

Land delivery process is one of the major components of urban land

management. A serious shortcoming in land delivery system has been a major cause of the inefficiency in urban land management in most Sub-Saharan countries. This study examines the existing land delivery process in Addis Ababa. The study reviews the legal interventions and institutional structure with a view to find out reasons that cause inefficiency in land delivery process. In cities Like Addis Ababa, these shortcomings arise from two basic factors. The first is related to situations outside the land delivery system, such as poor financial and human resources to deal with increasing demand for buildable land and public infrastructure. In major cities of the developing countries, the demand for land in urban areas is closely linked with demands for housing, in which case demand for land supply ought to tally with supplying housing. Inadequate supply of land therefore, gives rise to housing shortage. The other factor is internal problems, which are associated with inadequacy in government intervention inefficient resource utilization coupled with institutional deficits. The study recommends that there is a need to review the existing institutional structure and legal framework in order to facilitate the participation of non-governmental actors. Consequently, it will be possible to mobilize financial and human resource that will assist the public sector in overcoming the challenges in urban land delivery process

Key words: Urban land demand, formal land delivery system, and formal and informal land development