed the attitude of relativism, locality, narrow thinking and violation of laws or illegitimate and fraud in decisions. Farther more, the investigation of 2008 Anticorruption and Ethical commission of Tigray ensured the absence of accountability in the land administration of the Woreda by the final trial of the supreme Regional court of Tigray. Therefore, the practice of accountability in this public institution was very poor.

4.4.6. Challenges of Good Governance in land Administration

Table4. 19 : precipitation of respondents on the challenge of accountability in land administration

| Level | Are there challenges to the prevalence of accountability in your Tabiya land administration? If yes, list the possible challenges | | | | | |
|--------|---|-------|----|------|-------|-----|
| | Yes | | No | | Total | |
| | FR | PRT | FR | PRT | FR | PRT |
| Tabiya | 149 | 96.75 | 7 | 4.54 | 154 | 100 |
| Woreda | 141 | 91.55 | 13 | 8.44 | 154 | 100 |

Source: my own field survey, 2024

As table 4.24 above indicates, 149 (96.75%) and 141(91.55%) of respondents reported that the matter of accountability in the Tabiya and Woreda levels land administration lagged behind. This condition was supported explicitly in the open end question. Accordingly, the prevalence of accountability was challenged in different matters such as lack of integrity, low confidence and

capacity of workers, absence of responsiveness and equality, rent seeking, prejudice and stereotyping, powerful threatening, absence of solution for raised grievance and collective action of corruption. Moreover, the local administrators and service providers were supported each other to keep their positions rather than understanding the heart beat of the public. They lost controlling mechanisms because of the existing poor and unclear implementation of laws. To sum up, there was a problem to follow the principles of rules and regulations of the land proclamation.

In parallel with the above, the key informants of the interviewees responded that poor know how of the service users and providers, the perpetuated or legacy of previous time particularly since 2005, disagreements to border clash or lack of specific demarcation and impracticable directives and greediness directives are among the challenges in land administration. Those problems also caused to inconvenience decisions, resentment and illegal exchange of land. In this regard Bogale et al (2006) noted that rural land was the major cause of conflict in Ethiopia due to unclear land entitlement and land scarcity particularly in the areas having land plots. Thus, accountability was undermined in this public institution.

Chapter Five: Conclusion and Recommendation

5.1. Conclusion

With regarding to transparency, the finding showed that the community had lack of awareness and access of information about land laws, rules, regulations, directives, proclamations, plans, reports and decisions. As a result, the service users had no knowledge what was expected from them in the realm of service provision. This has a great obstacle on the process of implementations.

This study also revealed that the Woreda office did not carry out discussion to create knowhow on public by arranging time schedule in conducting meeting about the land issues and its structural procedures. The main reason was the land administration office did not have integrity, capacity and commitment rather the service providers and administrators of the Woreda land administration were corrupters and rent seekers. In contrary, the study indicated that suggestion boxes were available to handle grievances and to get feedback from service users. This showed that the positive step forward of the selected public institution especially at Woreda level but it was for the sake of superficial.

The study showed that there were no open decision making procedures, especially in relation to land compensation and distribution in the selected public institution. This was worse in Tabiya than Woreda level, and this led to over crowdedness of complaints to service providers and administrators hierarchically under the study area. Furthermore, the study indicated that the data recording system in the selected land administration offices was remained weak even though the Woreda Desk (land administration) used computerized system of recording data which deteriorate by poor human skill and interruption of electric power. In addition, the recorded files in the hard copy were in old and shabby documents or torn out and lost. Those atmospheres hamper to the clarity of documented information to the service users. The absence of clear documented datum opens the room for discrimination and corruption under the study area. To sum up, the level of transparency in the land administration under the study area remained at very low level.

With regard to accountability, the study showed that the selected public institution did not exercise legitimate and sound decision since the service providers and administrators had poor knowledge, low confidence, rent seeking behavior, insufficient supervision, controlling, checking and coordination, sense locality and relativism. On the other hands, the absence of right position by the right person and political intervention to the technical matters were challenges of accountability. Rather corruption was developed at all levels widely. The service providers and administrators were full of greedy attitudes, lack of monitoring and checking and lack of coordination. They also used false data, file, stamps, and witness as well as missed documents as mechanisms to cheating. In this case, they used corruption as a means of direct wealth. In addition, appellants were dissatisfied due to the acts of inequality, frustration, systematic torturing and postpone cases as well as the absence of formal written evidence to appealing. To this end, culture of accountability in land administration under the study area was very low.

Furthermore, even though the rural land proclamation of Tigray Regional State clearly stated that the down ward and upward accountability of any public officials land administration, the study showed that accountability in the land administration of the selected Woreda relatively exercise upward either to the party leader or the boss for the sake of survival and to escape from political suspecting. Because of this, they were not effective in their task. In contrast to this, down ward accountability under the study area was neglected, due to the service users and administrators disregard to the public interest, rules and regulations. Likewise, the higher body had poor cross checking and taking measurements in the subsequent levels of land administration through monitoring, supervising and coordinating. From those reason problems frequently committed such as in land distribution, compensation and grabbing.

Generally, the study showed that there was no good governance particularly in the perspective of transparency and accountability in the local land administration public sector. Lack of commitments, inadequate knowledge or awareness and confidence, corruption, lack of open decision, inaccessibility of information, weak coordination and monitoring, blurred responsibility and discrimination were among the bottleneck of good land governance in Raya Alamata Woreda Land Administration.

The report of Raya Allamata wereda (2010,2011)asserted that practice of corruption, rant seeking ,land grabbing, illegal land exchange, un clear land redistribution, un clear

compensation ,lack of access information, lack of commitment and false data and witness hindered the performance of good land governance. More over,the Tigray regional state anti corruption and ethical commission of Tigray(2010)noted that corruption in selected wereda land administration has committed in the form of grand corruption due to this reason nine individual arrested from top wereda administrator to ordinary residents at the same time and too about Two million ETB was corrupted

5.2. Recommendations

Based on the findings of the research and conclusions, the researcher has forwarded recommendations and policy implementations to various levels of decision makers and potential researchers.

- The result showed that the majority of the communities were suffering from the absence of access information in the issues of land administration. From this fact, the councils of Woreda and Tabiya should inform to the community where and how they can get the necessary materials at public meetings, religious days and in the grievance expression days of the complaints. Indeed, to avoid such kind of problem, the office should create awareness and culture of reading on the community via putting land books, laws, regulations, proclamations, directives and policies as well as reports and plans of land administration in public library or Mini library in each office of land administration.
- The result showed that the Woreda land administration was lagged behind to consolidate the culture of accountability due to disregarding to the will of the people and rules and regulations, poor commitment frequently arrest individuals due to corruption. Therefore, the Woreda land administration should create awareness about the values of downward accountability as well as the mechanisms to ensure it to the service providers and administrators through providing manuals, sharing inter and intra Woreda experiences.
 - The Woreda should preserve skillful and knowledgeable professional workers by providing long and short term training to empower and build the capacity of service provider. Likewise, the Woreda land administration should be strengthen the programs of net work discussion and sharing experience.

- The study indicated Corruption was as a main obstacle of good governance in the land administration .Therefore, the Regional government of Tigray and Federal anticorruption commission should create awareness on the public for the evils of corruption and how to control the power of public officials by opening public discussion and giving short term training to the public at different rounds. Then create aggressive mobilizing forces as watchdogs to fight corruption through monitoring, checking and exposing corrupters as well as give necessary protection and incentives for whistle blowers.
- The study indicated that Suggestion box nominally available in the offices of land administration. Thus, the office of land administration should use the suggestion box to collect feed backs from service users by identifying the feeling of the service users every week by establishing rotating committee. Finally, the committee should report the original feed back to the Woreda administration and then arrange open discussion with the public regarding the issues. Moreover, the feed backs use as input in decisions makings like in the realm of service provision and complain solving mechanisms.
- The Woreda land desk should properly use the newly established government teams like network, and development team to discuss and reflect the ideas of the constituent in every local area about the conflict and grievances raised regarding to the land laws, rules and regulations and information flow with a strong follow up. Eventually, if the community is informed about the land issues, it is helpful to avert or avoid the perception of favoritism and locality.
- The study indicated that conflicts or disagreements were faced in the selected Woreda due to lack of specific border demarcations and the absence owned individuals clear evidences like certificate. From this fact, the Woreda land administration should consolidate the modern and scientific international cadastral system by GPS to set the definite boarder of all owners. The Woreda land administration should also provide to the land owners the maps and certificate in their hand to assure the clarity in preventing and solving boarder land conflict. This also can avoid the overlapping investors and individual resettlement on the same land.
- Moreover, the study demonstrated that there were problems when land transfer from rural land administration to urban land administration due to lack of enough and clear documents which condition birth problems like land grapping, blurred procedure or

arbitrariness and corruption related with land compensation. Therefore, the Woreda land desk and Tabiya land administrations should keep clear and comprehensive evidence about the rural and urban lands of the Woreda existing situations

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Appendix- A

Mekele University

College of Law and Governance

Department of Civics and Ethical Studies

Dear Participants

The objective of the study is to collect reliable data related to the on assessment of good governance in land administration in Raya alamata woreda 4 selected kebeles (Tabias). To conduct this study, participation of the service providers and users has a great role to assess the critical agendas of good governance of the Woreda particularly in the issues of accountability

and transparency by the researcher. Therefore, Your participation and responses will have interesting contribution for the purpose of the research in order to improve performance of good governance in the Woreda and to recommending policies concerning to governance matters. This study is conducting for academic purpose to partial fulfillment of the requirement for MA degree in Civic and Ethics.

Therefore, you're kindly requested to extend your cooperation by giving relevant information and filling the following questionnaire. The questionnaire includes three parts. The first part is about the individual characteristic of the respondent. The second and third parts are about issues of good governance in land administration mainly focused on accountability and transparency in the selected Woreda and Tabiyas respectively.

General Guidelines to dear Participants

- ✓ You should be follow the instruction provided for each part by give value to the questionnaire.
- ✓ No need of writing name at the questionnaire because the researcher only need the data regardless the name of the respondent.

A. back ground of Participants

| No | Item | Alternatives | | | | | |
|----|--------------------|--------------------------|--------------|--------------|---------------|---------|------------------|
| 1 | Sex | Male | Female | | | | |
| 2 | Age: | 18-24 | 25-40 | 41-60 | 60-80 | | |
| 3 | 3. Education level | Never enrolled in school | Grade 1 to 6 | Grade 7 to 8 | Grade 9 to 12 | Diploma | Degree and above |

Part One: Questionnaires regarding to Transparency in woreda and Tabiya Land Administration office

| No | Item | Alternatives | | | | |
|----|--|----------------|-------|-----------|----------|-------------------|
| | | Strongly agree | Agree | Uncertain | Disagree | Strongly disagree |
| 1 | Rules and procedures of the office are clear. | | | | | |
| 2 | Does the community have awareness on the Laws, rules and regulation regarding to land administration? | | | | | |
| 3 | Decisions made based on unclear rules and regulations | | | | | |
| 4 | Do you think that the grievance of complaints solves based on the clear rule and regulations? | | | | | |
| 5 | Does the service provider make clear about the new land law, rules, regulations, proclamations and policies to the public before implementing? | | | | | |
| 6 | The woreda and Tabiya service providers have enough know how about the rule, regulation, directives and proclamation of land administration? | | | | | |
| 7 | Do you think that the land distribution is based on the transparency manner to the people? | | | | | |
| 8 | The Tabiya Land offices keep clear comprehensive documents related to land issues | | | | | |
| 9 | In your Tabiya Land is given for investment in clear and open manner | | | | | |
| 10 | How do you evaluate transparency in your in | | | | | |

| | | | | | | |
|----|--|--|--|--|--|--|
| | Tabiya? | | | | | |
| 11 | In Tabiya level the compensation practice is open | | | | | |
| 12 | Do you think that the Tabiya service providers ignore to expose illegal control of land? | | | | | |
| 13 | Do you know the articles and sub articles of the proclamation clearly | | | | | |

14. Your Tabiya office of land administration have suggestion box to handling grievances ?

A. yes B .No

15. Are there challenges to the prevalence transparency in your Tabiya land administration? A.

Yes B. No

If yes, list the possible challenges?

Part Three: Questionnaires regarding to Accountability in woreda and Tabiya Land Administration office

| No | Item | Alternatives | | | | |
|----|---|----------------|-------|-----------|----------|-------------------|
| | | Strongly agree | Agree | Uncertain | Disagree | Strongly disagree |
| 1 | Do you think that the service providers and administrators Exercised legitimate | | | | | |

| | | | | | | |
|----|---|------------------|-----------|-------------------|------------|---------------------|
| | power? | | | | | |
| 2 | Administers and service providers are accountable for actions and decisions to the public? | | | | | |
| 3 | Does the service providers solved the public complaints by follow the clear rules and regulation? | | | | | |
| 4 | What is the level of satisfaction of the service users by the decisions of the office? | Highly satisfied | satisfied | Somehow satisfied | dissatisfy | Highly dissatisfied |
| 5 | Have the Leaders and service provider's confidence to charge their responsibility effectively | Strongly agree | Agree | Uncertain | Disagree | Strongly disagree |
| 6 | Have the leader and service provider's commitment to high standards for professional conducts and principles | | | | | |
| 7 | Do you think that the administrators and service providers are free from biases? | | | | | |
| 8 | Is there land conflicts occur due to poor decision of service providers? | | | | | |
| 9 | Do the service providers follow the decisions higher authorized body? | | | | | |
| 10 | Do you have an opportunity to appeal to higher body when you are unsatisfied by the land administration office? | | | | | |
| 11 | Do you think that the service providers and leaders commit corruption? | yes | No | | | |
| 12 | If your answer question 11 yes, where is corruption high when you compare between the Tabiya and Woreda | In Woreda | in Tabiya | | | |

| | | | | | | |
|----|---|-----------|------|-----------------|-----|----------|
| | administration? | | | | | |
| 13 | If you believe there is corruption what is the degree of corruption in your Tabia and Woreda? | Very high | High | I cannot decide | Low | Very low |
| 14 | Are there challenges to the prevalence of accountability in your Tabiya land administration? | Yes | No | | | |

15. If your answer for question no 14 is yes, list the possible challenges

16. What do you think the role of your Tabiya and Woreda to consolidating accountability in land administration?

Appendix -B

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Interview Guide

Interview guide for the service providers and administrators in the issues on assessment of good governance in land administration in raya alamata woreda (accountability and transparency).

1. What is the condition of good governance in your Woreda land administration? Please explain
2. What do you think are the major governance problems of your Woreda land administration? Please explain
3. What are the main factors that can determine to make decisions in the land administration?
4. Have complete and adequate records data regarded to land issues? Please explain
5. Do you believe the service users have enough access of information about the declaration, rules, policies, procedures, principles and standards of land? Please explain
6. How can you evaluate your Woreda land administration in terms of accountability and transparency? Why?
7. What do you think are the major obstacles of accountability and transparency in land administration? Please explain your justification
8. What are the contributions of your office to improve accountability and transparency in land administration? Please explain
9. Are the decisions of public officials open to the stake holders? Please how?
10. Do you know arrested administrators or service providers due to land related corruption? Please clarify

Appendix -C

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Focused Group Discussion Guides

Good Morning/Afternoon! Welcome to our group discussion.

Now, we will discuss on assessment of good governance in land administration in Raya alamata woreda particularly regarding to accountability and transparency in Raya Alamata Woreda. Regardless right and wrong answer all questions need clearly and critically explanations from daily experience .The purpose of the research is for academic purpose only due to this you should be point out your view without any doubt or fear. Your name will not be recorded because it is relevant for the study.

- 1). Are there challenges of good governance in your Woreda land administration? Please explain
- 2) How do you minimize the obstacles of good governance in land administration? Please explain?
3. What is the satisfaction of the society by the day to day activities of the service providers of land administration? Please explain
4. What are the main factors determine good governance in your Woreda? Please explain
5. What do you think are the major factors or restraints of transparency and accountability in office of land administration? Please explain
6. Is there effort done by your Tabiya and Woreda administration to promote the practice of good governance in the land administration? Please explain