

Full Length Research

The Performance of Good Governance on Land Administration at Local/Woreda Level: The Case of Naeder Adet Woreda, Tigray Region, Ethiopia

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The role of good governance in ensuring local development is not worth mentioning. This study dealt with the performance of good governance in Naeder Adet woreda of Tigray Regional State. Specifically, the study assessed the performance of good governance from perspective of transparency and responsiveness. The study was conducted using 182 household heads that were selected via convenience sampling. Furthermore, focused group discussion, interview and secondary data were used to gather relevant data. The study finding indicated that the performance of good governance pertaining to transparency and responsiveness was found dissatisfactory and much is left to be done. The prime factors that inhibited the performance of good governance in the woreda were, among others, corruption, weak public education, weak monitoring and evaluation system, low implementation capacity and low coordination among stake holders. Thus, if good land governance is to be ensured, the woreda government should work on tackling the above bottlenecks by setting clear guidelines and service standards, empowering civic engagement on monitoring and evaluating service delivery process.

Key words: Good governance, transparency, responsiveness, land administration

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INTRODUCTION

Good governance is an emerging field in development discourse that is gaining significance since the 1980s. According to Gisselquist (2012), good governance is articulated as the main target of the Millennium Development Goals(MDGs) an agenda for tackling poverty and sustainable development that world leaders agreed on at the Millennium summit in September 2000. Not surprisingly, good governance

described by its principles like transparency and responsiveness has being increasingly cited as one of the most dominant factors contributing to economic performance in most developing countries. In line with this, Earle et al. (2010) and Bloom et al. (2007) argued that good governance in the developing countries reduces the possibility of corruption and rent seeking and this in turn enables to bring sound development.

According to Ibrahim Index of African Governance (IIAG), 2013) summery report, many of the African countries like Mauritius, Botswana, Cape Verde and Ghana measured by the organizations parameter has been shown a remarkable improvement in good governance. In Africa, the New Partners for African Development (NEPAD) was introduced as an approach to change bad governance and to create a favorable governance environment. In line with this, the African Peer Review Mechanism (APRM) is often described as Africa's unique and innovative approach to governance with the objective of improving governance dynamics at the local, national and continental levels (Odeh & Mailafia, 2013).

Ethiopia being a member of NEPAD has been striving for alleviating bad governance at all levels of government since 1990s. The installation of the decentralization governance in Ethiopia since 1990s indicates one of the initial step in the history of the nation, as it has shifted a highly centralized authority to regional and local units, which is expected in turn to promote good governance (Helvetas Ethiopia, 2008). Besides, the promulgation of the 1995 FDRE constitution is one of the benign starts where the government of Ethiopia has incorporated some tenets of good governance. Notwithstanding with the achievements made so far, the performance of good governance at all tiers of government and the various institutions has remained unsatisfactory till yet (MOFED, 2006).

STATEMENT OF THE PROBLEM

In many developing countries, low practice of transparency, responsiveness and participation to implement policies are the bottlenecks for the success to provide good service and the success of development policies (Woldeab *et al.*, 2012). Therefore, transparency, responsiveness and participation are at the hub of governance and development processes as citizens have the right to know what decisions have been taken on their behalf, and they should have the means to possible actions when government fails to discharge its responsibilities (Kenedy, 2005). Research reveals that low capacity and commitment of public servants, corruption and rent seeking are among others the challenges towards ensuring good governance in local governments (Filbert, 2005; Mardiasmo, 2007). The practice of good governance at grass level as many researchers argue is not determined by the theoretical existence of institutions and good governance principles, but by the pragmatic applicability of these principles, strong capacity and commitment of leadership that fights corruption and rent seeking activities (Daniel, 2007; Mardiasmo, 2008).

Therefore, the first justification that attracted the researcher to do this study stems due to the sensitivity

of the issue of good governance at local. The second reason that inspired the researcher to conduct this study is concerned with the little attention given to good governance at local level by researchers though it has great contribution for sustainable development. So far, some studies were conducted by different researchers like Woldeab *et al* (2012) have attempted to assess the performance of good governance on service delivery at national federal water sector institutions and concluded merely on the selected institutions overlooking the phenomenon at the local level. Hence, unlike to the above researchers, this study focused in one hand with performances of good governance at local level by taking the land administration as a sampling unit. On the other hand, apart from the above researchers, the study dealt with the implementation of the principles of transparency and responsiveness.

Research Questions

The main question of the study was formulated as follow:

- ✓ What is the level of good governance in land administration of Naeder Adiet woreda?

Then, the specific questions were formulated as follow:

- ✓ To what extent is the degree of transparency in the study area?
- ✓ To what extent is the degree of responsiveness in the study area?
- ✓ What are the factors that promote or hinder the performance of good governance in the study area?

OBJECTIVES OF THE STUDY

General Objectives

The general objective of the study is to assess the performance of good governance pertaining to the principles of transparency and responsiveness in the land administration of Naeder Adet woreda.

Specific Objectives

The specific objectives are:

- ✓ To explore the degree of transparency in the study area.
- ✓ To explore the degree of responsiveness in the study area.
- ✓ To figure out factors that influences the performance of good governance in the study area.

SIGNIFICANCE OF THE STUDY

The researcher presumed that the study may have the following significances: First, it might provide an image of the extent of good governance and its role on local development to the woreda community. Having this in mind, the local community may take part in drying up the sources of bad governance. Second, it could help the public officials in the woreda to look back their loopholes in performing good governance and thereby they may devote themselves to handle their pitfalls via possible actions. Third, as far as the researcher would not assess all dimensions of good governance, it can motivate other researchers who are eager to deal with this area and conduct further studies. Finally, it can help the regional governments and policy makers to familiarize with the challenges of good governance at local level and ultimately it may help to rethink on how to go ahead up on the agenda of good governance.

LIMITATION

This study is confined to assess good governance in light to the principles of transparency and responsiveness. Thus, the research has limitation in covering all principles of good governance. Besides, the study is limited to one woreda and one sector. Accordingly, any of the analysis of the findings is specific solely to land administration.

REVIEW OF RELATED LITERATURE

Governance and Good Governance: Overview

Governance and good governance are sometimes used interchangeably albeit they are not alike. There is no consensus in using these terms rather they are defined and conceptualized differently by different organizations and scholars. Despite that, the two terms are increasingly being used in development literature. According to Swaranojithi (2009) governance is a process of decision-making or the process in which decisions are implemented or not implemented. In line with this, Anello (2008, p.5) noticed that the term governance as it is about decision-making processes related to policy formulation and the way policies are implemented to ensure effective and ethical management. In the context of this study, good governance is related to the decision making process, the implementation of policies and decisions, and the allocation of resources at the local level. This means, it is closely linked to local government (as the level or sphere of government closed to the citizens) on the one hand and a variety of local stakeholder groups (or so called non-state actors) on the other.

Transparency

Transparency is widely recognized as a core principle of good governance. In short, transparency means sharing information and acting in an open manner. At a national level, the assumed link between greater transparency and improved outcomes is twofold (Bovens, 2010). In one hand, greater transparency can improve service provision by increasing the accountability of service providers to service users. On the other hand, improved transparency can also improve the functioning of governments as a whole, by increasing citizen voice and enhancing peoples' ability to hold their government to account which should, in turn, lead to more effective decision-making processes.

Nowadays, there has been a propagation of bottom-up or "demand-side" mechanisms, many initiated by organizations within developing countries, to hold decision-makers to account, alongside the traditional forms of accountability such as elections. In similar vein, Bergh et al. (2012) argued that whatever the specific approach taken, the argument informing many of these initiatives is that a well-informed and aware citizenry is better able to hold decision-makers to account, be they service providers, government officials, or elected representatives.

It is obvious, therefore, greater transparency leading to more complete and symmetric information provides a framework for the population to become informed about their rights, service standards, and performance in service delivery. Moreover, citizens are, thus, empowered to hold decision-makers responsible and answerable for their actions, which in turn should help to tackle corruption, promote more effective service delivery. However, in some countries although the system is entrenched, it is unlikely to see their applicability due to lack of effective transportation, lack of awareness and the like.

Responsiveness

Responsiveness is not considered as easy in the governance literature is undoubtedly critical for politicians, bureaucrats, and citizens (Vigoda, 2002). Despite there is no consensus on how to operationalize the term, it has been taken as a core principle of good governance. Good governance requires that institutions and processes should serve all stakeholders within reasonable timeframe (Rodden et al. 2012). A responsive politician or bureaucrat in an institution must be sympathetic, receptive, and capable of feeling the public's needs and opinions.

According to Vigoda (2002), responsiveness generally denotes the speed and accuracy with which a service provider responds to a request for action or information.

This is one of the most important conditions for promoting good governance since it forges trust between citizens and government officials. Hence, scholars and practitioners suggest the elaboration of performance indicators based on public opinion. In line with this, the new public management approach advocates the idea of treating citizens as clients, customers, and main beneficiaries of the operation of the public sector that is today more oriented toward assessing its performance (Vigoda, 2002).

Good Governance and Land Administration

Good governance and sustainable development needs sound land administration as well as sound land management (Samsudin, 2011). The same author further noted that land administration requires the setting of principles of good governance as a direction towards balancing social, economic and environmental issues. Thus, land administration as part and parcel of public administration shares the principles of good governance (Subedi, 2009). Growing interest in governance in other sectors has spread to land administration (FAO, 2007). Therefore, it is apparent that any land administration system having the above-mentioned features can be considered as good land governance. On the other hand, weak land governance has several negative consequences. They are- poverty and social exclusion, constraints on economic development, environmental degradation, reduction on public revenue, tenure insecurity, land disputes, weak land and credit market, negative social behaviour and abuse of compulsory purchase (Subedi, 2009).

METHODOLOGY OF THE STUDY

Site Selection and Description of the Study Area

Site Selection

The study was conducted in Naeder Adet woreda, central zone of regional state of Tigray. The researcher selected Naeder Adet woreda for the very reason that the researcher is familiar with the woreda. Land sector that the researcher selected is among the woreda public sectors is given the mandate to administrate land issues and to deliver land and land related service in the woreda. Several factors hamper the implementation of policies, plans and packages in the land administration of the woreda. Among the many, the quandary of lack of transparency and timely and reasonable feedbacks to the local people has been becoming the burning issue and the cancer of the woreda.

Description of the Study Area

Nader Adet, one of the 12 rural woredas in Central Zone of Tigray region has 23 tabias. It is bordered with Tahtay Michew woreda in the North, Tselemti woreda in the South, Were Leke woreda in the East & Medebey Zana woreda in the West. The land use pattern of the woreda shows that 14566.2 hectare is cultivated land, 4497.5 hectare is covered with forest, and 11483 hectare is covered with bush & shrubs. Agriculture is the mainstay of the economy in the woreda.

Data Type and Source

The researcher used both qualitative data and quantitative data. In line with this, a semi-structured questionnaire, in-depth interviews and focused group discussions (FGDs) were designed in order to capture relevant information from the targeted respondents. On the other hand, with regard to the data sources, both primary and secondary sources were used. The primary sources of this study include information obtained from the targeted respondents by conducting a semi-structured questionnaire and in depth interviews and FGDs as well. With regard to the secondary data, there was thoroughly view of woreda desk and land committee files related to complain of the local people. Besides, documents and reports available in the woreda land administration were systematically reviewed.

Research Design and Strategy

To conduct this study, the researcher applied a survey method. A survey method was employed as it enabled the researcher to effectively handle all the required activities that had taken place in the study area. Besides, the research is a cross sectional method. Because the study was conducted in a manner that a small portion of a population is sampled only in a time. Furthermore, the study was both exploratory and descriptive since no research was conducted before in the study area, and it was entirely about the performances of good governance from the respondents' point of view. At the end, the researcher employed both qualitative and quantitative strategies to carry out the study.

Sampling Design and Procedures

The study population included the woreda councils and public institutions at woreda level that include one public sector office along with its respective workers, and the community that inhabits in the 23 tabias. From the point of view of the subject under study, the whole

No. of Tabias	Name of Tabias	No. of House Holds	No. of Sampled Respondents
1.	Methaklo	671	45
2.	Adiselim	1254	83
3.	Debregenet	811	54
Total		2736	182

Source: Census of Tigray (2007)

Table 1. SAMPLING FRAME

group was the target of the study because good governance is both a policy and development issue, which in one way or the other way affects the whole sections of the woreda population.

Therefore, taking into account the above reasons, three tabia from the rural area were selected purposefully based on their proximity to the center of the woreda. The tabias that the researcher selected were Adi selem, Debregenet and Metaklo where the former two are proximate to the center of the woreda; the latter is far from the center of the woreda. On the other hand, the researcher identified one public institution i.e. land administration. To this end, judgmental sampling was used on the FGDs and interview part. In selecting individuals for the FGDs and interview, educational status, age, religion, experience, social status was taken in to account to keep the heterogeneity of the study population.

On the questionnaire part, convenience sampling was used to respondents from the purposefully selected tabias. Concerning the sampling size, the researcher employed Kothari's (Kothari, 2004): formula in the following manner. Table 1

$$n = \frac{z^2 \cdot p \cdot q \cdot N}{e^2(N-1) + Z^2 \cdot p \cdot q}$$

Where:

N=size of the population

p=sample of proportion of successes

n=size sample

q=1-p

z=the value of the standard variety at a given confidence level

e=acceptable error (the precision)

And then, N=2736, p= 0.02, z=2.005, e=0.02

Therefore, $n = \frac{(2.005)^2(0.02)(1-0.02)2736}{(0.02)^2(2736-1)+(2.005)^2(0.02)(1-0.02)}$

$$n = \frac{(4.02005) \cdot (0.02) \cdot (0.98) \cdot (2736)}{(0.0004)(2736) + (4.020025)(0.02)(0.98)}$$

$$n = \frac{213.1350109}{1.17323249} = 181.66 \approx 18$$

Data Collection Instruments and Field Work

As it is argued by Creswell (2003, pp. 195-196) the use of multiple sources of information, methods and techniques is assumed to validate the data and information using a triangulation process for their reliability. Therefore, to obtain the necessary information, the researcher used both primarily and secondary data collection instruments. The primary sources of data were gathered using FGDs and questionnaires as well as personal interviews with local residents and public servants.

Data Processing and Analyses

After collecting data, it was edited manually at home. Hence, similar data were summarized, rearranged, and then converted to descriptive form. Overall, quantitative and qualitative methods of data analysis were used. Percentages and tables were analyzed using quantitative methods. Tabulation and cross tabulation were used to analyze the quantitative data. In line with this, the

researcher had used SPSS (statistical package for social science) version 16.0. Besides, qualitative method was used to analyze results obtained from the interviews, FGDs and the open-ended questionnaires.

RESULTS AND DISCUSSIONS

This chapter analyzes and discusses the major findings of the research based on the data collected using questionnaires, interview and focus group discussions.

Transparency and Accessibility of Information in Land Administration

Transparency, which is the core ingredient of good land governance, here, means a free and open flow of information from the government organization to the public. Besides, transparency here implies the accessibility of land institutions to the community. Thus, the response of the respondent on transparency is analyzed as indicated in table 2.

As depicted in Table 2, respondents were asked on the accessibility of land conflict resolving institutions that are believed to play a crucial role in ensuring good governance. Accordingly, 139 (76.5 percent) and 29 (15.9 percent) of the household respondents replied agree and strongly agree while few of them replied disagree.

According to Haftom (2011), land conflict resolving institutions in Ethiopia are physically distant from the local residents especially in the rural area. In contrast to this, majority 139 (76.5 percent) of the respondents from the study area agreed that there are accessible land conflicts resolving institutions in the woreda. Furthermore, majority of focused group discussion participants shared the idea that there are accessible land conflicts resolving institutions. However, some of the focused group participants claimed that despite there are manifold formal and informal institutions, they are not really working as they were intended to work. Key informants further noted that despite the existence of the above institutions, it is doubtful that these institutions know their duties and responsibilities. The key informants further illustrated that, for instance, if you go to the rural land committee they told you that the case that you took to them does not belong to them. Similarly, if you go the rural land tribunals you get the same reply.

In relation to the above, respondents were asked whether their local administrators let the people to know land laws and regulation. As depicted in Table 2, 100 (54.9 percent) of the respondents replied that their local administration do not create awareness on the land laws and regulations. To back up this, key informants from the village level were interviewed whether their local administration was devoted to create awareness on the

land laws or not. And almost all key informants replied that:

“Truly speaking, our local administrators don’t let us to know the land law. The land law is changed every now and then. Due to this, we are exposed to confusions and various problems. They further noted that let alone to tell us independent of our request, they do not tell even as per our request. We believe the reason that why they do not want us to know the land law is for the very reason that if we know the land law, we could hold them answerable”.

Eventually, it can be stated from the finding above that the local people in the study woreda were not consulted to have an ample awareness on land laws, rules and regulation. Similarly, Samsudin (2011) found low public awareness coupled by low consultation as an impediment for the good land governance practices in Malaysian land administration.

As indicated in Table 3 respondents were asked to rate the extent they agree on the openness of decision-making process on land use and land allocation. As a result, 105 (57.7 percent) and five respondents replied agree and strongly agree while 51 (28.1 percent) and five of the respondents replied disagree and strongly disagree. To back up this, an interview was made with key informants of tabias regarding the openness of decision-making process on land use, land allocation and land registration and certification. Accordingly, almost all the key informants in the interview claimed that:

“Indeed, there is an attempt of informing the local people to know the land to be allocated and the land that were already allocated via both orally at village meeting and through notice both at the canthers of tabias and religious institutions. However, the registration process on communal lands is not clear yet. As a result, frequent contradictions and disputes over the ownership of communal land were observed in the study area”.

In line with the above, one of the tabia council revealed that one of the difficulties in ensuring transparent decision-making process over land issue particularly at tabia level is mainly due to the existence many hands with no clear powers and function of the tabia administration. This in turn has been making the decision making process complex and complicated where many of the people get confused on who to ask and where to take any of their case vis -a`-vis the issue of land.

On the other hand, respondents were asked the extent that they agree on the way disputes over land is resolved.

Table 2: Accessibility of Land Institutions and Public Information on Land Issues

Variables	Cases	Fr.	Prt.
Accessibility of land conflict resolving institutions like land tribunals, land committees.	Strongly disagree	2	1.1
	Disagree	7	3.8
	Undecided	5	2.5
	Agree	139	76.5
	Strongly Agree	29	15.9
	Total	182	100.0
Councils and land committees creates awareness to the local people.	Strongly disagree	13	7.1
	Disagree	100	54.9
	Undecided	9	4.9
	Agree	53	29.3
	Strongly agree	7	3.8
	Total	182	100.0

Source: Own field survey, 2014

Table 3: Openness of Decision-Making Process in Land Administration

Variables	Cases	Fr.	Prt.
Decision making process on land use and land allocation is made in a clear way.	Strongly disagree	5	2.7
	Disagree	51	28.1
	Undecided	16	8.8
	Agree	105	57.7
	Strongly Agree	5	2.7
	Total	182	100.0
The way land disputes are solved is clear.	Strongly disagree	8	4.4
	Disagree	32	17.6
	Undecided	6	3.3
	Agree	121	66.5
	Strongly agree	15	8.2
	Total	182	100.0

Source: Own field survey, 2014 NB: Fr. Frequency Prt. = Percent

Accordingly, 121(66.5 percent) of the respondents replied the way land disputes are resolved is in quite in clear way. Hence, from this it can be inferred that majority of the respondents confirmed that the way land conflict is addressed is in clear and explicit way.

Responsiveness in the Land Administration

Responsiveness in this context refers to the degree to which land administration sector installs institutions and mechanisms to determine and satisfy the need and demands of the society and its performance in terms of timeliness of response and quality of response.

As depicted in Table 4, respondents were asked their agreement whether mechanisms are in place to determine the peoples need and demands. Accordingly, 116 (63.8 percent) and 34(18.7 percent) of the respondents replied agree and strongly agree while few

of the respondents replied disagree. Thus, from Table 4 it can be stated that majority 116 (63.8 percent) of the respondents confirmed that mechanisms were established to determine the need and demand of the people.

In parallel with the above, respondents were asked whether way and procedures of decision-making process is given within reasonable period of time. As a result, as indicated in Table 4, 91(51.6 percent) and 45 (24.7 percent) of the respondents replied disagree and strongly disagree while 42 (23.2 percent) and none of them replied agree and strongly agree. Understandably, to ensure good governance not only systems to determine the need and demand of the people are to be placed, citizens or service users should also given the right response at the right time. The package of good governance under the civil service of the woreda states that service providers should provide urgent feedback to the issues raised by the people and solutions should be

Table 4: Perception of Respondents on Responsiveness

Variables	Cases	Fr.	Prt.
Mechanisms are in place to determine people's needs and demands.	Strongly Disagree	4	2.2
	Disagree	27	14.8
	Undecided	1	0.5
	Agree	116	63.8
	Strongly Agree	34	18.7
	Total	182	100.0
The decision making process is given within reasonable time framework.	Strongly Disagree	45	24.7
	Disagree	94	51.6
	Undecided	1	0.5
	Agree	42	23.2
	Strongly Agree	-	-
	Total	182	100.0

Source: Own field survey, 2014

given as soon as possible. Despite that, the finding in Table 4 shows majority (51.6 percent) of the respondents confirmed that decision-making process in the land administration is not given at reasonable time frame. The focused group participants further confirmed that wittingly or unwittingly, procrastination is the common trait of in the land administration.

On the other side, according to the bylaw of the rural land administration of the woreda, any land issue is expected to get a final say within the range of fifteen to thirty days. However, according to the key informants, some files wait unsettled until the time where the crop is collected whereas the file has been opened before the land is ploughed meaning about six months earlier. Moreover, according to document review by the researcher a case in the rural area takes a minim of one week and a maximum of three years.

SUMMARY, CONCLUSION AND RECOMMENDATIONS

Summary and Conclusion

The study reveals that there are easily accessible land conflicts resolving institutions in the study area. The performance of the woreda in establishing accessible land institutions is encouraging. Not only this, the process that disputes and conflicts over land are addressed is also clear than before. This was the good steps forward of the land administration in the woreda. Because the role of these institutions in tackling conflict and dispute over land thereby ensuring good land governance is undeniable. However, there is a concern with regard to the competency of these institutions especially the competency of the rural land committees both at tabia and kushet level and the land tribunal in which much

powers and functions are given without having enough education.

Notwithstanding the efforts made so far in promoting transparency in the land administration of the woreda, absence of guidelines, unclear land laws and obscure roles and functions of the local administration has been remained as daunting challenges in this regard. Similarly, Haftom (2011) found that lack of clear legislations/rural land laws under the category of institutional problems are basic causes of rural land disputes and bad rural land governance.

Computerization of land records is under developed in the woreda desk. The files of the farmers are recorded in an old and shabby document. One cannot easily identify files related to land and some of them are torn out and lost. This hampers the service providers not to give a speedy service. In sum, despite the progress of the woreda vis-a-vis transparency is a good step forward, transparency and information are not enough yet.

The performance of the land administration with regard to responsiveness has also remained dissatisfactory. Since the demands and needs of the society are dynamic, there is a need for systematic and continuous approach to understand and take actions as per the demand of the people. Although the woreda land administration seems to insulate mechanisms to determine the demands and needs of the rural community especially the poor, the reality on the ground is the vice versa. Procrastination is well entrenched in the land administration institutions. Although there is a good start than before in fulfilling the demand of the rural community particularly women, youths and disabled people, its overall quality has remained unimpressive and astonishing to many of the local people. The reason for this is weak coordination among the stakeholders. Besides, absence clear service standards, attitudinal

problems connected with corruption, poor documentation are among the major the impediments of responsiveness in ensuring good governance in the woreda.

By and in large, the research found the commitment towards ensuring of good governance in the woreda is merely in talk than in practice. Its performance in the land administration is found low and disappointing to many of the rural community. Good governance conferences, meeting and public forums are scanty. In sum, the performance of good governance in land administration is hindered by lack of qualified man power and inadequate resources; weak coordination among stakeholders; weak implementation capacity; weak public awareness coupled by weak education system; absence of strong monitoring and evaluation mechanisms and corruption.

RECOMMENDATIONS

Based on the findings of the study and conclusions made, the following recommendations and policy implications are forwarded to different level of decision makers and potential researchers in the area.

➤ The result indicates that there are accessible land institutions that the farmers can take service up to their village/kushet. However, there are quite a lot of units involved in land administration with overlapping roles and responsibilities. Thus, the agency of rural land administration and the woreda desk should clearly set the roles and functions of the tabia administration.

➤ Moreover, the woreda desk should use the newly established government teams like networks and development teams as a center of education to the land laws and information dissemination to boom up the awareness of the local people.

➤ Besides, to promote transparency, the Tigiray region should introduce and use the modern and scientific international cadastral system via GPS to delineate and demarcate land there by to tackle complains raised over land ownership and land use.

➤ The woreda should continue with civic education campaigns on the good governance agenda to make the people aware of its implications on their lives. In line with this, the representatives of mass associations should be empowered to engage in evaluating and monitoring the service delivery process.

➤ The other facet of the finding is responsiveness, which its performance in the woreda land administration is underperforming. It was found that there are no service standards on the land administration. Due to this, the range of time to implement a single case took up to three years. Hence, the woreda desk should set service standards and service standards should publish and communicate in the center of the tabias, farmers training

centers and the religious institutions.

➤ Furthermore, to minimize the transaction costs of the farmers the woreda desk and woreda court should work jointly investigating and finalizing the case of the farmers going down to the center of the tabia and villages.

➤ Corruption was also found as major hindrance of good governance in the land administration. Thus, the Regional government of Tigiray should follow the Botswana land policy against corruption that is “naming and shaming” of those involved in corruption in front of the public like in the religious and public institutions.

➤ The study also underscores that the overall performance of good governance is at its infancy stage where much is left to be done with. A strong political commitment and acceptance good governance by the politicians should be, thus, the overriding bases for realizing good land governance in the woreda.

➤ Finally, the researcher highly presumed that in spite of its role in the development of the country, little attention is given to good governance research. Good governance should be assessed not only from transparency and responsiveness, but also it should be assessed from the other principles perspective. Therefore, the study suggests that to investigate the performance of the good land governance is left to other interested researchers for further study to obtain relatively conclusive results.

ACRONYMS

APRM	African Peer Review Mechanism
FDRE	Federal Democratic Republic of Ethiopia
FGDs	Focused Group Discussions
MDGs	Millennium Development Goals
MOFED	Ministry of Finance and Economic Development
NEPAD	New Partners for African Development

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