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land (and the structures on them). The limited space within a walled city created scarcity of land - the prerequisite for the constitution of a market for land.

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3.2 Urban Land Lease Policy and the Land Tenure System in Ethiopia Land tenure defines the mode by which land is held or owned, or the set of relationships among people concerning land or its product (sets of rights and obligations with regard to the acquisition, exploitation,

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government of Ethiopia had been
taking urban land lease system as one

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of the policy measures aiming to enhance the transfer of land use rights, value the urban land and to encourage investment and the provision of social services to the residents.

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The lease regulation of the city of
Addis Ababa and other regions clearly
show that urban dwellers may get a

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fixed land for residential houses free of charge. This is one character this lease legal framework shares with the proc. 47/1975.

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ABABA L AND LEASE POLICY IN

ADDIS ABABA 7 the urban land

management system and identifying

issues and problems underlying the

gap between supply and demand. It

further examines alternative policy,

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legislative, institutional and
implementation mechanisms, and
makes recommendations deduced
from a thorough analysis of ...

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In Addis Ababa, leases are acquired by auction, though some prime business land is available at set prices. Detractors say the inability to buy land outright, the high cost of leasing land, the requirement to pay 50% up front, and problems and delays in executing the lease and

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infrastructure agreements deter investment, both foreign and domestic.

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Land in Ethiopia is the property of the public and can generally be acquired only on the basis of a lease. Private

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Ownership of land is prohibited. In many residential urban areas, there are freehold plots owned by private individuals outside of the lease system, but even for these plots of land, the owners technically own only the buildings on the land and not the land itself (which remains public

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