Tesfaye Kinde

Introducing a Property Registration System For Taxation in Ethiopia. The Case of Mettu Town

Master's Thesis

YOUR KNOWLEDGE HAS VALUE



- We will publish your bachelor's and master's thesis, essays and papers
- Your own eBook and book sold worldwide in all relevant shops
- Earn money with each sale

Upload your text at www.GRIN.com and publish for free



Bibliographic information published by the German National Library:

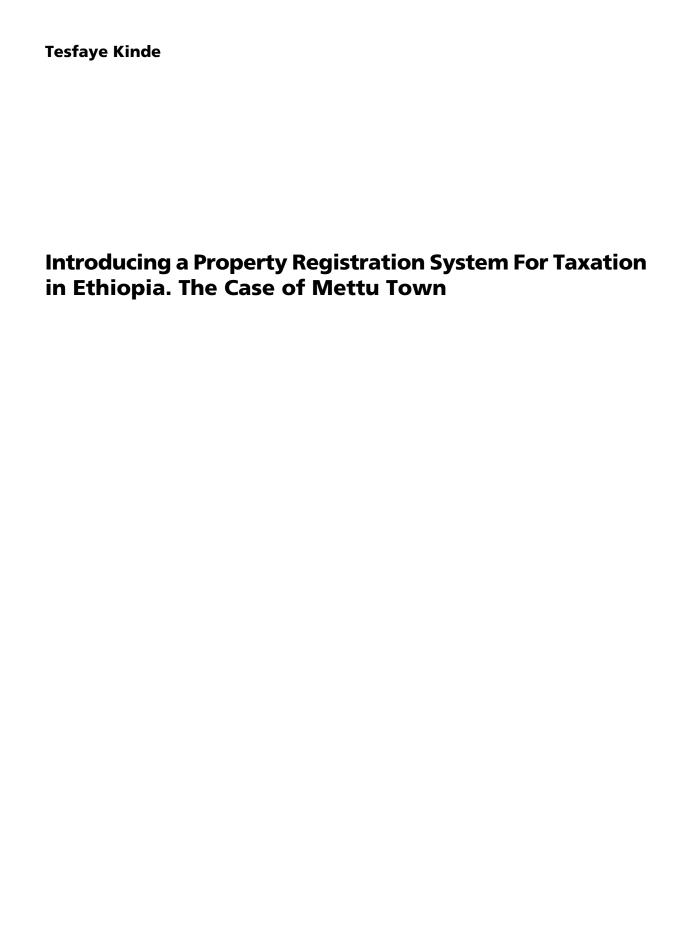
The German National Library lists this publication in the National Bibliography; detailed bibliographic data are available on the Internet at http://dnb.dnb.de .

This book is copyright material and must not be copied, reproduced, transferred, distributed, leased, licensed or publicly performed or used in any way except as specifically permitted in writing by the publishers, as allowed under the terms and conditions under which it was purchased or as strictly permitted by applicable copyright law. Any unauthorized distribution or use of this text may be a direct infringement of the author s and publisher s rights and those responsible may be liable in law accordingly.

Imprint:

Copyright © 2020 GRIN Verlag ISBN: 9783346329141

This book at GRIN:



GRIN - Your knowledge has value

Since its foundation in 1998, GRIN has specialized in publishing academic texts by students, college teachers and other academics as e-book and printed book. The website www.grin.com is an ideal platform for presenting term papers, final papers, scientific essays, dissertations and specialist books.

Visit us on the internet:

http://www.grin.com/

http://www.facebook.com/grincom

http://www.twitter.com/grin_com

COLLEGE OF URBAN DEVELOPMENT AND ENGINEERING DEPARTMENT OF HOUSING & REAL ESTATE PROPERTY MANAGEMENT

INTRODUCING REAL PROPERTY REGISTRATION SYSTEM FOR TAXATION IN ETHIOPIA: CASE STUDY OF METTU TOWN

BY TESFAYE KINDE ALEBACHEW

June, 2019 Addis Ababa, Ethiopia

COLLEGE OF URBAN DEVELOPMENT AND ENGINEERING DEPARTMENT OF HOUSING & REAL ESTATE PROPERTY MANAGEMENT PROPERTY VALUATION AND ASSET MANAGEMENT PROGRAM

INTRODUCING REAL PROPERTY REGISTRATION SYSTEM FOR TAXATION IN ETHIOPIA: CASE STUDY OF METTU TOWN

BY

TESFAYE KINDE

A Thesis Submitted to Housing & Real Estate Property Management Department, College of Urban Development and Engineering Ethiopian Civil Service University, in Partial Fulfillment of the Requirements for the Award of Master Degree in Property Valuation and Asset Management

June, 2019

Addis Ababa, Ethiopia

Acknowledgment

"All things were made by him: and without him was made nothing that was made."

John 1:3

First and foremost, I would like to give my thanks for the Almighty God and St. Virgin Marry for the gift of life, continued love and for being guardians and with me for each and every activity of my life. I am also sincerely grateful for Mr. Zelalem Yibrah, for his invaluable assistance and guidance during the work of my study. I would like to say thank you to my lovely wife Derartu Diriba and my child Nathan Tesfaye for their endurance and patience during my stay in university and I would like to dedicate this work to you.

I am also grateful to employees of Urban Land Development and Management Agency and Revenue Authority of Mettu town for helping me during the data collection activities and for their timely assistance. Similarly, I would like to thank property owners for their willingness and commitment in providing valuable feedbacks by responding to the questions.

Last but not least, my deepest gratitude goes to Mettu town administration and Ethiopian Civil Service University (ECSU) for providing me a full scholarship opportunity to attend my MSc program. Finally, I would like to thank you, my family, best friends, and classmates especially Ato Mihiretu Sahilu and everybody who was important to the successful realization of my thesis that I could not mention personally one by one. You all are dear to me. Thank you.

Table of Contents

Acknowledgment	III
List of Tables	VII
List of Figures	VIII
Acronyms	IX
Abstract	X
CHAPTER ONE	1
INTRODUCTION	1
1.1. Background of the Study	1
1.2. Problem Statement	3
1.3. The Objective of the Study	4
1.3.1. Main Objective	4
1.3.2. Specific Objectives	4
1.4. Research Questions	4
1.5. Significance of the Study	4
1.6. Scope of the Study	5
1.7. Description of the Study Area	5
1.8. Limitation of the Study	6
1.9. Organization of the Research	7
1.10. Conclusion	7
CHAPTER TWO	8
LITERATURE REVIEW	8
2.1. Introduction	8
2.2. Conceptual Literature Review	8
2.2.1. Concept of Real Property Registration	8
2.2.2. Suitability of Real Property Registration	9
2.2.3. Systems of Real Property Registration	10
2.2.4. Types of Real Property Registration	11
2.2.5. Contributions of Real Property Registration System	12
2.2.6. Property Taxation and Identification of Taxable Properties	13
2.2.7. The Relationship of Real Property Registration and Property Taxation	14