Updating land information: process, opportunities, and challenges in Amhara region, Ethiopia.

[1]Yidenkchew Jember (MSc)   [2]Getie Gebrie (MSc)

1. Lecturer, Woldia University, School of Land Administration, E-mail: yjember5@gmail.com, Woldia, Ethiopia
2. Lecturer, Woldia University, School of Land Administration, E-mail: getiegeshetie@gmail.com , Woldia, Ethiopia

ABSTRACT

Up-to-date information on land is a basic resource for the development of a country. The main objective of the research was to assess the process, opportunities, and challenges of land information updating in the Amhara region, North Wollo Zone by using household questionnaires, focused group discussions, field observation, and document analysis. In the Amhara Region, the land registration and certification process was started in 2003. In the Region, the updating process started in 2006. In the North Wollo Zone, 98 % of rural households have registered their land and got first-level land certification. The process of updating is performed when there is a change in the holder or a change in the size and shape of the parcel from its first registration. In the study area, these changes occurred mostly through donation, inheritance, bequeath, and exchange of land between owners. To update the land information; a sporadic approach is being used. The analysis revealed better awareness of the rural community about the right and restriction of land holdings and updating process, the availability of land administration experts in all kebeles of the study area, availability of updating technical guidelines, and training about the updating process as a major opportunity for land information updating. Informal land transfer by customary law, long-distance travel to Kebele and the district land administration office, complexity of updating formats, expert turnover, high fee required for registering the change, and the surveying approach used are the major challenges of updating land information. Based on the study it is recommended that workflows for updating land information need to be simplified. The process of land information updating should be improved by using the opportunities and should tackle the challenges to facilitate efficient land markets, protect the land rights of all, and support long-term sustainable development and land management.

Keywords: Updating, Land Information, Land registration, Land administration

1. INTRODUCTION

Many African countries have recently changed their land legislation or institutional setup with the goal of being able to recognize land rights and provide security of tenure to occupants in new and innovative ways (Klaus Deininger *et al*., 2006). However, they face immense challenges in land management and administration, and inefficient delivery of land information services (UN-Habitat, 2009). In African countries, there are widespread failures to register transfers of permanent land use rights in the formal systems and the general use of informal means to effect land transactions at local levels (Gizachew *et al*., 2013). This is because the design of land registration did not consider the social, economic, and cultural aspects of the society for which the system is designed. Ethiopia is one of those countries that face such types of challenges in their land registration system. For the rural areas, several Ethiopian states have introduced land administration systems that aim at issuing land use certificates for all farmers in that state at an affordable cost.

In Amhara region, the establishment of the rural land registration was launched in 2003 and almost all in the region land registrations is reached about 99% (Birhanu and feyera, 2005). However, there is increasing evidence that many land holder do not register subsequent transactions even when they have registered land rights. Instead, they informally hand over the landholding rights within the family members. As a result, now a day, in Amhara Region including North wollo zone most of the registered data of first level land registration are not consistent and integrated to reflect the situation on the ground.

There have been no exhaustive or in-depth studies on the subject or steps that could be taken to redress the root causes, particularly those available within the existing land registration system are not well known. Citizens, private organizations and government agencies in the study area are demanding greater and faster access to reliable and up-to-date land information for their daily activities and business ventures. Accordingly, updating land information system plays an important role in land registration, land use planning, land valuation, and taxation as well providing concrete analysis of data for timely decision making.

This study aims were to assess the workflow followed, opportunity existed and examine challenges related to land information updating for ensuring that landholding right

transactions are recorded in an efficient, sustainable and community understood and supported manner. The thematic areas studied in this research includes the sphere of technical, institutional and policy matters, as well as an assessment of the current regional rural land administration and use practice.

In Amhara national regional state, the systematic land registration and the issuance of land certificates were handled by the state at the Woreda rural land administration and use (LAUO) offices. To update the land information; a sporadic approach is being used: the right holder initiates the process by reporting a change. During the updating process, the landholder follows designed workflows; looks for required documents, at different places, and pays required fees so that the change can be recorded in the land register. If the workflows for updating land information are not simple, many of the right holders will not be encouraged to report changes for the land information system.

The application to register a change is physically done at the Woreda LAUO and sent to the Kebele of LAU office to be processed. The wereda may have an average 28 administrative kebeles and each kebele can have an average distance of 20 km from their Woreda town. For some right holders, it is a quite long distance to get to the LAU offices or Wereda Court; and visiting these offices more than once and on different days may face. The distance to get to the land office and how often the right holder has to go there are the weak points.

The required fees to register changes resulting from transfer of rights through donation, and succession, or changes resulting on the parcel shape through subdivision, frequent travel cost to visit the wereda office; Payment for the write-up of the application to the wereda court; photocopying all the supporting documents; and the cost for taking the photograph and the issuance of the new certificate and overall, on the average, the total cost to complete the transaction takes Birr 200 to 300 (about US$ 10.8 to $16.2) (Gizachew 2013-23). If the transfer concerns just a part of the parcel, the right holder pays also the fees for each of the cadastral plan to be produced. The total amount of these fees is high for the right holder whose transfer is not involving money such as succession, donation, or others.

Surveying approach has other obstacles in change registration. Fixed boundaries are used to update general boundaries in order to improve the accuracy of initial measurements. When

the Woreda surveyor taking new measurements of the change and overlay their measurements with the existing dataset of land registration, the two data provide different results. In this case, the process can take longer to be done as it depends on the available requests at the District court.

Previous studies of Bayuh and Tenaw (2006) indicated that there are no offices and stores for land administration and use committee to keep the records and in some areas there is no staff assigned at the kebele level that is responsible for keeping and updating the records, even the Woreda staff are not in a position to manage the frequent appeals on land transaction simply because of shortage of staff member in each Woreda. On the other hand, the study reveal that some farmers are not still aware of the need to come to the Woreda or kebele land record office to update the data when a land transaction takes place. When there is sub-division of parcels, it may be necessary to measure the plots. This again demands time, labor and money.

As a consequence of the above obstacles in the updating process; all changes in land information may not be reported in order to be recorded in the land register which may result in system evaluation. This study, therefore, attempted to gain a better understanding of procedures followed for updating land information in the study area. In addition, this study will look at opportunities and challenges related to updating of land information in North Wollo Zone.

The general objective of the research is to assess the process, opportunities, and challenges related to updating of land information in North Wollo Zone. Specfically the objective of the research includes identify the existing processes followed for updating land information in the study area, investigate the opportunities in updating land information in the study area and assess the challenges related to land information updating in the study area

2. RESEARCH METHOD AND MATERIALS

2.1 Study area Description

North Wollo is one of the eleven zones of Amara Regional state. It is in the northern part of the country and geographically located at 11°50'N 39°15'E and 11.833°N 39.250°E. It shares a border with South Wollo Zone, South Gondar Zone, Waghemra Zone, Tigray Region, and Afar Region. North Wollo zone is divided into nine rural districts and two town administrations.
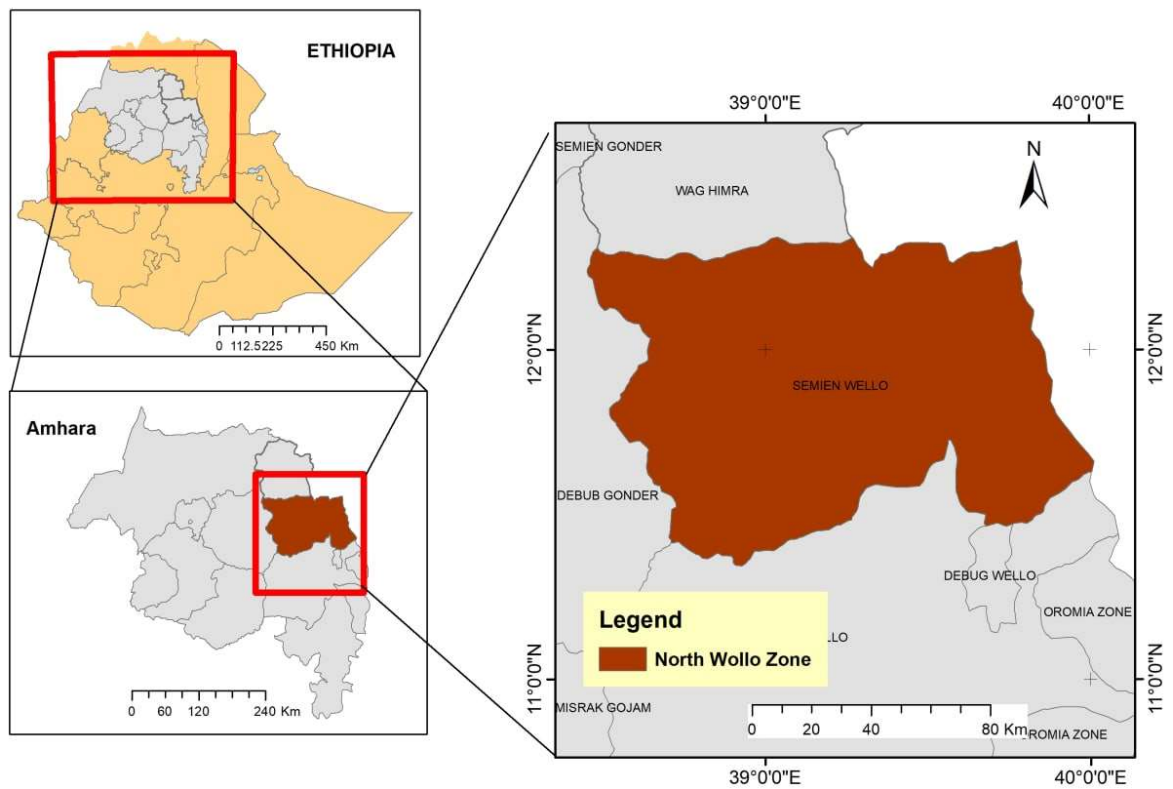

Figure 1 Location map of the study area

2.2 Research Design

This study aims were to assess the processes, opportunities, and challenges in land information updating in North wollo zone. To capture the required data and generating valuable information it is essential to identify the appropriate research design. Vissbr *et al.,* (n.d.) State that Survey research provides a quantitative or numeric description of trends, attitudes, or opinions of a population by studying a sample of that population. It includes cross-sectional studies using questionnaires or structured interviews for data collection, with the intent of generalizing from a sample to a population.

In this regard, many of the household variables were used to analyze the processes, opportunities, and challenges in land information updating. Taking note of the above issues into account multiple sources of evidence – survey questionnaires, semi-structured interviews (group discussions and in-depth interviews with key informants), a survey of the literature, field observation were used.

2.3 Selection of study localities and Sample Design

A sample design is a process by which the researcher determines the procedure to obtain the population and address the study objective. The sample design describes the population, sampling frame, sampling unit, sample size, and sampling techniques.

2.3.1 Populations

Population refers to the total set of observations that can be made. The universe of units from which the sample is to be selected. The unit could be people, schools, cities, associations. The target population for the research were the households of Chibna and Kolayit from Gidan Woreda, Ahun tegegn and Gubarja Kebele from Gubalafto woreda, Kalim and Dino kebele from Kobo woreda. Abune Yosef and Nakute le Ab from Lasta Woreda. According to North wollo rural land administration and use department, 2018, the total landholder population of the above kebels are 2137, 1865, 951, and 1104, 1401, 1410, 1443, and 1482 respectively.

2.3.2 Sampling Frame

It is a list of the population from which the researcher can make his or her selections. For the purpose of this study, the researcher use land certification record of all households found in selected Kebele as a list of the population.

2.3.3 Sample Size and Sampling Technique

As stated in the study area description section, the study was carried out in the North wollo zone. Three-stage sampling techniques were used to generate the required primary data. At the first stage, Gidan, Gubalafto, Kobo and Lasta woreda was selected purposively from North Wollo zone. In the second stage, eight kebeles were chosen randomly from each woreda based on their location. Finally, a simple random sampling technique was employed to select sample households.

The household size of Gidan, Gubalafto, Kobo and Lasta woreda based on CSA, 2007 is 34041, 32297, 54239, and 24386 respectively. The household data found in CSA, 2007 presented in table 1 below.

Table 1 Study selected woreda's household data
Source CSA, 2007

Household Data 2007	
Geographical area	household
Gidan woreda	34041
Gubalafto woreda	32297
Kobo woreda	54239
lasta woreda	24386
Total	144963

Rural Kebeles found in the above-selected woreda are 115 in number from the above four woredas. Eight sample Kebeles were selected for the study. The selected kebeles are Chibna and Kolayit from Gidan Woreda, Ahun tegegn and Gubarja Kebele from Gubalafto woreda, Kalim and Dino kebele from Kobo woreda, Abune Yosef and Nakute le Ab from Lasta Woreda. The main reason for the selection of the above kebeles is because of their location. The other reason is the limitation of resources, time and finance which could put a pressure if all Kebele is to be selected. The landholder data of selected Kebeles from North Wollo Rural Land Administration and Use Department, 2018 is presented in table 3.2

Table 2 Land right holder data of selected kebeles
Source North Wollo Rural Land Administration and Use Department 2018

SN	Woreda Name	Kebele Name	Land Right Holder
	Land Right Holder data of selected kebeles		
1	Gidan	Chibina	2137
2	Gidan	Kolayit	1865
3	Gubalafto	Gubarja	951
4	Gubalafto	Ahun tegegn	1104
5	Kobo	Kalim	1401
6	Kobo	Dino	1410
7	Lasta	Abune Yosef	1443
8	Lasta	Nakuto le Ab	1482
	Total		11793

The total population of the landholders found in the selected Kebele is 11793. Out of these total populations, based on the Willam G. Cochran (1977) formula, the sample size of the study was calculated as follows

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

Where **n**= represents the sample size the researcher will be used

 N= represents the total number of households in the study area

 e= represents maximum variability or marginal error (5%)

1= represents the probability of the event occurring.

$$n = 11793/1 + 11793 \ (0.05)^2$$

n = 11793/11794*0.0025

n= 11793/29.49

n = 400

 n = 400 households from above-selected kebeles

After determining the sample size of the study, the other task was to determine sampling techniques. To select samples from household's simple random sampling technique were employed by giving equal chance of inclusion in the sample to the population. The 400 sample size were distributed to eight kebeles based on their household size. Based on this 72 household from Chibina, 63 from Kolayit, 32 from Gubarja, 37 from Ahun tegegn, 48 from Kalim, 48 from Dino, 49 from Abune Yohan's, and 50 from Nakuto le Ab were selected.

2.4 Data source and method of data collection

To identify and assess the processes, opportunities, and challenges of land information updating the researcher use primary and secondary data source and quantitative and qualitative data gathering tool.

2.4.1 Primary data sources

This research generates primary data through information gathering from a wide segment involving rural households, the Kebele administrator, Key informants, and government and non- government office.

Household questionnaire

The household questionnaire was designed in line with stated objectives and research question, and it includes diverse issues that could provide an understanding of the socio-economic attributes of the study households and their observation of the process, opportunities and challenges in land information updating. Before setting the questions, an extensive reading was made on literature related to the preparation of survey questions. After setting the questionnaire a pilot test were carried out on 20 households having the same socioeconomic background to check the ease with which respondent households answer the questions and to make sure that the questions are meaningful and also to estimate the time needed to complete one questionnaire.

The questionnaire are divided into five parts. Part I of the questionnaire deals with demographic and socioeconomic characteristics of the respondent households largely addressing household variables such as age marital status, family size, literacy, livelihood activities that are important in the analysis of the objectives. Part II addresses land holding and crop production activities of households, and land management practices to increase agricultural productivity. The issues treated in these sections will be used to establish a relationship between land certification with land holding and agricultural activities. The variables will be used to assess and test how landholding status and agricultural activity of the respondent relating to the challenges they face and the opportunities they realize in relation to land information updating. Part III cover issues about existing processes followed for updating land information in the study area and part IV opportunities in updating land

information in the study area. Part V covers issues about challenges related to land information updating in the study area.

Focus Group Discussions (FGD)

A focus group discussion is where a number of people are asked to come together in order to discuss a certain issue for the purpose of research (Dawson, 2007). In this data collection activity, 96 discussants are contacted from the Four Woredas and eight kebeles. One FGD were held at each Kebele level involving land administration expert and another concerned body with 12 participants.

Key informant interview (KII)

Kumar (2011) state that 'key informant interviews involve interviewing a selected group of individuals who are likely to provide needed information, ideas, and insights on a particular subject'. The key informants' interview is from different sectors and sampled kebeles purposively believing that they have deep and relevant information about the issues from their long experience, official responsibilities and continue involvement in the activities. For this technique, 16 key informants that is two in each Kebele were contacted.

2.4.2 Secondary Data sources

The secondary data for this research includes published and unpublished documents, government and non-government reports and population census of North wollo Zone. These data were acquired from different sources such as browsing internet and CSA report.

2.4.3 Material used

To collect, organize and analyze the relevant data the following Materials and software as presented in Table 3 were used.

Table 3 Description of material

S/N	Material and Software used	Description of usage
1	Microsoft Office	For Data presentation and organization
2	ArcGIS 10.7	For location map preparation, topographic map and for clipping of study kebele and woreda form Etio Shapefile
3	STATA SE 13	To analyze collected socio-economic data

2.5 Method of data analysis

In order to meet the general and specific objectives of research, this study employ both qualitative and quantitative methods of data analysis. Descriptive and inferential statistics were applied for this study to analyze the quantitative data.

2.6 Method of data presentation

All the questionnaire, interviews, field observation results, graphical information, and documented results presented under the results and discussion section of the study. The data presentation is done in line with the basic objectives of the study.

RESULT AND DISCUSSION

3.1 Composition and demographic characteristics of the respondents

Information on socioeconomic and demographic characteristics of respondents is essential for the interpretation of findings and understanding of results. These parts provide demographic and socio-economic profiles of respondents interviewed in the survey and the relation with land information updating. To achieve the objectives of the study, different data collection technique were used and 400 respondent households were contacted from eight sample kebeles, namely Chibna, Kolayit, Ahun tegegn, Gubarja, Kalim, Dino, Abune Yosef, and Nakute le Ab.

3.1.1 Demographic characteristics

Demographic characteristics of the sample household respondents by age, gender, marital status, educational status, and total household members are presented as indicated in the following sections. Demographic issues are very wide and too important to see the change in land information due to divorce, inheritance, gift, change of ownership during the transfer, and registration of use rights or rent. The total population of the landholders found in the selected eight Kebele are 11793. Out of these total populations, based on the William G. Cochran (1977) formula 400 households are included for this study.

3.1.1.1 Age Distribution

The age structure of the population is the number of people in a different age group in a community at a time. It is one of the most basic characteristics of the population. The proportion of population within the young, adult and aged group determines the social and economic structure of the population. Due to the nature of the study, households with middle age and old age group are selected and interviewed to capture their view on the process and challenge of change in land information due to divorce, inheritance, gift, change of ownership during the transfer, and registration of use rights. For the purpose of analysis, the age distributions of the respondents are categorized into three group.

The household survey result shows the average (mean) age of the household heads is 52.93 years. The maximum age of the household head is 69 years and the minimum age is 30 years. The difference between the two (range) is 39 years. The detail of the age distribution of the

household respondents depicted in Table 4. From the interviewed household respondents 38% of them are laid between the age group of 50-58. 33% of the respondents are between 30-47% and 29% of them are between 60 and 69. The age of the respondent has a deterministic effect on the literacy level, marital status, occupation, and agricultural income made by the respondents. It is also a determinant factor for change in land information due to inheritance, divorce, and gift the result from the relation of surveyed data indicated that age and literacy level of the respondent has an inverse relation. Literacy level decrease as age increase.

Table 4 Age distribution summary of the respondent

Age Category	Obs	Mean	Min	Max	Range
30-47	132	52.93	30	69	39
50-58	152				
60-69	116				
Total	400				

3.1.1.2 Marital status and sex of the respondent

The distribution by marital status and sex sheds light on the proportion of the population currently in the union and the extent of marriage dissolution in the study area. Table 5 shows the distribution of men and women by marital status. Overall, from all respondent, 200 men and 72 females are found married. 40 males and 32 female of the respondent are currently divorced.

Table 5 Marital status and sex of the respondent

Marital Status	Sex		
	Male	Female	Total
Married	200	72	272
Divorced	40	32	72
Widowed	20	36	56
Total	260	140	400

3.1.1.3 Literacy Level

Literacy is an important personal characteristic. Literate persons are more likely to acquire knowledge from various media. And can make informative judgments about the use and

management of land. In line with this fact, respondents were asked their level of literacy. Many types of research and literature indicate that the farming system, land management, and land use decision are highly depending on the education level of the households. Though it is in improving now, the majority of farmers in Ethiopia are illiterate.

The survey result on Table 6 depicts that 204 respondents lies in the category of the only read and writes. 100 are from grade1-4. 4 male household found enrolled school from grade 5-8. The remaining 92 are illiterates. The illiteracy number indicates that there was education problem in the past. But the majorities of the respondents are in the category of the only read and write. This shows the improvement measures undertaken by governments through time to educate the rural farmer in Ethiopia.

Table 6 Literacy level and sex of the respondent

Literacy level of the respondent	Sex		
	Male	Female	Total
only read and writes	152	52	204
Grade 1-4	76	24	100
Grade5-8	4	0	4
Illiterates	28	64	92
Total	260	140	400

3.1.1.4 Household total family size

Based on the survey the average (mean) family size of household for the study area is 4.96 persons. The maximum family size is 9 and the minimum family size of the households is 2. According to the 2007 Population and Housing Census, the average household size in rural parts of Amhara region was 4.43 persons. The current family size of the survey result of the study area is higher than the regional average family size. This shows that population density is relatively high in this selected kebeles and wise use of land resources is vital and the only choice. The large household size compared to the regional average entails that provision of family planning services for people in the study area should be strengthened.

3.1.2 Socio-economic system

To capture the occupation of the household respondent categorical question were asked whether the respondent occupation is Agriculture, trade, daily labor, three of them and agriculture and trade together. The household in the target kebeles earn a livelihood from Agriculture, including both crop and livestock production. The traditional mixed farming system is practiced, with crop production and animal husbandry complementing each other. Although the value attached to livestock ownership and use among the community in each kebele is high, crop production is considered more important.

According to the survey result 86% of the respondent are engaged in agriculture, 4% of the respondents practice a combination of agriculture, trade, and daily labor together, and 10% of the respondent practice agriculture and trade together (Table 7). The survey result showed agriculture particularly crop and livestock production, remains an important.

Table 7 Livelihood system of the respondents

Respondents livelihood system	Freq.	Percent
Agriculture only	344	86
Agriculture, trade and daily labor	16	4
Agriculture & daily labor	40	10
Total	400	100

3.1.3 Land holding and crop production

As is the case in most of the northern highlands of Ethiopia, the farm size of households for the study area is small. The average (mean) land holding size for a household was 1.17 ha and ranged from 0.5 to 2 ha. About 7 % of the respondents have farm size of 2ha, 30% of the respondents have farm sizes of 1 ha, 22% of the respondents have farm size of 0.75ha, 36% of the respondent own more than 1.5ha and the rest 5 % have 0.5ha. Table 8 presented the land holding of respondents in hectare.

Table 8 Land holding of the respondents by hectare

Size of land holding in a hectare	Freq.	Percent
0.5	20	5
0.75	88	22
1	120	30
1.5	144	36
2	28	7

The land holding size before some years ago is not the same when compared with current land holding size. This was confirmed by all of the respondents during the focus group discussion and a key informant interview. The main reason indicated by the respondents for the decrement of land holding size is population pressure redistribution of farmland by the government and expropriation and most of the respondent transfer their part of land in terms of gift and inheritance. All of the respondents confirmed of having a first level land holding certificate.

3.2 Existing processes followed for updating land information

The updating of land information in Amhara Region North Wollo zone is supported by a procedures manual prepared by Regional land administration bureau describing how the registration of changes in land information is to be done. The manual describes, by the use of activity diagrams, the updating workflows made of actors; steps or tasks; and the requirements for the application to be accepted. When interviewed, the head of all Woreda land administration and use office explained that the updating system is under implementation and services are being moved slowly by slowly at the Regional to Zonal, Woreda and Kebele level land administration and use offices. They also agreed that more efforts are still needed to strengthen Woreda and Kebele land administration offices in term of equipment's and human capacity building to allow them to maintain and sustain the land registration system.

Based on existing process analysis result, the process of updating in the study area is performed when there is a change in the holding size or in shape or changes on shape and size at the same time of the land holders or change of land holder without any change of the shape and size of the land. The household interview and focused group discussion result confirmed that most of the changes are happened in the study area is because of transfer of land between farmers through gift, inheritance, and bequeath.

The above result depict that there is an active land transaction in the study area and updating is one part of land registration which is carried out after land registration was done to show those changes on the first registry and provide up to date information for the users in the study area. The Woreda land administration experts explained about the updating process at the time of key informant interview that, updating needs two basic requirements that is the registration of land and changes of land holding size or shape or changes of land right holder.

At the time of interview the experts at Woreda and Kebele said that updating was done in North Wollo Zone starting from 2006 and the regional Bureau was conducted different trainings in different time in order to upgrade the skill of zone, woreda as well as kebele land administration experts about updating process but still this updating process is complex for most experts to do those procedures in the registry book.

In the study area the updating process carried out in the land registration document or in the Analog "Baher mezgeb" and on the green books by using the necessary documents that shows the right of the new land holder.

The general process followed to update land information in the study area includes land registration application for the land administration committee after that the new land clamant must fulfill all the necessary documents that shows their rights on the land, this documents are approved by the court or by the kebele land administration committee. After the application is came to the office experts who belongs to this process checks all the necessary documents are presented, if it is necessary even checking may include public hearing. After the checking is completed the first land right holder return the land certificate (green book) to the office. If the updating needs the cadastral procedure, the cadastral processes will be accomplished by the concerned body that is by the surveyors. The experts update the registration including the green books by following the necessary steps on the documents, the registry book and the green books. After all this process are complete the Woreda land administration office issued new land certificate (green book) for the new land right holder, if he/she has already the green books before this transfer, the new land right is added in his/her green book it is not necessary to give additional green books for the new applicant. The general process followed to update land information is the study area presented below in Figure 2
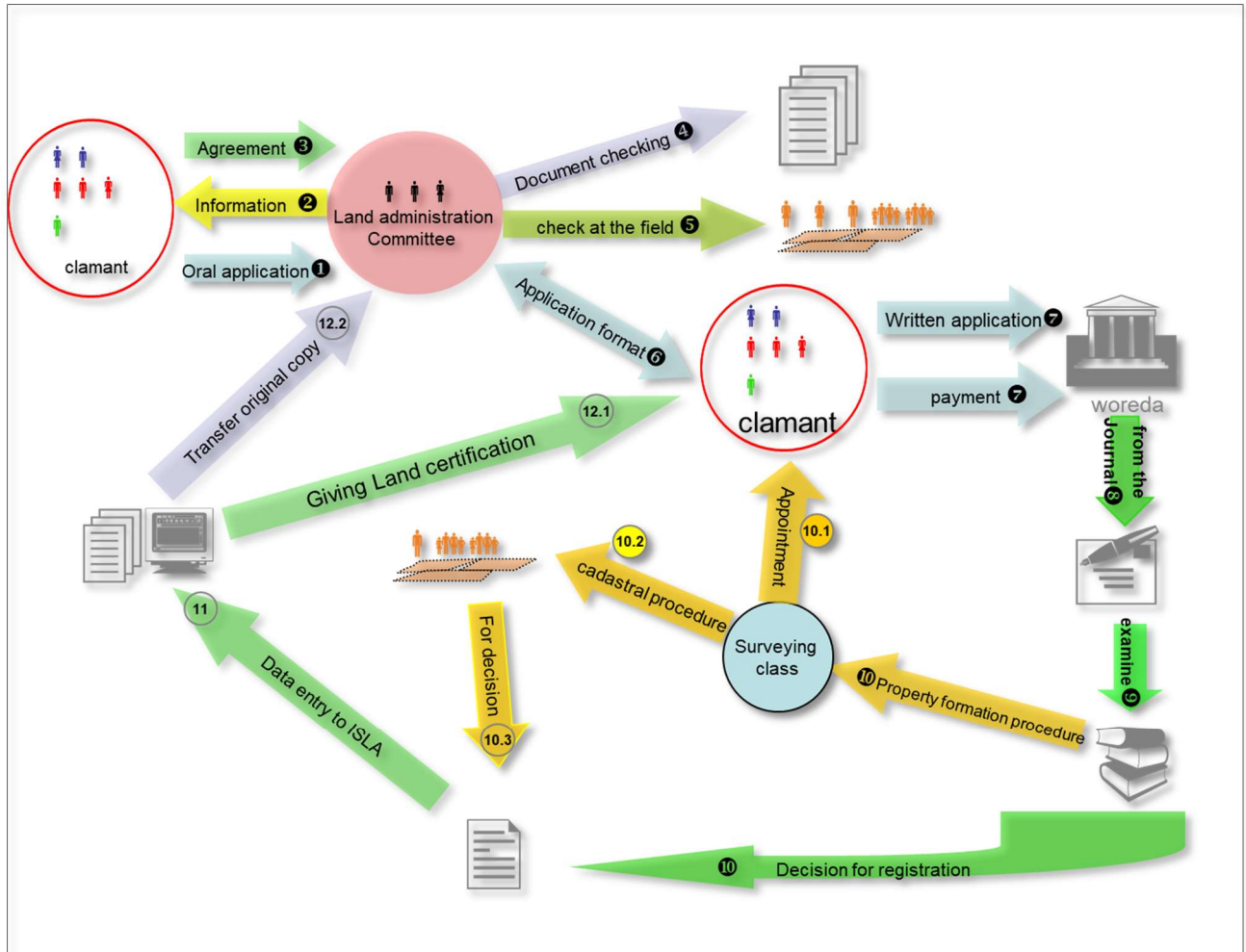
Figure 2 Land information updating procedure in the study area

The house hold interview result and the interview of key informants at Woreda level result shows that updating land information due to inheritance is the most dominant in the study area. Donation is a change in non-spatial land information where rights are transferred from a Donor to a receiver through a gift. The transfer can be for the whole parcel or for just a part of it. If it is only a part, the right holder first apply for parcel subdivision and gets two or more certificates on her/his name (depending on the parts to be produced) and then transfers the concerned part. The workflow for registering the change in land information due to parcel donation divided into three main steps where different tasks are performed by different actors

The first one is Application, this is done to know what the requirements are, and most of the right holders interviewed said that they came to the Kebele land administration office to ask for that. After knowing what to bring, the right holder compiles the required documents that is provided at different places: certificate of marital status provided by the Sector office (three months of validity); application form obtained at the Woreda Land office; and the payment slips obtained from the bank after paying the required fees.

The right holder takes the application file to the land administration Professional at the Woreda Level. This one checks if the application is complete and all documents valid. He then prepares a transfer agreement that is checked and signed by the Donor (with her/his spouse when applicable) and the Receiver plus two witnesses for each party (Donor and Receiver thus four witnesses). After both parties have signed, the land administration experts takes the application documents to the woreda land office, who is a land notary, to notify the transfer agreement. This can be done on the same day or on a different day depending on the availability of the officers. The Donor comes back to collect the application file with a notified transfer agreement and take it to the Woreda Reception. At the time of interviewing key informants one explained that "All letters that enter the Woreda are addressed to the Head of the office. That is why they have to pass by the reception before they get to the concerned unit that has to process the application".

As the donation acceptance letter is addressed to Head of the office, the Donor submits the application at the Woreda Reception and gets a copy of the application letter with a stamp of the date the application is received. The Receptionist brings back the application file to the land administration experts and the Professional takes the documents to the experts of the Registrar of Land Titles for processing.

For the accepted applications, the experts scans and uploads the application documents into ISLA and the application gets "accepted" status. The experts then updates the database with the name of the new right holder.

The Table 9 below list the type of service and payment that should be made to process land transfer.

Table 9 List of service and payment for land transfer

□.□.	Type of service	Measurement	Payment
1	For a cadastral procedure	በሄ/ር	50 ብር
2	Submission of data to the registry		ነጻ
3	First registration	በይዞታ	ነጻ
4	When a hidden parcel is registered	በማሳ	10 ብር
5	When there is a change of ownership	በማመለከቻ	ነጻ
6	Issuance of title deed	ይዞታ	ነጻ
7	Change of ownership	ይዞታ	ነጻ
8	If the book is renewed without modification	ይዞታ	10 ብር
9	If a new book is issued	ይዞታ	20 ብር
10	ይዞታን ኩታገጠም ለማድረግ	ይዞታ	ነጻ
11	የመሬት መጠቀሚያ ሰርተፊኬት		
12	ለሰፋሪዎች	ይዞታ	ነጻ
13	የኪራይ ውል ምዝገባ	ማሳ	20 ብር
14	የኢንቨስትመንት ውል ምዝገባ	ሄ/ር	0.50
15	በድርጅት ወይም በግለሰብ የሚሰጥ የመጠቀም መብት ውል ምዝገባ	ማሳ	20 ብር

Source: - RLAU Bureau Updating Guideline

3.3 Opportunities in updating land information

We can say that there are many opportunities for doing the updating process in the Amhara region from those opportunities the main ones are listed below these are

- Awareness of the community; most parts of the community who have rural lands in this region are more or less aware about the rights and responsibilities of the land holdings and also that of the updating process.

- The presence of Land administration experts in the kebele. before 2010 there is no experts in the kebele level but now kebele land administration experts are there in most kebeles of the study area, this experts are doing/facilitating any land administration issues with the kebele land administration committee thus this land administration expert have the responsibility to aware the community in that kebele about the whole issues of land administration including the updating process.

- Preparation of technical guideline of the updating process. The Amhara national regional state bureau of EPLAU prepare the updating guide line in 2008 which shows all the necessary steps to perform the updating and land registration process, all woreda's in the region uses this guide line.

- Trainings about the updating process. The Amhara national regional state bureau of EPLAU and zones of the region conduct different trainings in each year starting from 2006 for those concerned experts.

Even though the above listed opportunities are there to run the updating process in the region it has its own challenges

3.4 Challenges related to land information updating

Land-related information is increasingly important for the orderly, fair and intelligent use and development of the land. Land related information used to be gathered, stored, updated and distributed manually in registers, books and maps. The value of a register is heavily dependent upon its further maintenance. It should be kept up-to-date; it is not easy to keep a land register up-to-date. This is going to be one of the problems for the study area because there are no safe stores to keep the records. There are about 102 kebeles where land registration takes place in the study area. There are no offices and stores for land administration and use committee to keep the records and there is no staff assigned at the kebele level that is responsible for keeping and updating the records. All Five Weredas have no sufficient office, especially stores where copy records are kept. In all kebeles there are land administration and use committees where registration takes place, but all have no office for the committee and storage to keep the records. They work in the same office together with the kebele council. For the time being, land records are stored in this office. There are so many people working in the office that the records are not secure. There are no wooden or metal boxes to keep the records and files. The same is true at the Woreda level. If records are lost at the kebele level there is no guarantee to get the records at the Wereda level. In a rare case where some kebeles have no office, land records are kept in the committee member's house. If these records are lost, damaged or exposed to fire, the landholders will lose confidence in the land registration system. Data that are collected by investing labor, time, and money will deteriorate and it will affect the confidence of landholders. Since land records should be kept in a good condition, the region is now planning about land record keeping, updating, archiving and information flow system. However, this system is not well defined and organized, as the region has not started introducing practical updating mechanisms.

Land transaction is common in the study area; most of this occurs due to rental, inheritance, divorce, gift, exchange, consolidation and distribution of land to those who have little land and to new landholders. Land transaction is an unavoidable activity in the land administration system; it is a continuous activity. Updating is as important as registration. The cadaster deteriorates and becomes obsolete. Hence, attention should been given to timely updating. Updating should be done where the land records are kept. The most important places for updating records are kebele and Wereda offices. The land bureau has no staff member to do the updating activity. On the other hand, even the Wereda staff are not in a position to manage the frequent appeals on land transaction simply because of shortage of staff member in each Wereda. On the other hand, some farmers are not still aware of the need to come to the Wereda or kebele land record office to update the data when a land transaction takes place. When there is sub-division of parcels, it may be necessary to measure the plots. This again demands time, labor and money.

CONCLUSION AND RECOMMENDATOIN

4.1 Conclusion

Updating is necessary in land registration and certification process of a given country or area because there is changes after the registry of the land parcel from time to time, changes of land holder or changes of the land size as well as the shape of the land to show those changes of land registration and certification updating is the only mechanism that is why the Amhara region immediately started the updating process even though the land registration and certification process is not completed, the region performed both the land registration and certification with that of the updating process.

Even though land registration and certification process has the following tangible benefits such as improving security of tenure, promote better land management and more investment, there is also hopes farmers may start using the certified land as collateral for bank loans, reducing conflicts over land boundaries and user rights among farmers increased women's empowerment and the like it is not in practice especially if there is a change unless the concerned body has check and update the registry documents and give up to date information for the users.

Thus the process of updating is important for both the land administrators and the land users. Because of the dynamic nature of holding right from one person to the other through donation, inheritance, bequeath and other means of transfer the land administrators must be update the first registry document, the updating procedure needs the first registry and changes (changes in shape or size of the parcel or changes in both at the same time or changes of the land holder without any change on the size and shape of the parcel) this condition is happened in the study area. To address this fact and update the changes the Amhara national regional state must be strengthened the awareness of the community in relation to land administration and that of the updating process and avoid their weakness which is listed in the above.

4.2 Recommendation

The management of an up-to-date land administration system inevitably involves the use of modem technology. Conventional solutions alone may no longer apply and the new system may involve the fundamental restructuring and standardization of the existing cadastral services and the security and analysis of every part of the system. The result of this process will be the first step towards a better land administration and registration system (UNECE 1996). By way of recommendations, the following issues need due consideration to put in place a better and efficient land registration and updating system in the study area and in Amhara region. Attention should be given to all the processes to ensure a clear understanding of land registration and updating of land records. Public information and education will encourage participation and clear communication between and among the local community and the government and political organs at various levels for better efficiency and success. Particular efforts should be made to ensure women's participation. Land Bureau should be strengthened in its competence and administration, especially at the kebele and Wereda levels, where routine measurements and registration for the updated land is taking place. Land administration committees of farmers bear a large part of the workload of measuring and registering responsibility. More material and labor support or provision of training as an incentive for land registration is necessary. Moreover:

- Mechanisms should be set for the exchange of land information between different organizations;
- Standards should be set for data collection, data transfer formats, data classification and accuracy;
- There should be provision regarding acquisition of data for use by public and private sectors;
- Clear procedures should be set for maintaining and updating records;
- There should be provision to guarantee the quality of data and the right of access to the data;
- There should be coordination and cooperation regarding data collection, updating and storage of data;
- There should be assignment of responsible personnel at the kebele level to undertake updating activities.

REFERENCE

Berhanu Adenew and Fayera Abdi (2005) SOS Sahel, Addis Ababa, Ethiopia

Binns, B. O., & Peter, F. D. (1995). Cadastral surveys and records of rights in land: an FAO land tenure study (e-book) Retrieved from http://www.fao.org/DOCREP/006/V4860E/V4860E00.HTM

Central Static Agency, 2007. *National Population and Housing Census*. Addis Ababa

Creswell, J.W., 2008. *Research design: Qualitative, quantitative, and mixed methods approach. 3rd ed*. Thousand Oaks, CA: Sage Publications.

Dawson, C., 2007. *A Practical Guide to Research Methods*: A User- Friendly Manual for Mastering research techniques and project. 3rd ed. United Kingdom: How to Book Ltd.

De Soto, H. (2006): The Challenge of Connection Informal and Formal Property Systems-Some Reflections Based on the Case of Tanzania. De Sot and Cheneval (eds): realizing property rights. Swiss Human rights book, 1, Zurich, pp.18-67.

Deininger, K*., et al.* (2012). *The Land Governance Assessment Framework: Identifying and Monitoring Good Practice in the Land Sector*. The World Bank, Washington, D.C.

Denscombe, M., 2007. The Good Research Guide: for Small- Scale Social research Projects. 3rd ed. England: Open University Press.

Enemark, S. (2004). *Building Land Information Policies.* Paper presented at the Special Forum on Building Land Information Policies in the Americas, Mexico.

Enemark, S. (2013). *Fit for Purpose: Building Spatial Frameworks for Sustainable and Transparent Land Governance*. Paper presented at the Annual World Bank Conference on Land and Poverty 2013, Washington DC.

FIG. (1995). Statement on the Cadastre. Retrieved 07 August 2013, from http://www.fig.net/commission7/reports/cadastre/statement_on_cadastre.html

Gerhard Larson (2000). Land registration and cadastral systems; tools for land information and management,2nd ed.Stockholm

Gezachew Abegaz Tony Burns, Tigistu G. Abza. 2013.Sustainability of the rural Land Registration system in Ethiopia: The Case in "Dugda" Wereda.The World Bank - Washington DC.

Hackman-Antwi, R*., et al.* (2013). The point cadastre requirements revisited. *Survey review*.

Hayati TASTAN and M.Orhan ALTAN, 1999, Spatial Data Quality, third ed, Istanbul, pp 15-30

Henssen, J. (1995). *Basic principles of the main cadastral systems in the world*. Paper presented at the Modern. Cadastres and Cadastral Innovations, Delft, The Netherlands.http://www.fig.net/commission7/reports/events/delft_seminar_95/paper2.html.

Henssen, J. (2010). *Land Registration and Cadastre Systems : Principles and Related Issues* German: Technische Universität München.

Ian Williamson, Stig Enemark, Jude Wallace, Abbas Rajabifard .2010. Land Administration for Sustainable Development. *ESRI PRESS ACADEMIC REDLANDS, CALIFORNIA*

International Institute for environment and development (iied), 2006. Innovation in Securing Land Rights in Africa: Lessons from experience,

Klaus Deiningera, Jaap Zevenbergen, and Daniel Ayalew (2006). Assessing the Certification Process of Ethiopia's rural Lands.

Klaus Mathofer.2008, Development of GIS-based Land Registry for Tanzania, Nairobi

Kumar, R., 2011. Research Methodology: A Step by Step Guide for Beginners. 3rd ed. London: SAGE Publication.

Larsson, G. (1991). *Land registration and cadastral systems: tools for land information and management*. New York: Longman Scientific & Technical.

LU, D., MAUSEL, P., BRONDÍZIO, E. and MORAN, E., 2004. *Change detection techniques*. International Journal of Remote Sensing, 25(12), pp. 2365-2407.

Mireille Biraro. 2014.land information updating: assessment and options for Rwanda, University of Twente**,** Enschede, The Netherlands

RNRA. (2012). *Land Administration System: Land Administration Procedures*. Kigali - Rwanda: Rwanda NaturalResources Authority - Lands and Mapping Department: From HTTP://rnra.rw/fileadmin/fileadmin/user_upload/documents/LAS_Manual

Seymour, A., 2004. Focus Groups: Important Tool for Strategic Planning. Washington, D.C: US Department of Justice.

Stig Enemark and Hans Sevatdal (1999). Cadasters, Land Information Systems, and Planning- Presented at the UN-FIG Conference on Land Tenure and Cadastral Infrastructures for Sustainable Development, Melbourne, Australia.

The World Bank. (2013). Doing Business in East Africa Community *Doing Business*. Washington DC, USA.

U. Lennart Frej(2008).Issues and Improvements in the Parcel Identification System for the Land Administration System in Ethiopia

UN-HABITAT (2009). Documenting Land Inventory Processes in Botswana

Un-Habitat (2012). Designing A Land record system for the poor, University of Twente ITC, Netherland.

Vissbr, P.S., Kronsick, J.A., andLavraws, P.J., n.d. Survey Research.

World Bank (2015). Enabling The Business of Agriculture, Registering agricultural land.

Zahir Ali, Jaap Zevenbergen, and Arbind Tuladhar. 2013. Quality assessment of the land administration system in Pakistan, Pakistan Space and Upper Atmosphere Research Commission (SUPARCO), Pakistan.

Zevenbergen, J. A.*, et al.* (2007). *Real property transactions: procedures, transaction costs, and models*. Amsterdam: IOS Press.