

# **Landholding Registration Process, Status and Challenges in Addis Ababa City Administration:**

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**Key words:** Land management; KeyworLd andholding; Adjudication; Registration; Cadasterd

## **SUMMARY**

Land registration is a complex process that involves technical, political, financial, and institutional aspects that influence each other. The main objective of this study is to evaluate the landholding registration process, status, and challenges in the Addis Ababa city administration, specifically in the case of Kirkos sub-city. The study design was descriptive. Data were collected from primary and secondary sources. Primary data were obtained through questionnaires from 269 respondents selected using a stratified random sampling technique, and from 41 purposively selected office respondents through key informant interviews and field observation. Secondary data involved relevant published and unpublished reports, operation manuals, and other relevant documents. Data collected through the survey questionnaire were entered into SPSS for statistical analysis, and data collected through interviews were analyzed using the narrative description method.

This study found that the existing landholding registration office in Kirkos sub-city is characterized by inefficient implementation of landholding adjudication and registration processes and is not as productive as expected according to the strategic plan of the sub-city. It also identified several challenges, including inadequate support from higher officials, poor institutional integration, overlapping and unnecessary processes, limitations of the system, and significant delays and quality problems in adjudication for subsequent registration.

Amendments of rules and regulations, structural changes, and evaluations of service delivery were corrective measures taken at federal, city, and sub-city levels, respectively, to solve landholding registration problems. However, these measures were not effective and efficient in overcoming the identified factors that affect the implementation of landholding registration. Therefore, the government should focus on building up landholders' trust in the landholding registration process, and there should be controlling and monitoring mechanisms for the progress of landholding registration implementation.

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