

## Curriculum Vitae – Habtamu Sitotaw Semahagne



**Full Name** : Habtamu Sitotaw Semahagne

**Gender** : Male

**Date of Birth** : 27/10/1989

**Nationality** : Ethiopian

**Language** : Amharic (Mother Tongue) English (Advanced)

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<https://scholar.google.com/citations?user=PY7MVEMAAAAJ&hl=en>

### Short bio

Habtamu Sitotaw Semahagne (Ph.D.) is an Assistant Professor of Land Policy and Governance in the areas of Land Law, Land Policy, Land Governance and Federalism at the Institute of Land Administration, Bahir Dar University (BDU). He Obtained his first degree from Wollo University, Ethiopia with LLB (First Degree of Laws) in 2013. He received his MSc degree in Land Administration and Management, Area of Focus in Real Property Law from BDU in 2016. He also obtained MSc Degree in Sustainable Management of Resources and Cultural Heritage for Local Development: Empowering Higher Education in Africa, University of Politecnico Milano, Italy, in 2023. His PhD degree is obtained from BDU within DAAD In Country/In Region Scholarship in 2021 on "Land Policy and Governance". He is acting as Chair of Student's Discipline Committee of Gishabay Campus of BDU, and a private legal advocate and consultant. He has published research projects in local and international journals.

### Qualification

- » Doctor of Philosophy (**PhD**) in Land Policy and Governance, BDU, Ethiopia, 2021
- » Master of Science (**MSc**) in Sustainable Management of Resources and Cultural Heritage for Local Development: Empowering Higher Education in Africa, University of Politecnico Milano, Italy, May, 2023.
- » Master of Science (**MSc**) in Land Administration and Management Focus on Real Property Law, BDU, Ethiopia, 2016
- » Bachelor of Laws (**LLB**), School of Law, Wollo University, Ethiopia, 2013
- » Higher Diploma Program (**HDP**), Certified Professional Teacher Educator, BDU, Ethiopia, 2014

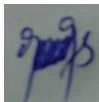
<b>Work Experience</b>	<ul style="list-style-type: none"> <li>» August 19, 2021 up to now, BDU, ILA (Assistant Professor)</li> <li>» June 2016 – August 2021, BDU, ILA (Lecturer)</li> <li>» October 2013 – June, 2016, BDU, ILA (Assistant Lecturer)</li> <li>» January 2022 – to date, course chair of law track teachers, BDU, ILA</li> <li>» October 2021 – to date, acting as private legal advocate and consultant</li> </ul>
<b>Selected Certificates</b>	<ul style="list-style-type: none"> <li>• <b>Certificate</b>, The Political Economy of Land Governance in Africa, 06 – 10 September, 2021, Organized by PLAAS</li> <li>• <b>Certificate</b>, Contested Governance, organized by the Arnold Bergstraesser Institute (Freiburg, Germany) 13 September – 1 October 2021</li> <li>• <b>Certificate</b>, Certificate of Participation and presentation in the LANDac Annual International Conference 2022 on “Governing land for the future. What (r)evolutions do we need?” that took place in Utrecht, Netherlands, 29 June – 1 July 2022. On the session “Ten Years After: A “reality check” on impact assessments of infrastructural projects”</li> <li>• <b>Certificates of Recognition</b> for Delivering 30 days training for Kebele Level Land Administration Professionals July – September 2021, February to July 2022, and February to April, 2023</li> <li>• <b>Certificate</b>, Land Governance and Development Summer School, Azim Premji University, Bangalore and NRMC Center for Land Governance, Bhubaneswar from June 20 to 25, 2022 at Azim Premji University, Bangalore</li> <li>• <b>Certificate</b>, Sustainable Land Governance, from the 23<sup>rd</sup> of November 2022 to the 23<sup>rd</sup> of December 2022 Organized by Yilla Training Center, Porto Novo, the 28<sup>th</sup> of December 2022</li> <li>• <b>Certificate</b>, Land Policy Formulation, Process and Analysis Training organized by the Ethiopian Land Administration Professionals Association in Collaboration with Feed the Future Ethiopia-Land Governance Activity, December 11 – 15, 2023, Addis Ababa.</li> <li>• <b>Certificate of Recognition</b> from Amhara National Regional State (ANRS) Land Bureau for Successful Delivery of a 21 days Training on “Expropriation of Landholding for Public Purposes, Payment of Compensation and Resettlement of Displaced People” for experts and officials at Dessie, Debretabor and Injibara Cities, January, 2023.</li> <li>• <b>Letter of Recognition</b> from Optimal Consulting PLC for leading a national research project on “Comprehensive Assessment and Policy Brief on Legal and Regulatory Constraints Affecting Women’s Land Rights in Ethiopia, February, 21, 2024</li> <li>• <b>Letter of Recognition</b> from Association for Human Rights in Ethiopia for preparing a training manual on women land rights and delivering the training for rural women, May 25, 2023</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Certificate</b> of Participation in the NELGA Masterclass on Food Systems and Land Governance in Africa on 16 October 2024</li> </ul>
<b>Selected Performed and pending research projects</b>	<ul style="list-style-type: none"> <li>» Habtamu Sitotaw, et.al. 2024. Urban Land Governance in Ethiopia: A Synthesis towards Holistic Framework for Sustainable Development, on-going research project funded by Bahir Dar University</li> <li>» Habtamu Sitotaw (2021). Vertical Delegation of Power over Land in Ethiopia: Analysis of its Constitutional and Developmental Dilemma, PhD Dissertation, Bahir Dar University, Institute of Land Administration.</li> <li>» Habtamu Sitotaw, et.al. 2023. Utilizing Water- Energy-Food-Ecosystem Nexus in Koga Watershed, Ethiopia, Master’s Research Project, Msc in Sustainable Management of Resources and Cultural Heritage for Local Development: Empowering Higher Education in Africa, University of Politecnico Milano.</li> <li>» Habtamu Sitotaw. 2016. Administering Land in The Context of the Ethiopian Federal System, Master’s Research Project, Bahir Dar University, July, 2016.</li> <li>» Habtamu Sitotaw. 2022. After A decade and Half: Assessment of the Environmental and Social Impact of Koga Irrigation and Watershed Management Project, Ethiopia, Research Project Funded by LANDac – The Netherlands Land Academy.</li> <li>» Habtamu Sitotaw. 2023. Training manual on “Women Rural Land Rights and Social Accountability” Funded by Association for Human Rights in Ethiopia /AHRE/, January 2023.</li> <li>» Habtamu Sitotaw. 2022. The Legislative and Judicial Protection of Women’s Land Rights in Ethiopia, Research Project Funded by Strengthening Capacities in Land Governance in Africa (NELGA) and German Academic Exchange Service (DAAD).</li> <li>» Habtamu Sitotaw and Brightman G/Michael, 2021/2022. Legal Protection and Judicial Enforcement of Farmers’ Land Rights in Ethiopia, Research Project Funded by USAID</li> <li>» Habtamu Sitotaw, 2023. Lead Researcher on “Comprehensive Assessment and Policy Brief on Legal and Regulatory Constraints Affecting Women Land Rights”, Research Consultancy for EWLA, Ethiopia Land Governance Activity and Ministry of Agriculture and Consulted by Optimal Consultancy PLC.</li> <li>» Research Assistant in a project “Meta-Analysis of Socio-Economic Impacts of Land Fragmentation in Ethiopia”, The GIZ Land Governance (LaGo) Project, 2023</li> <li>» Research Assistant in a project “ Scoping Study on Land Access for Migrants in Africa: A Rights-Based Perspective, GIZ African Union Office, 2021</li> </ul>
<b>Publications &amp; Under Review</b>	<ul style="list-style-type: none"> <li>✓ Habtamu, S, S. Abebe M.W, Tadesse A.B, <b>Asres</b>, H.B., Assessment of Post-Expropriation Impacts on the Livelihoods of Displaced Households in Ethiopia: A Case Study of the Koga Irrigation Project (2025). Survey Review, <a href="https://doi.org/10.1080/00396265.2025.2518680">https://doi.org/10.1080/00396265.2025.2518680</a></li> </ul>

	<ul style="list-style-type: none"> <li>✓ Habtamu Sitotaw Semahagne &amp; Alelegn Wenedem Agegnehu (2025). “Rent Control and Tenure Duration in Ethiopia: Reflections on the New Residential Housing Rent Control and Administration Law”, 19(1) <i>Mizan Law Review</i>: 31-62, <a href="https://www.ajol.info/index.php/mlr/article/view/292023">https://www.ajol.info/index.php/mlr/article/view/292023</a></li> <li>✓ Mihret Fentahun, Habtamu Sitotaw &amp; Tadesse Amsalu. (2024). Factors Influencing Peri-Urban Land Development in Ethiopia: Evidences from Assosa City, <i>International Journal of Environmental Protection and Policy (IJEPP)</i>, (ISSN Online: 2330-7536; ISSN Print: 2330-7528).</li> <li>✓ Habtamu B. Asres, Habtamu S. Semahagne and Abebe M. Wubie. (2023). Assessment of the Trends of Urban Land Lease Price from Spatio-temporal Perspective in Ethiopia: Evidence from Bahir Dar City, Survey Review, <a href="https://www.tandfonline.com/doi/abs/10.1080/00396265.2023.2258653">https://www.tandfonline.com/doi/abs/10.1080/00396265.2023.2258653</a>.</li> <li>✓ Brightman Gebremichael and Habtamu Sitotaw. (2022). Legal Protection and Judicial Enforcement of Farmers’ Land Rights in Ethiopia, Muradu Abdo (Ed.), Property Law Reform, <i>Addis Ababa University Printing Press</i>, Vol. 11, Pp. 157 – 218 (book chapter).</li> <li>✓ Habtamu Sitotaw and Muradu Abdo. (2021). Taking Enforcement of Women’s Land Claims in Ethiopia Seriously, Meron Zeleke (Eds.) <i>Gender, Development and Women’s Rights: Ethiopian Perspective</i> (book chapter).</li> <li>✓ Habtamu Sitotaw, Muradu Abdo and Achamyelash Gashu. (2019). Power of Land Administration under the FDRE Constitution, <i>Ethiopian Journal of Law</i>, Vol. 31, <a href="https://ejol.aau.edu.et/index.php/JEL/article/view/8117/6525">https://ejol.aau.edu.et/index.php/JEL/article/view/8117/6525</a></li> <li>✓ Taye Minale and Habtamu Sitotaw. (2016). Converting Old Possessions into Lease System in Ethiopia: Decades of Unsuccessful Endeavour, <i>Bahir Dar University Journal of Law</i>, 6(1), <a href="http://ejol.ethernet.edu.et/index.php/BDUJOL/article/download/1637/1193">ejol.ethernet.edu.et/index.php/BDUJOL/article/download/1637/1193</a>.</li> <li>✓ Habtamu Sitotaw. (2016). The Power to Administer Land in Ethiopia: Scrutinizing Federal Government’s Legislative Interventions, <i>Bahir Dar University Journal of Law</i>, 6(2). <a href="https://journals.bdu.edu.et/index.php/bdujl/article/view/1247">https://journals.bdu.edu.et/index.php/bdujl/article/view/1247</a>.</li> <li>✓ Habtamu Sitotaw. (2018). Variations in Ethiopian Rural Land Laws and Their Implications to Land Administration: Comparative Overview, <i>Journal of Land Policy and Governance</i>, 1(1).</li> <li>✓ Habtamu Sitotaw and Brightman G/Michael (2025). Land Governance Power Delegation in Federal Systems: Notion, Manner and Country Practices, <i>Journal of Federal Studies</i>, Paper under Review</li> <li>✓ Habtamu Sitotaw and Habtamu Bishaw (2025). The Myth and Reality: Assessing the State of Women Rural Land Rights in Amhara National Regional State, Ethiopia, <i>Journal of African Identities</i>, Paper under Review</li> </ul>
<b>Selected</b>	<b>» Paper Presentation</b> at Hawassa University’s College of Law and Governance 4th

<b>Conferences, Training and Workshops</b>	<p>Annual Conference, on “Federalism and Land Governance: Constitutional and Institutional Review of Intergovernmental Delegation of Power Over Land in Ethiopia”, February 27, 2025</p> <p>» <b>Paper Presentation</b> on Utilizing Water- Energy-Food-Ecosystem Nexus in Koga Watershed, Ethiopia, Rome, Italy, May 19, 2023</p> <p>» <b>Paper Presentation</b> on the 4<sup>th</sup> International Land Conferences Organized by the ILA, BDU on “Federalizing of Land Administration in Ethiopia: Federal Legislative Interventions", May 24 – 26, 2019.</p> <p>» <b>Paper Presentation</b> on LANDac Annual International Conference 2022, Utrecht from 29<sup>th</sup> of June until 1<sup>st</sup> of July, 2022 on “After A Decade and Half: Assessment of the Environmental and Social Impact of Koga Irrigation and Watershed Management Project, Ethiopia”.</p> <p>» <b>Paper presentation</b> on the 6<sup>th</sup> International Land Conferences Organized by the ILA, BDU on “From Democratic Centralism to ‘Medemer’: Analysis of Regional Autonomy over Land in the Context of Developmental Trajectory in Post – 1991 Ethiopia”, June 1 – 2, 2023, Bahir Dar.</p> <p>» <b>Training delivered</b> to experts and officials on “Expropriation, Valuation and Compensation System in Ethiopia”, Funded by Land Governance Activity in collaboration with Ethiopian Land Administration Professionals Association, December, 2022 – January, 2023, at Dessie, Debretabor and Injibara Cities.</p> <p>» <b>Training delivered</b> to rural women on “Women Rural Land Rights and Social Accountability” Funded by Association for Human Rights in Ethiopia /AHRE/, January 2023.</p> <p>» <b>Training delivered</b> to Rural land administration professionals (for 15 rounds, each 20 hours) at the Institute of Land Administration, BDU on Federal and Regional Rural Land Laws and other Legislations.</p> <p>» <b>Community Services</b> in the form of training and free legal aid services for vulnerable groups of the community.</p> <p>» <b>Professional interview</b> with Ethiopian Press Enterprise about the peace building endeavors and prospective actions in Northern Ethiopia following Pretoria Peace Agreement between Ethiopian Federal Government and the Tigray People Liberation Movement, April, 2023.</p> <p>» <b>Participation</b> in the East African Land Administration Network (EALAN) AGM 2017 held on July 24<sup>th</sup> –26<sup>th</sup> , Nairobi, Kenya.</p> <p>» <b>Participation</b> in the First Network of Excellence on Land Governance in Africa (NELGA), Stakeholders meeting held in Addis Ababa from 12<sup>th</sup> to 14<sup>th</sup> November, 2017.</p> <p>» <b>Participation</b> in the Conference on Land Policy in Africa held from 14<sup>th</sup> – 17<sup>th</sup> November 2017 Addis Ababa, Ethiopia.</p> <p>» <b>Participation</b> in Workshop on Proposal Writing for Research Projects organized by</p>
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	DAAD in Addis Ababa on 16 <sup>th</sup> December, 2017. » <b>Participation</b> in the Workshop on Basic Data Processing organized by the DAAD Information Center on Saturday 17 <sup>th</sup> November, 2018.
<b>Invited reviewer for Peer reviewed Journals</b>	» Mizan Law Review » Oromia Law Journal » Pan African Journal of Governance and Development » The International Journal of Ethiopian Legal Studies » Bahir Dar University Journal of Law » Chokie Journal of Law
<b>Professional Membership</b>	» Ethiopian Land Administration Professionals Association » Eastern Africa Land Administration Network » Amhara Regional State Attorneys' Association
<b>References</b>	» Muradu Abdo Srur, PhD (Associate Professor) Addis Ababa University, email: <a href="mailto:muradu1@yahoo.co.nz">muradu1@yahoo.co.nz</a> Mobile: +251911449742 » Elias Nour Stebek, PhD (Associate Professor), email: <a href="mailto:elstebek@gmail.com">elstebek@gmail.com</a> , St. Marry University, Addis Ababa, Mobile: +251 11184056
<b>Declaration</b>	I hereby declare that the information above is true 

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BAHIR DAR UNIVERSITY  
OFFICE OF THE REGISTRAR  
AND ALUMNI MANAGEMENT  
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ቁጥር: Ref.No. BDU. Rig. 01/576/2013  
ቀን: Date: 29 July 2021

## To whom it may Concern

*This is to certify that **HABTAMU SITOTAW SEMAHAGNE** has graduated from Bahir Dar University, **INSTITUTE OF LAND ADMINISTRATION** with **Doctor of Philosophy in Land Policy and Governance** and his Graduation has been approved by the University Senate on **July 15, 2021**.*

*His CGPA is 3.95 and Thesis result is **Very Good**.*



With Best Regards,

  
Melaku Biyazen



Certificate with educational path and ECTS

We hereby certify that:

Mr **SEMAHAGNE HABTAMU SITOTAW** born in MERTU LEMARIAM (ETHIOPIA) on 27/10/1989 achieved the 1st level University Master in

**SUSTAINABLE MANAGEMENT OF RESOURCES AND CULTURAL HERITAGE FOR LOCAL DEVELOPMENT  
EMPOWERING HIGHER EDUCATION IN AFRICA**

in this Politecnico on 18/05/2023.		
The score is of 105/110.		
Credits are attained in the below listed modules:		
SSD	Module	ECTS
ICAR-03; AGR/19; ICAR/07; ICAR/08; SECS-S/04; SECS-S/03	Module 1: Introductory Module Sustainable Development and the Africa Challenge	4,0
M-PED/03; L-LIN/12	Module 2: Soft Skill: Project/ Research Management Innovative Teaching	0,0
AGR01, AGR02, AGR03, AGR08, AGR09, AGR15, AGR16, AGR19, SECSP01, VET/06	Module 3: Sustainable Food module	0,0
ING-IND/10; ING-IND/09; ING-IND/3; ING-IND/31; ING-IND/08, ING-IND/09; ING-IND/25	Module 4: Sustainable Energy Module	0,0
L-ANT/01, L-ANT/08, L-ANT/09, L-ANT/10, L-ART/01, L-ART/04, L-FIL-LEI/06, L-LIN/01, L-OR/02, L-OR/05, L-OR/07, L-OR/08, L-OR/10, L-OR/11, L-OR/12, L-OR/14, M-STO/06, M-STO/07, M-STO/08, M-DEA/01.	Module 5: Cultural Heritage Module	0,0
VET05; MED07; AGR01; MED/13; MED/38; MED/42; MED/18	Module 6: One Health	3,0
	Project Work	13,0
	TOTAL	60



RESEARCH, INNOVATION AND  
CORPORATE RELATIONS  
DIVISION

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Milano, 07/11/2023 (dd/mm/yyyy)

The Director of Research, Innovation and Corporate Relations Division  
Dott. Federico Colombo

Digitally signed pursuant to Italian Law - Legislative Decree 7.3.2005, No. 82, as amended  
(subsequent modifications and integrations)

The officer in charge BALABIO MARINA

According to Article 40, d.P.R. dated 28th December 2000, n.445, the present certificate is issued solely  
international use.

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Data on the academic career is acquired from the statement of attendance issued by the course director and is  
entered manually by the operator.



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Ethiopia



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ባሕር ዳር ዩኒቨርሲቲ

## **BAHIR DAR UNIVERSITY** **TEMPORARY CERTIFICATE OF GRADUATION**

*This is to certify that HABTAMU SITOTAW SEMAHAGNE  
has graduated from Bahir Dar University Institute of  
Land Administration with MSc Degree in Land Admini-  
stration and Management focus on Real property Law.*

On

29 JUN 2019

*This certificate of Graduation has been given pending the printing and issuance of  
actual Diploma!*

Achamyeloh Gashu Adam (PhD)  
Director, Institute of  
Land Administration

Dean/Director

**BAHIR DAR UNIVERSITY**

**STUDENT ACADEMIC RECORD**

**OFFICE OF CUSTOMER RELATION & INFORMATION PRODUCTION CASE TEAM**

P. O. Box 5001, Bahir Dar, Ethiopia  
Institute of Land Administration

Awarded Date 29 Jun 2016

Program: Land Administration and Management  
Focus on Real Property Law

Medium of Instruction: English

Full Name : Habtamu Sitotaw Semahagne		Date of Birth : 17-02-1982 E.C		Admission Classification - MSc Regular		
ID No: BDU07000110PR		Sex : M		From : Wollo University		
Course No	Course Title	Cr. Hour	Grade	Gr. Point	Course Title	
Admitted To Masters Degree Program						
Year I Semester I 2013/14 Academic Year						
LAMG 1011	Fundamentals of Land Administration	2	A	8	Year II Semester II 2015/16 Academic Year	
LAMG 1012	Governing Commons and Natural Resources management	3	A	12		
LAMG 1013	Land use Planning	3	A	12		
LAMG 1014	Land Development and Management	3	A	12		
Semester Average (SGPA) -		11		44	GRADUATION APPROVED	
Year I Semester II 2014/15 Academic Year						
LAMG 1021	Fundamentals of Land Information system	3	A	12		
LAMG 1031	Land Law and Policy	3	A	12		
LAMG 1041	Land Economics	2	A	8	Student Copy	
LAMG 1050	Research Methods	3	A	12		
Semester Average (SGPA) -		11		44		
Cumulative Average (CGPA) -		22		88		
Year II Semester I 2014/15 Academic Year						
LAMG 2034	Property Transaction Law	4	A	16	GRADUATION APPROVED	
LAMG 2033	Advanced Lease Law	3	A	12		
LAMG 2032	The Law of Expropriation	3	A	12		
Semester Average (SGPA) -		10		40		
Cumulative Average (CGPA) -		32		128		
Cumulative Average (CGPA) -						
Total Cr. Hour -		32		32+6	128	
Grade		6			Excellent	

**Student Copy**

Grading System: A=Excellent, B=Good, C=Satisfactory, D=Unsatisfactory, F=Failing, I=Incomplete, DO=Dropout, \*\*Project/Senior Paper, Ex=Exempted, NG=No Grade, P=Pass  
Points A=4, B=3, C=2, D=1, F=0 One class hour, or 2-3 laboratory hours per week for 16 weeks=one Semester hour or credit. \*Course Repeated, TR=Credit Transfer

THE TRANSCRIPT IS OFFICIAL ONLY WHEN SIGNED AND SEALED BY THE REGISTRAR.

**29 JUN 2016**

Date of Issue:

Director



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WOLLO UNIVERSITY  
REGISTRAR OFFICE

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Date July 08 /2013



## ለሚመለከተው ሁሉ

አቶ/ወ/ሮ/ፊት ዶ/ር ሀብታሙ ስጦታው ስማኸኝ

በ ህግ የትምህርት መስክ በ ኤል ኤል ቢ ድግሪ በቀን 27/10/2005 ዓ.ም በመመረቃቸው ይህ የምስክር ወረቀት ተሰጥቷቸዋል፡፡ ውጤታቸውም በአጠቃላይ 3.89 ሲሆን በተጨማሪም በሀገር አቀፍ የህግ መውጫ ፈተና (8chrs) ) 68.50 አማካኝ እና በተግባር ልምምድ (12chrs) 93.25 ከመቶ ውጤት ያስመዘገቡ/ች መሆኑን እየገለፅን ዋናው ድግሪና ትራንስክሪፕት በወጪ መጋራት ውል መሠረት ግዴታቸውን ሲወጡ የሚሰጣቸው ይሆናል፡፡

## To Whom It may Concern

The Certificate is issued to Ato/wo/Wz/

HABTAMU SITOTAW SEMAHAGNE

Up on his/her/Graduation in Law Field on July 04, 2013 Obtained LLB Degree with CGPA of (3.89 ). In addition, he/she scored an average of 68.50 in the National Law Exit Exam (8chrs) and 93.25 in Externship (12chrs). His /her Original Diploma and Transcript will be issued upon the discharge of cost sharing duty.



ዘፍ አስማራ ገሰ /Zeru Asmare Goshu  
ሬጅስትሬር/Registrar



WOLLO UNIVERSITY  
STUDENT ACADEMIC RECORD

Degree Awarded: July 04/2013 G.C  
Department: LAW  
Minor:

OFFICE OF STUDENT ACADEMIC SUPPORT SERVICE (REGISTRAR)  
P.O. BOX 1145 Dessie, Ethiopia  
SCHOOL OF LAW

Full Name: HABTAMU SITOTAW SEMAHAGNE		Date of Birth: 17/02/1982 E.C		Sex: M		Medium of Instruction: English		Admission Classification: Regular		From: SCHOOL OF LAW	
ID Number: FSHR/557/01	Course No	Course Title	Gr. Point	Grade	Cr. Hour	Gr. Point	Grade	Cr. Hour	Gr. Point	Grade	Gr. Point
<b>First Year First Semester (2008/2009)</b>											
EN 111	Laws-401	English for lawyers I	12	A	3	Laws-401	A	3	12.00	A	12.00
INCT 200	Laws-411	Introduction to ICT	12	A	3	Laws-411	A	3	12.00	A	12.00
Laws 121	Laws-421	Introduction to Law and Ethiopian Legal System	6	C	3	Laws-421	C	3	9.00	B	9.00
Laws 111	Laws-431	Law of Person	12	A	3	Laws-431	A	3	12.00	A	12.00
Laws 131	Laws-441	Legal history and Tradition	12	A	3	Laws-441	A	3	12.00	A	12.00
Phil 101	Laws-451	Introduction to logic	12	A	3	Laws-451	A	3	12.00	A	12.00
<b>Semester Average: 3.67</b>											
<b>Cumulative Average: 3.87</b>											
<b>First Year Second Semester (2009)</b>											
Laws 202	Laws-402	Constitutional law I	12	A	3	Laws-402	A	3	12.00	A	12.00
EFL 232	Laws-412	English for lawyers II	12	A	3	Laws-412	A	3	12.00	A	12.00
Laws 212	Laws-422	Family law	12	A	3	Laws-422	A	3	12.00	A	12.00
Laws 222	Laws-432	Interdisciplinary I	12	A	3	Laws-432	A	3	12.00	A	12.00
Laws 232	Laws-442	Law of contract I	12	A	3	Laws-442	A	3	12.00	A	12.00
Laws 242	Laws-452	Legal Research method	12	A	3	Laws-452	A	3	12.00	A	12.00
<b>Semester Average: 4.00</b>											
<b>Cumulative Average: 3.83</b>											
<b>Second Year First Semester (2009/2010)</b>											
Laws-301	Laws-501	Constitutional Law II	12	A	3	Laws-501	A	3	12.00	A	12.00
Laws-311	Laws-511	Law of contracts II	12	A+	3	Laws-511	A+	3	12.00	A	12.00
Laws-321	Laws-521	Interdisciplinary II	9	B	3	Laws-521	B	3	12.00	A	12.00
Laws-331	Laws-531	Criminal Law I	12	A	3	Laws-531	A	3	12.00	A	12.00
Laws-341	Laws-541	Property Law	16	A	4	Laws-541	A	4	16.00	A	16.00
Laws-351	Laws-551	Law of Succession	12	A	3	Laws-551	A	3	12.00	A	12.00
<b>Semester Average: 3.84</b>											
<b>Cumulative Average: 3.84</b>											
<b>Second Year Second Semester (2010)</b>											
Laws-302	Laws-502	Law of Civil procedure I	12	A	3	Laws-502	A	3	12.00	A	12.00
Laws-361	Laws-512	Federalism	8	A	2	Laws-512	A	2	8.00	A	8.00
Laws-322	Laws-522	Law of traders and Business Organization	12	A	3	Laws-522	A	3	12.00	A	12.00
Laws-332	Laws-532	Criminal Law II	16	A	4	Laws-532	A	4	16.00	A	16.00
Laws-342	Laws-542	Employment and Labour Law	12	A	3	Laws-542	A	3	12.00	A	12.00
Laws-352	Laws-552	Jurisprudence	12	A	3	Laws-552	A	3	12.00	A	12.00
<b>Semester Average: 4.00</b>											
<b>Cumulative Average: 3.88</b>											
<b>Third Year First Semester (2010/2011)</b>											
Laws-401	Laws-601	Law of civil Procedure II	12	A	3	Laws-601	A	3	12.00	A	12.00
Laws-411	Laws-611	Law of Criminal Procedure	12	A	3	Laws-611	A	3	12.00	A	12.00
Laws-421	Laws-621	Law of Extra-contractual Liability	6	C	3	Laws-621	C	3	9.00	B	9.00
Laws-431	Laws-631	Legal Writing	12	A	3	Laws-631	A	3	12.00	A	12.00
Laws-441	Laws-641	public International Law	12	A	3	Laws-641	A	3	12.00	A	12.00
Laws-451	Laws-651	Tax Law	12	A	3	Laws-651	A	3	12.00	A	12.00
<b>Semester Average: 3.82</b>											
<b>Cumulative Average: 3.87</b>											
<b>Third Year Second Semester (2011)</b>											
Laws-402	Laws-602	Law of Evidence	12	A	3	Laws-602	A	3	12.00	A	12.00
Laws-412	Laws-612	Environmental Law	12	A	3	Laws-612	A	3	12.00	A	12.00
Laws-422	Laws-622	Administrative Law	12	A	3	Laws-622	A	3	12.00	A	12.00
Laws-432	Laws-632	Legal Ethics	12	A	3	Laws-632	A	3	12.00	A	12.00
Laws-442	Laws-642	Practical Skills and Trial Advocacy	12	A	3	Laws-642	A	3	12.00	A	12.00
Laws-452	Laws-652	Conflict of Law	12	A	3	Laws-652	A	3	12.00	A	12.00
Laws-462	Laws-662	Gender and the Law	12	A	3	Laws-662	A	3	12.00	A	12.00
<b>Semester Average: 3.89</b>											
<b>Cumulative Average: 3.87</b>											
<b>Fourth Year First Semester (2011/2012)</b>											
Laws-501	Laws-701	Customary Law	12	A	3	Laws-701	A	3	12.00	A	12.00
Laws-511	Laws-711	Appellate advocacy & Appellate Moot Court	12	A	3	Laws-711	A	3	12.00	A	12.00
Laws-521	Laws-721	Legal Profession and Ethics	9	B	3	Laws-721	B	3	9.00	B	9.00
Laws-531	Laws-731	Human Rights Law	12	A	3	Laws-731	A	3	12.00	A	12.00
Laws-541	Laws-741	Law of agency	16	A	4	Laws-741	A	4	16.00	A	16.00
Laws-551	Laws-751	Law of Sales and Security device	12	A	3	Laws-751	A	3	12.00	A	12.00
Laws-561	Laws-761	Fiscal Federalism	12	A	3	Laws-761	A	3	12.00	A	12.00
<b>Semester Average: 3.83</b>											
<b>Cumulative Average: 3.87</b>											
<b>Fourth Year Second Semester (2012)</b>											
Laws-502	Laws-702	ADR	12	A	3	Laws-702	A	3	12.00	A	12.00
Laws-512	Laws-712	Land Law	8	A	2	Laws-712	A	2	8.00	A	8.00
Laws-522	Laws-722	Media Law	12	A	3	Laws-722	A	3	12.00	A	12.00
Laws-532	Laws-732	Law Of Bankruptcy	16	A	4	Laws-732	A	4	16.00	A	16.00
Laws-542	Laws-742	Law Of Banking Neg. Inst. & Insurance	12	A	3	Laws-742	A	3	12.00	A	12.00
Laws-552	Laws-752	Intellectual Property I	12	A	3	Laws-752	A	3	12.00	A	12.00
Laws-562	Laws-762	Investment Law	12	A	3	Laws-762	A	3	12.00	A	12.00
<b>Semester Average: 4.00</b>											
<b>Cumulative Average: 3.88</b>											

Grading System: A=Excellent, B=Good, C=Satisfactory, D=Unsatisfactory, F= Failing, I=Incomplete, DO=Dropout, \*\*project/Senior Paper, Ex=Exempted, NG=No Grade-Pass Points A=4, B=3, C=2, D=1, F=0 One Class hours per week for 16 weeks-one Semester hour or credit. \*Course Repeated, TR=Credit Transfer

Date of Issue

21 APR 2017

STUDENT ACADEMIC SERVICE CENTER (Registrar)

Full Name: HABTAMU SITOTAW SEMAHAGNE		Date of Birth: 17/02/1982 E.C		Admission Classification: Regular	
ID Number: FSHR/557/01		Sex: M		From: SCHOOL OF LAW	
Course No	Course Title	Cr.Hour	Grade	Gr.Point	<p><b>OFFICIAL TRANSCRIPT</b></p>
Laws-621	International Organization	3	A	12	
Laws-631	International Trade Law	3	A	12	
Laws-651	Law & Development	2	A	8	
Laws-681	Sentencing & Execution	2	A	8	
Laws-601	Water Law	2	A	8	
Laws-611	Seminar On Current Legal Topics	2	A	8	
Laws-6131	Clinical Program On Rights Of Prisoners	3	A	12	
Laws-6161		SGP:68			
<p><b>IF HANDLED BY APPLICANT TRANSCRIPT IS NOT VALID</b></p>		SGP:17			
<p>Externship Result</p>		Gr.Hr: 12			
<p>Exit Exam</p>		Gr.Hr: 8			
<p>Semester Average:4.00</p>		TCIE: 159			
<p>Cumulative Average:3.89</p>				TGP: 619	
<p>STATUS: GRANTED</p>					

Grading System: A=Excellent, B=Good, C=Satisfactory, D=Unsatisfactory, E= Failing, F=Incomplete, DO=Dropout, \*\*project/Senior Paper, Ex=Exempted, NG=No Grade=Pass Points A=4, B=3, C=2, D=1, F=0  
One Class hour per week for 16 weeks  
The Transcript is Official Only When Signed and Sealed by the Student Service Center.

21 APR 2017

Date of Issue





# JIMMA UNIVERSITY

## ጅማ ዩኒቨርሲቲ

To:

**Dr. Habtamu Semahagne (Assistant Professor),**  
Governance and Law, Institute of Land Administration,  
Bahir Dar University, Ethiopia.  
Email: [habtamusit@gmail.com](mailto:habtamusit@gmail.com)

Ref.No PJGD/118/22  
Date 07/06/2022

### ACKNOWLEDGEMENT TO EXTERNAL REVIEWER

Manuscript ID (PJGD-3125)

PanAfrican Journal of Governance and Development, Vol.3, No.1

(ISSN Print: 2707-1308) and (ISSN Online: 2707-1316)

Dear Esteemed Reviewer,

This is a kind acknowledgement that the Manuscript ID (PJGD - 3125) entitled "*Land Administration: Securing Limited Resource with Skyrocketed Demand in Ethiopia*" is successfully reviewed by you as an External Reviewer of PJGD. Your expertise, professional cooperation and timeliness with us are highly appreciated.

Thanking You,

**Professor Minhaj Alam**  
**Editor-in-Chief, PJGD**  
Prof. (Dr.) Minhaj Alam  
Editor-in-Chief, PJGD



CC,

- ✓ Center For PJGD
- ✓ Department of Governance and Development Studies (GaDS)

Websites: <http://journals.ju.edu.et/index.php/panjogov> / <http://ejhs.ju.edu.et/index.php/panjogov>

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Pres.Office Tel +251-47 11 114 57 Fax: +251- 471111450 P.O.Box. 378 e-mail: [ero@ju.edu.et](mailto:ero@ju.edu.et)  
Ext.Re Tel +251-47 111 22 02 +251-471112040 Jimma,Oromia Ethiopia website: <http://www.ju.edu.et>



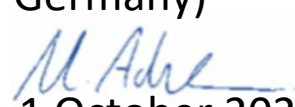
Herewith we certify that

**Habtamu Semahagne**

has successfully participated in the Online Summer School

**“Contested Governance”**

organised by the Arnold Bergstraesser Institute  
(Freiburg, Germany)

  
13 September – 1 October 2021

*Tobias Wolf*

German Academic Exchange Service (DAAD)  
Head of Section P32 – “Development Cooperation:  
Partnership Programmes, Alumni Projects  
and Higher Education Management”  
Kennedyallee 50

53175 Bonn  
[www.daad.de](http://www.daad.de)

*Dr. Martin Adelmann*

Arnold Bergstraesser Institute  
for Sociocultural Research  
at the University of Freiburg  
Executive Manager

Windausstr. 16  
79110 Freiburg  
[www.arnold-bergstraesser.de](http://www.arnold-bergstraesser.de)

*The summer school consisted of a variety of lectures, trainings and workshops, related to the broader theme of “contested governance”. Those included basic concepts of governance, an assessment of existing governance indices, and various policy fields connected to governance, such as democratisation, civil society, gender, corruption, elections, constitution & the rule of law, social media and risk governance. Skills trainings on “proposal writing & research design”, “scientific video production” and “online moderation & remote facilitation” were likewise part of the programme.*

## Certificate of Participation

Presented to:

**Habtamu Sitotaw Semahagne**

For his participation in the LANDac Annual International Conference 2022 on **“Governing land for the future. What (r)evolutions do we need?”** that took place in Utrecht, Netherlands, 29 June – 1 July 2022. The participant was a presenter in the session:

Ten Years After: A “reality check” on impact assessments of infrastructural projects



Sincerely,

Dr. Wytske Chamberlain – van der Werf

LANDac



Cert. N°0026/2022/Stud.YTC



## STATEMENT OF ATTENDANCE

This serves to confirm that

**Habtamu Sitotaw Semahagne**

*Has successfully attended and completed the one-month online training on Sustainable Land Governance from the 23<sup>rd</sup> of November 2022 to the 23<sup>rd</sup> of December 2022.*

*Porto Novo, the 28<sup>th</sup> of December 2022*

**Mr. Innocent Antoine HOUEDJI**

*Executive Director of YILAA*

**Dr. Pamela Duran Diaz**

*Boar Member of the  
YILAA Training Center*

**Mr. Rik Wouter**

*Senior Advisor at YILAA  
Training Center*



## Letter of Recognition

February 21 2024

### To whom it may concern

This letter is written in recognition of Dr. Habtamu Sitotaw Semahagne who has served as a lead researcher in the research project on "Comprehensive Assessment and Policy Brief on Legal and Regulatory Constraints Affecting Women's Land Rights in Ethiopia". The study methodically identified legal and regulatory constraints to women's rights to access and use land and indicated gray areas for policy and legal intervention. Dr. Habtamu, apart from leading the research project, has presented the research findings in the validation workshop in the presence of stakeholders.

Optimal Consulting PLC conducted the assessment study with financial and technical support from the FDRE Ministry of Agriculture Rural Land Administration and Use Directorate, the Feed the Future Ethiopia Land Governance Activity (LGA Project), the Ethiopian Women Lawyers Association, and the National Women Land Right Task Force. The research covered various regions in Ethiopia, including Amhara, Oromia, Benshagul, South Nations, Nationalities and Peoples, Gambella, as well as the city administrations of Dire Dawa and Addis Ababa.

Optimal Consulting PLC wishes to express its profound recognition of Dr. Habtamu's exceptional efforts in successfully completing the assignment.

Best regards,

seada Hassan

General Manager



☎ 0911572686

✉ [Optimalc22@gmail.com](mailto:Optimalc22@gmail.com)

📍 Addis Ababa Woreda 04 House no. 1620/408



# JIMMA UNIVERSITY

## ጅማ ዩኒቨርሲቲ

To:

Dr. Habtamu Semahagne (Assistant Professor),  
Governance and Law, Institute of Land Administration,  
Bahir Dar University, Ethiopia.  
Email: [habtamusit@gmail.com](mailto:habtamusit@gmail.com)

ቁጥር  
Ref.No PJGD/119/22  
ቀን  
Date 07/06/2022

### ACKNOWLEDGEMENT TO EXTERNAL REVIEWER

Manuscript ID (PJGD-32210)

PanAfrican Journal of Governance and Development, Vol.3, No.2  
(ISSN Print: 2707-1308) and (ISSN Online: 2707-1316)

Dear Esteemed Reviewer,

This is a kind acknowledgement that the Manuscript ID (PJGD - 32210) entitled  
“*Decentralized Urban Land Management in Ethiopian Federal System: Case Study  
of Ambo Town*” is successfully reviewed by you as an External Reviewer of PJGD.  
Your expertise, professional cooperation and timeliness with us are highly  
appreciated.

Thanking You,

**Professor Minhaj Alam**  
**Editor-in-Chief, PJGD**  
Prof. (Dr.) Minhaj Alam  
Editor-in-Chief, PJGD



CC,

- ✓ Center For PJGD
- ✓ Department of Governance and Development Studies (GaDS)

Websites: <http://journals.ju.edu.et/index.php/panjogov> / <http://ejhs.ju.edu.et/index.php/panjogov>

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Ext.Re Tel +251-47 111 22 02	+251-471112040	Jimma, Oromia Ethiopia	website: <a href="http://www.ju.edu.et">http://www.ju.edu.et</a>

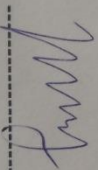


## የምስክር ወረቀት



በ ዲ.ሮ ሐብተመን ሕገወርቅ አማኝኝ

የአማራ ብሄራዊ ክልላዊ መንግሥት መሪነት ቢሮ ነዩ ሴስ ሸይ ዲ (USAID) ጋር በመተባበር ሶካሳ ምትክና መስሪያ ማቋቋም ባስመደዎት በልማት ምክንያት ነመራት ይዞታችሁ የሚነሱ ባለይዞታዎች ስለሚነሱበት፣ ነሳ ስለሚገኝበትና መስሪያ ስለሚቋቋሙበት ሁኔታ በመጣው አዋጅ ቁጥር 1161/2011 እና የሚሰጡ ም/ቤት ደንብ ቁጥር 472/2012 እና ሌሎች ተያያዥ ርዕሶች ዙሪያ በ3 ዙሪያ በአዲስ አበባ ከተማ አስተዳደር ዘርፍ ስለተከታታይ 6 ቀናት የተሰጠውን የአስተዳደር ስልጠና በተገቢው መንገድ ስለሰጡ ይህ የምስክር ወረቀት ተሰጥቶታል።

  
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በይፋ በይድ ይግኛል  
ዲ.ሮ ሐብተመን ሕገወርቅ አማኝኝ

ጥር 19 ቀን 2015 ዓ.ም





# CERTIFICATE OF ATTENDANCE

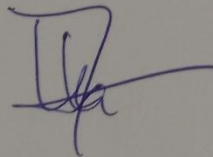
*Habtamu Sitotaw Semahagne*

has attended

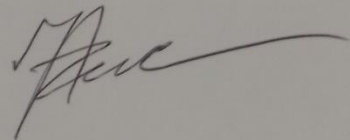
## THE TRAINING ON NEEDS ASSESSMENT

KENYA, 19 - 22 JULY 2017

The course is sponsored by Nuffic (the Netherlands Initiative for capacity development in Higher Education - NICHE), under the project name "Strengthening the Eastern Africa Land Administration Network" (SEALAN) to build capacity in Land Administration and Land Governance in the Great Lakes Region.



**Ir. Marie-José Niesten**  
MDF Training and Consultancy the Netherlands



**Prof. mr. dr. J.A. Zevenbergen**  
SEALAN Project Director  
Faculty of ITC, University of Twente  
Enschede, the Netherlands

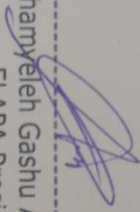
# Certificate

This is to certify that

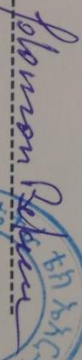
HABTAMU SITOTAM SEMAHAGNE

Completed a five-day training on Land Policy Formulation, Process and Analysis organized by the Ethiopian Land Administration Professionals Association (ELAPA) in collaboration with Feed the Future Ethiopia-Land Governance Activity (LGA).

December 15, 2023, Addis Ababa

  
Achamyeloh Gashu Adam (Ph.D.)  
ELAPA President



  
Solomon Woldegiorgis Bekure (Ph.D.)  
LGA Chief of Party



ባሕር ዳር ዩኒቨርሲቲ



Bahir Dar University

# CERTIFICATE OF PARTICIPATION

This certificate is awarded to

**HABTAMU SITOTAW**

For successful completion of training on research ethics review and SOP preparation conducted from April 26 – 27, 2024.

Professor Fenite Ambaw  
Chair, IRERC, BDU

Date of issue  
28 April, 2024



Worku Abebe  
Director, BDU Training Directorate



AHRE

ከተማዋ ለሰብአዊ መብቶች በኢትዮጵያ  
Association for Human Rights in Ethiopia

Date- 25/5/23 -

Ref.No- AHRE/10020/23

**Letter of Recommendation**

**To whom it may concern**

It is with pleasure that I write this recommendation letter for Dr. Habtamu Sitotaw who has engaged with our organization as a consultant. Dr. Habtamu has engaged with our team and developed a training manual and provides training based on the guidance provided to him. He has accomplished the task with the required quality and done what was required of him and engaged well with our team.

Dr. Habtamu was a great asset to our team and has greatly contributed for the successful completion of both the development of training manual and provision of training. I highly recommend Dr. Habtamu Sitotaw for similar tasks that your organization might have and wish him all the best in his work.

Sincerely,



Eden Fissiha

Executive Directress



[contact@ahrethiopia.org](mailto:contact@ahrethiopia.org)

<https://www.ahrethiopia.org/>



# JIMMA UNIVERSITY

## ጅማ ዩኒቨርሲቲ

To:

**Dr. Habtamu Semahagne (Assistant Professor),**  
Governance and Law, Institute of Land Administration,  
Bahir Dar University, Ethiopia.  
Email: [habtamusit@gmail.com](mailto:habtamusit@gmail.com)

ቁጥር Ref.No PJGD/117/22  
ቀን Date 07/06/2022

### PANEL MEMBER OF EXTERNAL REVIEWER

On behalf of the Editorial Board of *PanAfrican Journal of Governance and Development (PJGD)*, (ISSN Print: 2707-1308) and (ISSN Online: 2707-1316), I am glad to inform that you have been selected as the Panel Member of External Reviewers on Nov 19, 2021. Your expertise in the subject area along with your academic and research experiences will have a significant contribution for sustaining the overall quality of this Journal.

I am highly thankful for your invaluable commitment with great trust and confidence along with professional standard, thoughtful and well balanced report and overall investing the necessary time for constructive, scholarly and scientific feedbacks/comments on the manuscript which will be assigned to you. Along with this letter of acknowledgement, two documents – Author's Guideline and Reviewer's Guideline – are attached herewith which will help to verify the manuscript and to observe the ethics of being a reviewer respectively.

Your name as Panel Member of External Reviewers is included in our Journal's webpage: <https://journals.ju.edu.et/index.php/panjogov/pnlofextrevwrs>

Thanking You,

**Professor Minhaj Alam**  
**Editor-in-Chief, PJGD**

Prof. (Dr.) Minhaj Alam  
Editor-in-Chief, PJGD

CC,

- ✓ College of Law and Governance (CLG)
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