



Toolbox for the Development of Cadastral and Registration Proclamation for Second Level Certification Program in Ethiopia

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Abstract

Land together with its fixtures is the single most important asset in almost all societies. In Ethiopia land is also playing a pivotal role for sustainable development. Large scale cadastral projects supporting sustainable development and increased investments are planned all over the country as part of the country's five years growth and transformation plan. But cadastral and registration proclamation is not enacted to facilitate and guide the implementation of cadastral projects. There is a consensus on the importance of cadastral and registration proclamation in Ethiopia, but there is no clear methodology for its development. The purpose of the study was to extend the land administration toolbox RRR edition to guide the development of cadastral and registration proclamation for the implementation of second level certification (mapping of parcels) in Ethiopia. Field surveys, focused group discussions, expert panels, and desk work with special emphasis to the review of legal documents and state of the art experiences from other countries, were the major inputs for the study. The toolbox will be used for the development of cadastral and registration proclamation for rural land administration in Ethiopia and may guide the law development in other developing countries with a similar situation.

Keywords: Land administration principles; cadastral proclamation; toolbox, land administration system; sustainable development; RRR.

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1. Introduction

Every country requires a proper strategy to manage the relationship between society, people and land. These strategies have to be periodically updated to address the dynamic nature of the relationship and the status of the existing land administration system. An efficient land administration system guarantees sustainable development, whereas the design and the implementation of the land administration infrastructure have to be based on the following principles:

- Land policy principles;
- Land tenure principles;
- Land administration and cadastral principles;
- Institutional principles;
- Spatial data infrastructure principles;
- Technical principles;
- Human resource principles [1, 2]

Land administration and cadastral principles have to be defined very detailed and they have to be adjusted to the requirements of the specific country. The main objective of the presented study is to develop a toolbox that can guide the preparation of registration and cadastral proclamation in Ethiopia. Based on the above mentioned principles the land administration system has to address private interests, government management interests, and government access interests on land [3]. A private interest in Ethiopian condition mainly deals with the RRRs (Rights, Restrictions and Responsibilities) of individuals, state, and communal holdings. The government management interests are related to the state responsibility for maintaining good relationship between society and its land. Government access interests mainly focuses on tools necessary for the management of interests on land. Many of the interests on land are parcel based and therefore can be registered and mapped. Others can be managed by only using legal provisions and policy implementation tools. The plan to upgrade the primary book of holdings in to second level book of holdings that has spatial description of holdings in Ethiopia is part of managing parcel based interests on land.

Ethiopia developed a five year growth and transformation plan, targeting on attaining sustainable rural development [4]. One of the targets in the five years growth and transformation plan is the establishment of an efficient land administration system and issuance of second level book of holdings for all small scale farmers in four populous regional states of the country (Amhara, Tigray, Oromia and Southern regions). The target is directly related to the mapping parcels and the registration of different interests on land.

Second level book of holding is the last and highest level of land certification in Ethiopia. The second level book of holding will be issued based on cadastral surveying and mapping. But due to the lack of resources, the coverage – until now - is limited to trial and pilot Kebeles (Kebele is a smallest administrative unit with an average of 4,000 parcels). A cadastral and registration proclamation that can guide the large scale implementation of issuance of secondary book of holdings is not proclaimed in Ethiopia.

The implementation of an efficient cadastral and registration proclamation will contribute to guided legal actions, will enable transparent decisions, will guarantee uniformity , will avoid costly surprises, will protect public interests, and will increase the efficient use of land and other natural resources. The guiding principles to be considered during the development of a cadastral and registration proclamation can be defined in a toolbox. The toolbox approach is chosen due to its capability for flexibility during implementation and for its potential to consider different scenarios. The findings of the study can be used to guide the ongoing cadastral and registration proclamation development in Ethiopia.

The review of best practice from other systems was used to formulate the major principles [5]. The second part of the study deals with the identification of the needs of users. The methods applied to get knowledge on the needs of people were individual interviews with randomly selected landholders, and with committee members of Kebele's land administration. Expert panels at Woreda (district), Zone and Regional state level were outlined to gather information from land sector professionals. Based on the results of interviews and panels activities were elaborated in a toolbox indicating possible provisions for different land interests. The major issues for consideration are based on the experience in Ethiopia, but they also can be used for development of a cadastral and registration laws for other developing countries with a similar situation.

The result of the study is urgently needed, because the current land administration system in Ethiopia is missing a well formulated cadastral and registration proclamation. A toolbox to guide the development of cadastral and registration proclamation can serve to establish a participatory and pro poor land administration system in Ethiopia. In this paper, we outline basic points to be considered in a toolbox for cadastral and registration proclamation development. It includes also issues for managing different interests on land and proposes options that policy makers can choose from. The specific study outputs and recommendations are essential for the Ethiopian situation, as large cadastral programs are planned and the implementation of the program will be launched very soon.

2. Area and Methods used in the Study

2.1. Study Area

Ethiopia officially called The Federal Democratic Republic of Ethiopia - in short FDRE - is an east African country. The country covers a total area of 1.1 million km² and has a total population of more than 85 million. Ethiopia is divided in to nine regional states. The study was outlined in one of the nine regional states, the Amhara National Regional State. The Amhara National Region State - here after the Amhara region - is located in the north-western part of Ethiopia between 9°45'N and 13°45'N, and 35°15'E and 40°15'E. The region has an area of 154.708 km² that is the third largest land size of regions in the country. The Amhara region has 18 million inhabitants. Compared to the other regions the Amara region is the second largest population size. A total of more than four million land holders are registered in the Amhara region[6]. (See Fig- 1, Location of Amhara region and distribution map of sample Woredas).

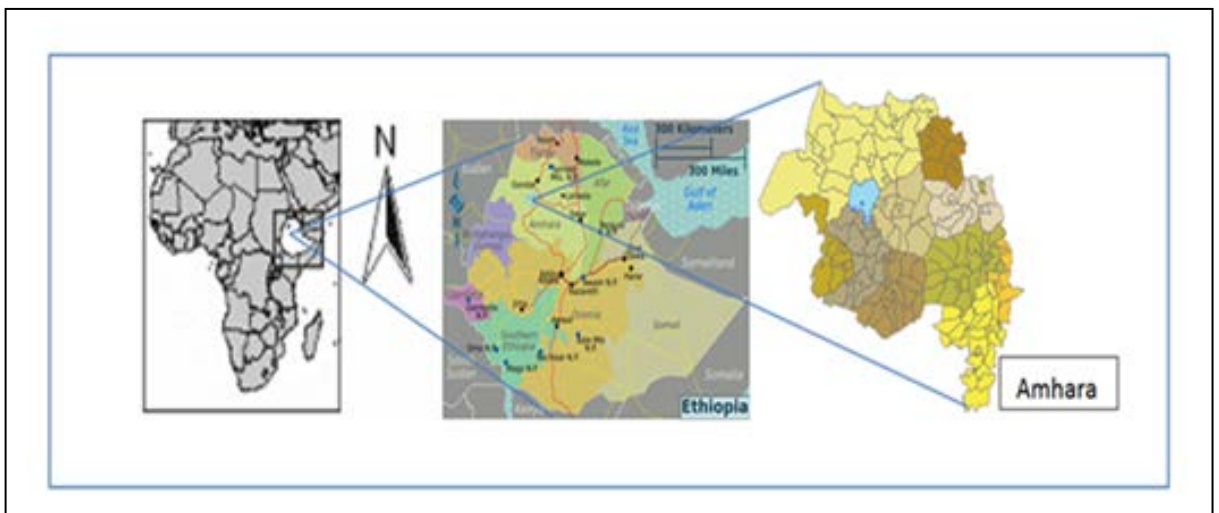


Fig-1 Location of Amhara region

The Amhara region is the pioneer to start the implementation of land administration system and to pilot the methods for second level certification. The study area was chosen, because the cadastral mapping and the issuance of second level book of holding will be started in the Amhara region - as part of the country's five years growth and transformation plan.

The research and data collection was conducted between June 2011 and July 2013. The field data were analyzed using descriptive statistics and content analysis methods. The corresponding author has collected data from both, primary and secondary sources. Fig. 2 shows the draft of the survey design and methods applied for this study.

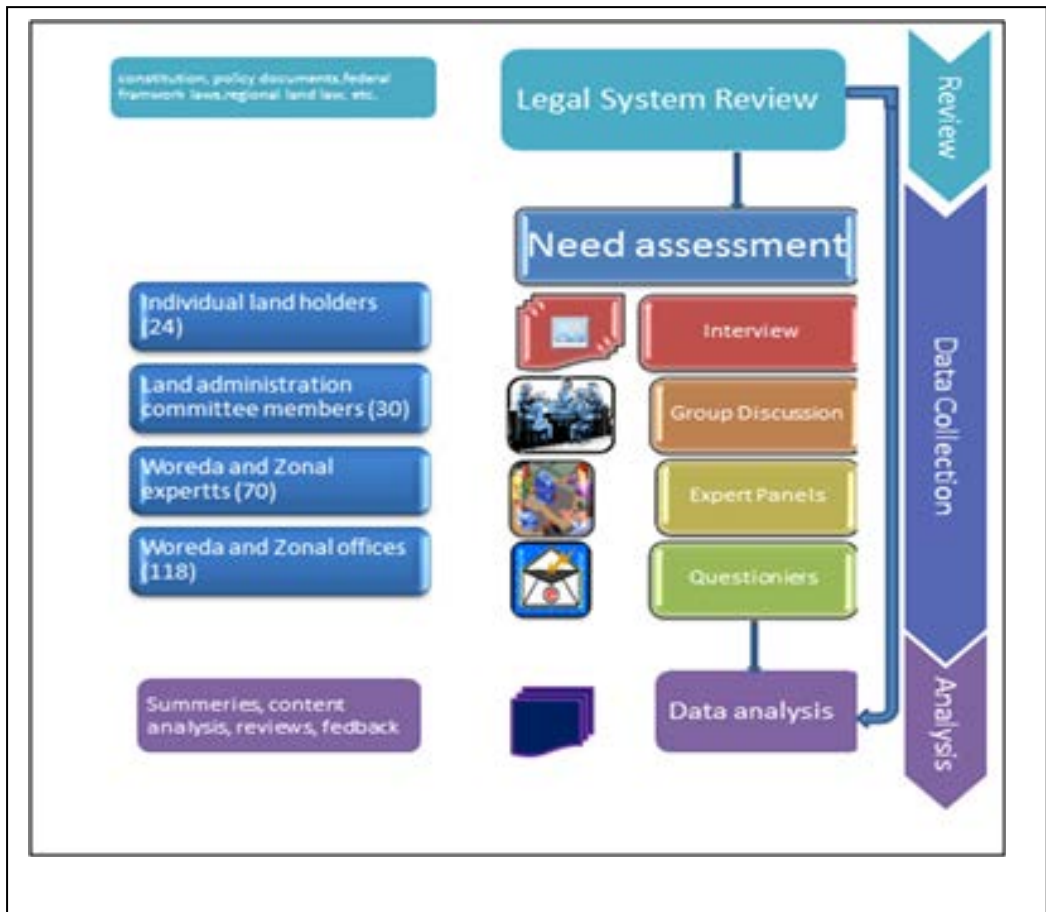


Fig 2 Survey design

2.2. Review of the legal system

The legal system of the country and the additional proclamation requirements of land administration system in Ethiopia were reviewed by analyzing the following documents: the constitution of the country [7] the federal land administration and use law [8, 9]; the federal valuation law [10], the regional land administration and use law [11,12], the regional land administration and use regulation, and other directives relevant for the administration of land. The state of the art experiences from other countries were used as a benchmark to design proposed provisions for the cadastral and registration proclamation. The cadastral template developed

by FIG [13] where the cadastral information of 43 countries is documented, also was used as input for the current study. The literature review exercise was constrained by scientific publications that are directly inquiring issues related to the cadastral and registration law requirements of Ethiopia.

2.3. Assessment of needs of users and of land administration authorities

The cadastral procedure has to satisfy the needs of the customers of the land administration system. The efficiency of the legal system and the accuracy of geo-referenced cadastral maps are the most relevant issues indicated by the users and stakeholders.

2.3.1. Individual land holder's interview

Individual interviews were outlined to comprehend the needs of the accuracy levels of surveys of different holding types at individual level. The individual interviews were conducted with randomly selected land holders. Semi-structured household interviews [14] were used to find out the accuracy needs of individual landholders for the main land holding types in the area (individual holdings, communal holdings and state holdings). In addition to the accuracy needs of the main holding types, the need of accuracy level of administrative boundaries was discussed. To make the sample representative, 24 randomly selected farmers from six different Woredas were interviewed. The individual interview had been constrained by availability proportional number of female respondents. The replies from individuals who had experience of boundary conflicts tend to have exaggerated accuracy needs due to their past experience.

2.3.2. Group discussions with land administration committee members

The accuracy needs reported by individual land holder respondents were further discussed during group discussion with land administration committee members. Six group discussions, one each of the sample Woredas, were conducted. The average number of attendants in each group discussion was five. The group discussions were used to reach up on agreed level of accuracy needs for different holding types in the Kebele. The discussions were especially important to determine the accuracy needs of communal and state holdings. The acceptable level of boundary shift is assumed to be the shift that does not cause any boundary conflicts. Exaggerations due to bad past experience were identified during group discussions. The results achieved by this method has to be adjusted, as proposed accuracies often were overestimated due to boundary conflicts, where prestige, psychological reasons and fustpot often suppress the rationality of existing land values.

2.3.3. Expert panels

Expert panels are discussion forums with Woreda and zonal experts. Experts' panels guided by open ended questions were conducted with 15 expert groups in seven Zonal offices and in the selected eight sample Woredas. A total of 70 experts attended the panels. The discussion with the professionals focused on determining the accuracy requirements for different holding types in the Amhara region based on their experiences. In addition to panel discussions, questionnaires were distributed by conventional mail to the land administration authorities of all Woredas in the Amhara region asking for accuracy needs of different holding types in their perspective jurisdictions. A total of 206 institutions were requested and 118 institutions responded. The drawback of this method was that experts, especially surveyors, tend to appreciate a high level of accuracy.

3. Results

3.1. Review of the legal system

Land law reforms including preparation of cadastral and registration proclamation are always guided by overriding political goals. The goals are in one way or another addressing one or more of the following policy issues:

- Economic development and efficient land market;
- Land tenure security;
- Poverty reduction and empowerment of vulnerable groups;
- Environment protection; and
- Protection of public interest [15].

The overall aim of the development cadastral and registration proclamation toolbox is supporting the sustainable development endeavors of the nation by facilitating the implementation of land administration system [2]. The design and implementation of land administration system in Ethiopia is a policy issue guided and supported by the constitution of the country. Tenure security for sustainable development is the target of the implementation of land administration system in Ethiopia. Registration and formalization of interests on land is one of the basic tools during the implementation period of land administration system. Normally, there are two components of recording interests on land. Firstly, the so-called land registration system (land book), focusing on the legal aspects of land, is recording the abstract rights associated with land. Secondly, the cadastral map, focusing on the fiscal or resource potential of the land, is recording the physical size and shape of areas, and data on land values or land use.

The term “Cadastral” is something slightly different from country to country. It varies in approach, purpose and contents depending on the country’s social infrastructure as well as political and cultural tradition. However, in our context, cadastral includes land book and cadastral map. Cadastral – or also called land administration system – is a parcel-based and up-to-date land information system, containing a record of interests in land (e.g. rights, restrictions and responsibilities). It also includes the geometric description of land parcels linked to other records describing the nature of the interests, the ownership or control of those interests, and often the value of the parcel and its improvements [16].

In most countries the full set of property rights is not recorded. There are many overriding interests that have legal force even though they are not recorded in the land registers, such as traditional rights of way.

An idealized land administration system includes following information:

- Holding right to land (freehold to land);
- Long-term leases (up to 25 years in the case of Amhara region);
- Nature and duration of the tenure;
- Usufruct (rights to use the land);
- Easements/servitudes (such as rights of way);
- Mortgages (the right of a lender to acquire the property if a debt is not repaid);

- Caveats or cautions (the right to be notified of intended dealings);
- Construction rights (such as the right to erect a new building or change an old one) ;
- Pre-emption rights (the priority right to purchase the land) ;
- Restrictions on use (for instance restrictive covenants) ;
- Seizures (where land is taken into legal possession) ;
- Shares in condominiums (the rights to all or parts of buildings) ;
- Specific rights (that are not otherwise identified and apply only to the property) ;
- Trusts (where land is held by one legal person for the benefit of another) ;
- Geometric data (co-ordinates, areas, maps);
- Property addresses;
- Current land use;
- Proposed (planned) land use;
- Real property information;
- Details about the construction of buildings and apartments;
- Purchase sum of immovable property transactions;
- Taxation values [15].

Legal provisions about interests on land can be promulgated at federal or regional state level. In the case of Ethiopia the federal government is responsible to enact framework law and regional states are responsible to administer land and to enact detailed land administration laws based on the federal frame work law. The responsibilities of the federal government and regional states are defined in the constitution [17].

The Constitution of the Federal Democratic Republic of Ethiopia is the supreme law and is the base for all policy and law development in the country. The constitution has enshrined the basic principles about the property right of citizens under Article 40. Sub-article 1 of this Article generally provides that “every Ethiopian citizen has the right to the ownership of private property. Unless prescribed otherwise by law on account of public interest, this right shall include the right to acquire, to use and, in a manner compatible with the rights of other citizens, to dispose of such property by sale or bequest or to transfer it otherwise.” Private property, for the purpose of this Article, shall mean any tangible or intangible product which has value and is produced by the labor, creativity, enterprise or capital [7].

According to Article 40 sub-article 4 of the Federal Constitution Ethiopian peasants have the right to possession of rural land which is legally protected from eviction. This means that peasants are entitled to

use, enjoy or exploit the land under their possession in a manner which is of benefit to their interests [7]. The guidelines for the basics of the major interests on land are more or less defined in the constitution. Though there is no direct and indirect sanction to develop a registration and cadastral proclamations in the legal system of Ethiopia, the details of how to map and register these rights are not yet clearly defined. Required accuracies of parcels

Spatial description of land administration systems deals with the “where and how much question”. A proper spatial description can minimize the frequency of boundary conflicts. Of course land related conflicts cannot be totally avoided by any system. The conflict rate in the Amhara region is still high. More than half (57%) of the individual farmer respondents reported that they experienced land related conflicts. Among the reported conflicts 21% were boundary conflicts. Boundary lines in the current Ethiopian land administration system are still imaginary lines, where the right of one land holder ends and the other right begin. Boundary conflicts are indirect indicators for the need of cadastral surveys.

Accuracy requirement can be based on the type and nature of boundary conflicts. The current study focuses to use the most prominent accuracy requirements as input for the toolbox. The accuracy need assessment was conducted through individual interviews, group discussions and expert panels. The needs were categorized by holding types. The legally recognized holding types in the Amhara region are individual holdings, communal holdings and state holdings. The survey confirmed that each holding type has different accuracy requirement.

The average accuracy needs reported to be included in the registration and cadastral proclamation is: for individual holdings $\pm 0.2-0.5$ m, communal holdings $\pm 2-3$ m and state holdings $\pm 5-10$ meters. There is a consensus by all respondents on the importance of developing a cadastral procedure that can guide and standardize the implementations of cadastral projects in the country. The experts’ panels identified the main points to be included in the cadaster and registration proclamation. According to the experts panels’ and the results of legal system review registration and cadastral proclamation should consider the following categories:

1. General provisions;
2. Provisions to consider private interests on land;
3. Provisions on management interests of the state;
4. Provisions on access interests of the state;
5. Transitional and concluding provisions.

4. Discussion

The main categories of cadastral and registration proclamation are identified based on interests on land. General provisions and transitional and concluding provisions will be supportive provisions to the three main interests on land (individual interests, government access interests and government management interests).

The major interests on land in Ethiopian condition are attached to the holding rights (individual, communal and state holding rights). Holding right is the link between the subject, right holder, and the object, land [17]. The relationship describes the rights, restrictions and responsibilities (RRR) on land. The aim of provisions

on restrictions and responsibilities are protections of public advantages and protections of the rights of neighboring land holders. The rights mainly focus on the protection of the benefits of land holders. The optional provisions to be included in each category will be discussed in the forthcoming subsections.

4.1. General Provisions

General provisions have to answer cross cutting issues and to serve general purposes. These provisions specifically target on options that deals with proper implementation and functioning of the proclamation. Some of the options to serve the general purpose in the proclamation are listed below.

- Preamble, objective of the proclamation and or introductory section;
- Short title of the proclamation;
- Definition of important words and phrases;
- Registration type (title or deed) ;
- System of first surveying and mapping (sporadic or systematic) ;
- The system for unique parcel identifiers;
- Geodetic control points and connection to the national grid;
- Explicit recognition that the register reflects the ultimate legal status of the registered immovable properties and rights in immovable property;
- Provisions creating a uniform cadaster and land registration system;
- Basic provisions for the cadaster specifying what cadaster includes - textual and graphical data about basic property units, buildings and in special cases utilities;
- Provisions about cadaster units and their designation;
- Provisions about connection of measurements to geodetic reference network;
- Defining of cadastral measurements; maintenance and modernization of geodetic reference; networks, survey needed for property formation and other surveying activities related to maintenance of an updated cadaster;
- The range of the relative and absolute accuracy needs for different holding types
- Individual holding $\pm 0.2-0.5$ meter;
- Communal holdings $\pm 2-3$ meters;
- State holdings $\pm 5-10$ meter.

- Identification of the taxable unit (parcel, holding).

4.2. Provisions to Consider Private Interests on Land

The holding right in Ethiopia includes individual or private, communal and state holdings on land. Individual holdings are the landholding rights given to natural persons, the legal persons such as firms, family holdings (common holdings), organizational holdings, etc. The provisions to address private interests on land are categorized in to:

1. Provisions to describe rights of the land holders;
2. Provisions describing the responsibilities of the land holders;
3. Provisions to define the restrictions on the land holders.
4. Provisions to Describe the Rights of the Landholders

The right to hold land emanates from the constitution of Ethiopia. The right to use, to transfer and to dispose the property developed by the individual's labor, creativity or capital is given to individual land holders. Land can be transferred together with developed property. But land in Ethiopian condition cannot be subjected to any form of sale or exchange. Attaining tenure security is the main objective of the protection of landholder's rights. The optional provisions to describe and protect landholder's rights are listed below.

- Mandatory registration of immovable property and the rights in them;
- Provisions for determination of fees to be charged for cadaster and land registration;
- Provision regarding the right to obtain certificate of the last recorded data in the registers against payment of fee;
- Standard title certificates;
- Provisions on application for registration with standardized processes, forms and list of documents required;
- Guidelines, examples and standardized forms for registration in the cadaster and land registers;
- Receipt book and pending applications;
- Proof of identity;
- Replacement of lost certificates;
- Provisions regarding time limits for registration and effects of violation of time limits;
- Provisions regarding the effect of registration;
- Provisions specifying reasons for rejection of registration and procedures for rejection;

- Contents of instruments for transfer, exchange, lease, mortgage, and easement;
 - Title registration of indefinite or very long-term rural and urban leaseholds;
 - Title registration of a right of user other than indefinite or very long-term rural and urban leaseholds and of easements. Provide a specific list of rights and encumbrances that must be registered;
 - Provisions on property formation without regulative plans;
 - Definition of property formation i.e. subdivision and amalgamation;
 - Provisions for property formation, boundary determination and boundary adjustment;
 - Provisions for the registration of will and gift;
 - Land rights and restrictions valid without registration.
- ii. Provisions to Describe the Responsibilities of the Land Holder

Responsibilities to use land in a sustainable manner emanates from the constitution. The land holders, when exercising their rights have to protect the long and short term benefits of the society. Clearly defining and enforcing provisions on land holders responsibilities is one of the main tools for sustainable development. The concept of sustainable development is based on wise land resource utilization. Land resources are supposed to serve many generations. Provisions to describe and enforce responsibilities of land holders are:

- Registration of shares in specified land rights;
- Consent of mortgages obtained before subdivision is registered;
- Time limit for filing of registration application after completed property formation study;
- Time limits for filing of application after completed boundary determination and boundary adjustment studies;
- Land use planning provisions;
- Development control provisions.

iii. Provisions to Define the Restrictions on the Land Holder

The aim of restrictions on land interests are based on the principle of protection of the public advantage and protection of the rights of neighboring land holders. In addition to natural resource conservation, environmental protection and sustainable use of natural resources, the restrictions play a vital role in maintaining social fabric and avoiding conflicts as a result of competition for scarce land resources. The ability of land administration systems to properly enforce restrictions on land can create trust on the system. Trust worthiness (by both the land holders and the public at large) is a major requirement for long term investment and efficient land market. Provisions to define restrictions on land holders should aim to bring trust on a system. The provisions to be considered in the sub section include:

- Registration of mortgages;
- Registration of declaration concerning a fixture;
- Provisions including a list of overriding interests or rights and restrictions that are valid whether or not they have been registered;
- Penalties;
- Short-term leases, if any, that do not need to be registered;
- Provisions to ensure that property formation is in accordance with zonal plans or other decided plans or regulations;
- Provisions that no other interest in an immovable property can be registered until ownership or indefinite or very long-term rural and urban leaseholds of the immovable property has been registered;
- Provisions defining size, shape and land cover/land use of parcels in accordance with involved land holders (boundary negotiations);
- Provisions about proper land use.

4.3. Provisions on Management Interests of the State

Land administration is a tool to manage humankind to land relations. The relations said to be formal when they are enforceable by formal institutions. The relation can also be customary or informal when management rules are created by custom and enforced by customary sanctions. The management interest of the state refers to the management of formal humankind to land relations. The management interests of the state are necessary for the society to exist as a sovereign and unified socio economic unit. The target of the provisions on management interests of the state is equitable sharing of scarce land resources. Scarcity usually triggers conflict. The weaker parties in a society will be disadvantaged by unmanaged land resource utilization. Protection of the legal rights of the weaker parties and creating fair resource utilization rules is the objective of provisions on management interests of the state. The optional provisions to be considered in this section are:

- The guarantee of quality of data;
- Provisions for correction or deletion of cadastral and/or registration data;
- The extent of legal liability for the accuracy of data;
- The extent of rights of privacy over land and property information;
- The provisions on alterations to entries in the registers;
- Definition of the responsibilities of registration officials and rules governing the delegation of powers;

- Court and traditional arbitration committee's jurisdiction over claims, disputes and appeals;
- Defining of inspection and provisions regarding cadastral activities by licensed surveying companies or surveyors;
- Provisions regarding the effect of registration;
- Provisions on licensing of surveying companies and surveyors to do cadaster surveying including requirements for license, revocation of license, administrative appeal of license decisions;
- Listing and defining of data, both for basic property units and buildings, to be recorded in both textual and graphical parts of the cadaster. Be aware of the necessity of data before entering them on the list;
- Provisions stating the legal status of electronic and/or written records; the procedure to upgrade from one to the other and which one has the legal power when;
- Provisions specifying grounds for rejection of registration and procedures for rejection;
- Provisions regarding time limits for registration and effects of violation of time limits;
- Registration of rural Kebeles in the boundaries of urban administration;
- Registration of national parks and state forests;
- Education/Knowledge of Land Administration Staff;
- Provisions about the design of cadastral maps.

4.4. Provisions on Access Interests of the State

Access interests of the state are important tools for managing land to human kind relations. The access interests include not only physical access interests, but also to land information and data access provisions. The provisions in this section try to balance the privacy need of individuals and public right to get access both to service areas and land information. To this end the following provisions are proposed.

- Provisions regarding the registration authority's review of submitted documents and the setting of deadline for completing documentation;
- Provisions regarding acquirements of data for public and private sector use;
- Provisions regarding the registration authority's liability for damages arising from errors, including negligence;
- Provisions specifying when and how the state will be liable for errors in the registers;
- Provisions for administrative and judicial appeal of decisions by the registration authority;
- Government institutions obligated to deliver files requested by registration authorities;

- Provisions establishing an assurance fund and detailed instructions about its operation;
- The ownership of data and the copyright to data within the registers and thus benefit from its sale and use;
- The coordination and cooperation regarding data collection and storing of data;
- Institutions obligated to deliver files requested by registration and cadastral authorities;
- The pricing of data;
- Provisions allowing surveyors access to land during surveying activities;
- Provisions for protection of boundary marks.

4.5. Transitional and Concluding Provisions

Proclamation of any kind is part of the country's legal system. The transitional and concluding provisions are used to create the link to an existing legal system and defining the responsibility of major stakeholders for effective implementation of the proclamation.

- Designation of a single authority responsible for the integrated cadaster and land register and with the authority over the overall performance of the registration as well as a statement that registration at other institutions does not affect cadaster and title registration;
- Provisions for correction or termination of register data;
- Provisions for archiving of electronic and/or written records;
- Provisions for reconsideration and review of decisions of registration authorities;
- Designation of local cadaster and land registration authorities. Definition of responsibilities of the Land Administration and Use Committees;

5. Conclusion

The objective of cadastral and registration projects is managing different interests on land. The study identified detailed provisions to be included in cadastral and registration proclamation in Ethiopia to manage interests on land. The list by its very nature cannot be exhaustive; therefore additions, modifications and even deletions with convincing reasons are highly appreciated. The interests on land were divided in to three namely: Individual interests on land, government management interests and government access interests on land. The private interests on land further sub divided in to: rights, restrictions and responsibilities of land holders. The categorization of different interests on land is made to systematically design optional procedures to address each category and not to overlook necessary provisions.

The aim of the development of this toolbox was detailing the land administration and cadastral principles and developing optional provisions to be considered during the development of cadastral and registration proclamation that can be used to address the needs of large scale implementation of second level

certification in Ethiopia. The provisions are developed to contribute for sustainable development in Ethiopia. The toolbox will be a guide to balance public and private interests.

The optional provisions indicated in the toolbox are based on the current experience and the needs reported in the Amhara region. The toolbox will be used as guiding document for the development of federal framework law on cadaster and registration interests on land in Ethiopia. The regional states such as the Amhara region can also use the tool box to develop regional cadastral and registration proclamations based on the federal framework law. The options can be modified or changed to address specific needs of each jurisdiction. The changes due to socio economic development and significant policy shift might require alterations on options presented in the toolbox. The toolbox might be an important contribution to develop cadastral and registration laws for developing countries in similar socio economic situation.

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