ADDIS ABABA UNIVERSITY

COLLEGE OF SOCIAL SCIENCES

DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES

THE CHALLENGES AND OPPORTUNITIES OF SLUM UPGRADING IN ADDIS ABABA. THE CASE OF ARADA SUB CITY, ADDIS ABABA ETHIOPIA.

A thesis submitted to the school of graduate studies of Addis Ababa University in partial fulfillment of the requirements for the degree of Master of Arts in Urban and Regional Development Planning.

(Urban and Regional Development Planning)

BY

WONDEMAGEGNE ADAMU

July, 2015

Addis Ababa

ADDIS ABABA UNIVERSITY

SCHOOL OF GRADUATE STUDIES

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Title

The challenges and opportunities of slum upgrading in Addis Ababa. The case of Arada Sub City, Addis Ababa Ethiopia.

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WONDEMAGENE ADAMU

URBAN AND REGIONAL DEVELOPMENT PLANNING

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_____	_____
FACULTY CHAIRMAN	
Dr. Asmamaw Legass _____	_____
ADVISOR	
_____	_____
EXTERNAL EXAMINER	
_____	_____
INTERNAL EXAMINER	

Abstract

The overall objective of this study is to assess the challenges and opportunities of slum upgrading in Addis Ababa, Arada sub city. A total of 85 households of which 29 were from condominium sites and 56 household respondents from two slum areas were drawn. In each sample households the respondents were chosen to complete the questionnaire. To select slum area respondents this research was used purposive sampling, and systematic random sampling was employed to select households of condominium respondents. Simple descriptive statistical tools, such as frequency, percentage, and mean were employed to analyze the quantitative data generated through household survey and qualitative data such as focus group discussion, key informant interview and personal information was implemented mainly to strengthen the quantitative data. The study indicates that the implementation of slum upgrading changed the living condition of the people. One of the major action implemented by the city administration of Addis Ababa to solve the problem of slum is constructing condominium houses. According to the report of the Integrated Housing Development Program the aim of the program is to decrease the slum area in the city by 50%. This study discovers how it seems like the way of living condition in slum area and condominium sites, by comparing the living standard before and after relocated the slum area. And also try to see the major changes that have come through in the life of the people. According to the report, income lose and decline, community social service participation are the major challenges. However, the infrastructure and housing service, status of housing facilities and security are the opportunity of slum upgrading. The finding of the study indicates that the upgrading of slum area have a great contribution to change the living condition of the people as well as making conducive living area. The first constructed building of condominium had some difficulties. Building the better kind of houses by improving the standards of the houses is a better way to make a preferable living condition. However, further research is needed to assess the overall social, economical, and psychological impacts of slum upgrading challenges faced by the people before and after implementing the program.

Key words:- condominium, housing facilities, slum upgrading, social community participation*,*

Acknowledgement

In the first place, I would like to express my earnest thanks to my creator Jesus and his mother Virgin Mary.

Next to that I would like to say thanks to my advisor Dr. Asmamaw Legass for this unreserved professional advice and technical assistance in framing, actualization and culminating the study.

I am grateful to the following persons and institution who made it possible for this study to be undertaken. The committee of the condominium office, specially Ato Getinet the new candidate of Red Sea condominium site, the workers of Arada sub city communication office, and Arada sub city land development and management office.

I also extend my due regard to my father Dr. Adamu Abate for his unpayable sacrifice and support all the time. And also all my family members Biniam Adamu, Elisabet Adamu, Alemtsehay Adamu and Fiseha Seleshi, Yoseph Adamu, Nikodimos Adamu, Eyasu Adamu, Teshager, Tezeru. My friends Hiwot, Alex and Tsegaye.

Last but not least, my working staff members of Private Organization Employees Social Security Agency (POESSA) North Addis Ababa branch especially Erkihun, Mery, Kasahun, Rehima, Hania, Melkamu, Melaku, Abeba, Berikti, Fere, Zebenay, Dagne, Tade, Hana, Josy….their invaluable support and encouragement during the entire period of my study.

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List of Acronyms and abbreviation

AARH ----------Agency For Rental Housing Administration

CBE----------Commercial Bank of Ethiopia

CSA----------Central Statistic Authority

ECP----------Eco City Project

EDO----------Environmental Development Office

EPRDF----------Ethiopian People's Revolutionary Democratic Front

GIZ----------Gesellschaft für Internationale Zusammenarbeit

HDPO----------Housing Development Project Office

IHDP----------Integrated Housing Development Program

LDP----------Local Development Plan

LCH----------Low Cost Housing

MWUD----------Ministry of Works and Urban Development

NGO----------Non-Governmental Organization

ORAAMP----------Master Plan Revision Office of Addis Ababa

UN----------United Nation

UN-Habitat----------United Nations Human Settlements Program

USA----------United States of America

CHAPTER ONE

1. INTRODUCTION

1.1 Background of the study

The word “slum” is often used to describe informal settlements within cities that have inadequate housing and squalid, miserable living conditions. They are often overcrowded with many people crammed into very small living spaces (Cities Alliance 2014). A slum is a heavily congested and often poorly built temporary human settlement, mostly with no security of tenure and prone to anti social activities, which is characterized by a shortage of safe drinking water, inadequate power supply, lack of proper sanitation and scarce medical and social facilities (Genesh, 2005).

Slum upgrading helps to improve the quality of life in slum area by enhancing adequate basic services. Because the tenuous legal status of slum inhabitants often includes the legalization of the right to the land on which slums had built (UN Habitat, 2006). The concept of slum upgrading is a strategy for the improvement in slums infrastructure. It has evolved out of a period of unprecedented urban growth since the mid 20th century.

In Addis Ababa so many attempts were made to upgrade the slum areas. However, for a long time the city has not had a comprehensive slum upgrading policy. In 2006 comprehensive national urban housing policy were made by the government (Tsion et; al 2006). Addis Ababa the capital of Ethiopia has been witnessing phenomenal public and private investments since the 1990s (Gebre, 2007).

According to the Master Plan Revision Office of Addis Ababa (ORAAMP, 2002:48) slum upgrading, the development of inner city, construction of roads, establishment of industries and warehouses and protection and development of the environment are the major priority strategic development goals.

Fitsum Resome (2007) wrote, “the two main activity areas of the Addis Ababa City Development Plan 2001-2010 are (1) relocation and resettlement of residents for efficient utilization of potential sites and resources and (2) bring balance and coordinated investment or development in different parts of the city”.

The experience of slum upgrading in Addis Ababa has two categorizations on the base of political ideologies and the working intensity. The pre 1991 slum upgrading experience that includes the period of Emperor Hailesleassie and the period of Derg and the other one is post 1991 urban upgrading programs after the coming of EPRDF (Tsion and Richard, 2006).

History indicates that the first meaningful policy measure that the Ethiopian government took in the 1960s to address the problems posed by slum was demolished slum houses in the Tekle Haimanot area of inner Addis Ababa. After the political ideology of the government changed in the 1991 the issue of the city upgrading program became greater and greater. And it covers a wide area of the city and it changes in different parts of the city directions. But the achievement of the upgrading program in the city has different short comings (Tsion and Richard, 2006).

According to (UN Habitat, 2007), two important parallel community-based slum upgrading programs were opened in Addis Ababa. The municipal authority’s chief operations in this regard is the task of the Environmental Development Office (EDO) that conducts the first and most important task, the Eco-City Project (ECP) that focuses more on environmental concerns, whereas the Housing Agency is directly involved in the urban renewal program. The second major slum improvement program in Adds Ababa is carried out by various NGOs in cooperation with the municipal authority and the target communities.

The administration area of Arada sub city is covered by 9.9 Km square and the total population is 235,363 out of which 110,353 were males and

125,010 were females with the population density of 23,750.05 (Addis Ababa profile 2012).

Arada sub city is also has 10 woredas and the district is located in the northern part of the city. Comparing with the other sub cities, Arada is one of the oldest and most commercial centers of the city is found in this part of the sub city. The history indicated that after the establishment of Addis Ababa by king Minilik and his wife Etega Taytu, most of the kings general lived around the palace and military of the generals are lived encircled around the generals house. The areas were named by the respective generals' name for example Ras Wube sefer and Talian sefer drived its name after the Italian captives were settled in the area (Arada news, 2014).

1.2 Statement of the problem

Slums have so many problems because most of the time they are neglected part of the city in terms of infrastructure and the living condition is also very poor (UN Habitat, 2003). Today one out of four urban dwellers lives in absolute poverty, another one in four is classified as relatively poor (Jonas, 1998 :21). According to (UN Habitat, 2003) slums do not have:

- Basic municipal services- water, sanitation, waste collection, storm drainage, street lighting, paved footpaths, roads for emergency access.
- Schools and clinics are within and are reach safe areas for children to play.
- No space for the community to meet and socialize.

In many slums, a family of six will share a space no bigger than one small room. The only areas for children to play are breeding grounds for files, cockroaches and rats; increasing the health risks for many people (UN Habitat, 2007). As the average age of people in cities is increasing, the average age of slum dwellers is decreasing, so the youth suffer most from unhealthful conditions.

Slum settlements are growing at alarming rates in the world. They are the products of failed policies, bad governance, corruption; inappropriate regulation, dysfunctional land markets, unresponsive financial systems, and a fundamental lack of political will. Each of their failures adds to the toll on people already deeply burdened by poverty and constrictions of the enormous potential for human development that urban life offers (Potts, 1997).

Cities in developing countries are growing at rates that are extremely fast by historical standards: from 2 to 10 percent a year (Stephen and David, 1986). According to (De Birhan 2012), in Addis Ababa 80 percent of the population believed to live in slums.

In order to solve the problem of slum and create conducive environment, government authorities tend to re-order urban space, which would require changes in urban land use. This process often causes the displacement, relocation and resettlement of certain households in most cases the power less low-income people (Cernea, 1995). Urban development program such as infrastructural expansion, transportation, urban renewal programs and investment projects are responsible for the displacement of some six million people every year globally (Fitsum, 2007).

The process of urban redevelopment has negatively affected thousands of households. Most of the displaced are predominantly low-income households from the inner city and farmers residing in outskirts (Gebre Yntiso, 2007). Esayas (2005) stated that people who had forcibly displaced by the ring road from megenagna area experienced loss of income, increased housing rent, transportation problem, inadequate health services, and school problems, as children had to travel back to their old school at least in the first year of their relocation.

To solve the problem of slum especially in living conditions of slums in 2004/2005, the Addis Ababa municipal authority launched a massive urban renewal program in order to upgrade the inner parts of the city. The scheme known as the condominium housing project and the municipal unit was

charged with the Housing Development Project Office (HDO). According to News Addis report of March 2015, said that there are currently 175,000 condos being built across the city. The city built and handed over 104,000 condos to beneficiaries in the same year.

1.3 Research objectives

The overall objectives of this research are to assess the challenges and opportunities of slum upgrading in Arada sub city, Addis Ababa, Ethiopia. However the specific objective of the research tries to:-

1. Assess the contributions of condominium houses in slum upgrading area how improves the living condition of the people in Arada sub city.
2. Describe the major challenges of slum upgrading in Arada sub city.
3. Compare the living condition of the people who lived in slum area before and after relocating from the former sites in Arada sub city.

1.4 Research questions

1. What are the major opportunities of slum upgrading in Arada sub city?
2. What are the major challenges of slum upgrading in Arada sub city?
3. What are the differences about the living conditions of the people before and after relocating from the original sites of different parts of the city due to slum upgrading in Arada sub city?

1.5 Significance and the scope of the study

The slum upgrading plays a major role to establish standard living conditions for the people and make life easier for peoples who lived in slum especially in the conditions of adequate access to basic infrastructure serviced such as electricity, water and sanitation, housing, or household waste collection (UN Habitat, 2003).

The aim of slum upgrading program is to improve the qualities of life for poor people by providing access to clean water, improved sanitation, and waste management service; and supporting secure land tenure and affordable housing (Potts, 1997). This research also tries to see the way of life before and after the relocation process implementation because of slum upgrading in Arada sub city.

This research also wants to give some basic information about the basic concepts of slum upgrading and their contributions to the living conditions of people and gives basic information the challenges that face the people when slum upgrading had practiced. Moreover, the result of this study might serve as baseline information for those who are interested to conduct further research in other sub cities of Addis Ababa administrative areas about slum upgrading.

1.6 Limitation Of the study

Because of the wide area coverage of the research, this research faced time and budget limitation. It was also difficult to make analysis of slum upgrading program from various activities due to absence of record in the sub city offices and there is a shortcoming to get a data and figure to compare data from other sub cities.

In this research, the researcher wanted to see the better living style of the condominium sites comparing with the slum living style. Most of the condominium buildings in Arada sub city were constructed on the first housing program. The first condominium had a little lack of quality comparing with the

newly constructed condominiums, in my thinking this research have a lack of updated information like newly constructed condominiums.

1.7 Delimitation of the study

The boundary of this research is mainly focuses the slum areas of Arada sub city. According to the monthly magazines of Arada news (Hedar 2007 E.C) this area comparing to the other sub cities of Addis Ababa it is the oldest and very near to every access of the cities services and also much of the slum population where liver in this area. This research also focuses the challenges and opportunities of slum upgrading in Arada sub cities. The people that lived in this slum area mostly their economy is based on informal economic sector and it is difficult to displace the people to other areas and leading their life as they followed before, but if it is upgrading the area the place became more attractive and suitable to leading their life.

1.8 Organization of the study

This study has five chapters, the first chapter deals with introduction the second chaplet incorporates review literature and chapter three comprises of research methodology and then chapter four describes analysis and interpretation of data and finally chapter fiver includes conclusion and recommendations.

CHAPTER TWO

2 REVIEW OF RELATED LITRATURE

In order to create a comprehensive understanding about the situation of slum upgrading the study begins with definition.

2.1 Concepts and definition of slum

The concept of slum and its definition vary from country to country depending upon the socio economic conditions of each society. According to (Negera, 2012) sited in (UN Habitat 2003), there was no internationally agreed definition and concept of slum even if international aid agencies such as UN, NGOs and others begin to improve life of slum dwellers in 1970s. But, according to (Negera, 2012) sited in (UN Habitat, 2003) many cities in the world tend to define slums differently, although efforts have been made for years to establish objective measures with which to delineate the major problem areas for example, favela (Brazil). Basti (Bangladish).

The word “slum” is often used to describe informal settlements within cities that have inadequate housing and squalid, miserable living conditions. They are often overcrowded with many people crammed into very small living spaces (Cities Alliance 2014). A slum is a heavily congested and often poorly built temporary human settlement, mostly with no security of tenure and prone to anti social activities, which is characterized by a shortage of safe drinking water, inadequate power supply, lack of proper sanitation and scarce medical and social facilities (Genesh, 2005).

Varying in nature, from central city tenements to spontaneous squatter settlement at the edge of cites, slums are the product of unplanned urbanization and are responsible for a number of socio-economic and health problems for their residents (UN Habitat, 2003).

2.2 Slums of 'hope' and slum of 'despair'

Slums are predominantly known for their amorphous, overcrowded features, unauthorized urban settlements as well as weak and ramshackle structures. They provide the weakest socioeconomic strata of the society who live in deplorable condition with shelter. They lack basic minimum amenities. They are extremely unhygienic, detrimental to safety, health and moral too. It is well point of that shanty huts or slums are areas that combine a range of characteristics, among others, together: inadequate access to safe water, inadequate access to sanitation and other infrastructure, poor structural quality of housing, overcrowding and insecure residential status. They, in the traditional sense are housing areas that were once reputable but which dilapidated after the original dwellers moved on to new and better parts of a given city (Mengesha Amare, 2012).

In developed world in fact, 6 per cent of the current urban population falls under the definition of slum propounded by, which defines slum as a place of residence lacking one or more of five things: durable housing, sufficient living area, access to improved water, access to sanitation and secure tenure (UN Habitat, 2007).

From this, one can easily deduce that slum formation is closely linked to economic cycles, trends in national income distribution, and in more recent years, to national economic development policies.

Slums have come to include the vast informal settlements that are quickly becoming the most visible manifestation of urban poverty in cities of the developing world. The buildings found there vary from the simplest shack to permanent and sometimes surprisingly well-maintained structures, but what most slums share in common is a lack of clean water, electricity, sanitation and other basic services (Potts, 1997).

Slums can be divided into two broad types: slums of hope and slums of despair. The first are settlements on an upward trend, largely made up of

newer, usually self-built structures, and that is in or has recently been through a process of development, consolidation and improvement. The second group comprises declining neighbourhoods in which environmental conditions and services are in a process of seemingly inevitable decay (Mengesha Amare, 2012).

As learnt from sources, unfortunately, the history of slums in Europe, North America and Australia has demonstrated that, without appropriate interventions, slums of hope can all too easily yield to despair, a self-reinforcing condition that can continue for a very long time. A UN Expert Group recently recommended to policy makers and international bodies what they consider to be a more "operational definition" of a slum, one that is intended to enable better targeting of improvement programmes aimed primarily at resolving the physical and legal problems faced by slum dwellers. These characteristics are being proposed because they are largely quantifiable and can be used to measure progress toward the Millennium Development Goal to significantly improve the lives of at least 100 million slum dwellers by 2020 (Mengesha Amare, 2012)..

Though slums are defined, the question remains "why do they exist?" Slums come about because of, and are perpetuated by, a number of forces. Among these are rapid rural-to-urban migration, increasing urban poverty and inequality, insecure tenure, and globalization – all contribute to the creation and continuation of slums, (Genesh P. Pokhaniyal, 2005).

According to Stephen K. Mayo et al (1986), the phenomenon of rapid urbanization in conjunction with industrialization has resulted in the growth of slums. Slums sprout up due to a number of factors such as:

1st, the shortage of developed land for housing: When a city expands, it sucks in the villages surrounding it. The agricultural land of the village is put to urban land use, whereas the inhabited area of the village is left intact without the infrastructure facilities. In comparison to other areas, the rent and cost of living in these areas would remain low, resulting in overcrowding. Due

to the lack of municipal services, slum conditions prevail and over the time, colonies of fishermen, herdsmen and such others become slums.

2nd , the high prices of land beyond the reach of urban poor: The slums developed in one area of the city, where the poor live get deteriorated in course of time. The area gets congested and overcrowded and in the absence of adequate municipal services, slum conditions increase.

3rd , Stephen K. Mayo et al (1986), also describes a large influx of rural migrants to the cities in search of jobs is one of the reason to emerge slum. A slum develops as a result of the squatting of poor migrants. Majority of the migrants that come to the city are unskilled workers, who come to the city in search of better living conditions. Their dream usually will not work out and they end up in some low-paid jobs. As these low paid workers are too poor to rent a house and pay for the urban infrastructure and facilities, such as water, sewerage and drainage, they squat on the vacant public land near the places of work, erect huts and use public facilities. In whatever way the slum grows, slum dwellers form part of the urban economy. Slums are generally located in most cases in the world alongside big drains and railway tracks, near industrial units and are in proximity to big cities. They are usually located on valuable vacant government or private land. Socially they are isolated from the rest of urban society. Often, the poor immigrate into the cities to seek employment and view urban centres as an oasis. Finding a shelter is their first priority and they confront a great deal of problem associated with it. Affordability, easy location, access to low tariff or free electricity and water etc. are major points of attraction for poor who initially join the slum as lodger and later strive to become owners by constructing their own shelter. The cost of formal housing in big cities surpasses the purchasing power of a large section of urban population. Therefore, the poor prefer to erect their own shelter on vacant unused land, using materials cheaply procured.

2.3 History of slum upgrading in Addis Ababa

In Addis Ababa slums constitute the greater portion of the residential areas. According to (UN Habitat, 2007), the experiences of slum upgrading program in Addis Ababa have two categorization in terms of political ideology.

2.3.1 The Pre-1991 Slum Upgrading

In keeping with the thinking of the times, the first meaningful policy measure that the Ethiopian government took in the 1960s to address the problems posed by slum neighborhoods was razing slum houses in the Tekle Haimanot area of inner Addis Ababa. The residents were moved to new purpose-built and better-serviced units in the then-western fringes of the city. The program, which was then known as the Kolfe low-income housing project, resulted in the relocation of 91 households. For as much as is known to this writer, programs of this nature were not repeated on a similar scale while Emperor Haile Selassie was in power. Nonetheless, sporadic razing of some parts of the predominantly slum neighborhoods of Addis Ababa in order to make way for new buildings or roads has continued, on a limited scales. After the Kolfe low-income housing program of the mid 1960s, the Tekle Haimanot Upgrading Project, launched in the early 1980s, was the first residential scheme of any meaningful size in Addis Ababa. The project was financed by the World Bank and the Ethiopian Government and included nine kebeles in Wereda 3, in the highly congested area referred to as Zone 1 in the preceding section (UN Habitat, 2007).

According to the 2007 report of UN Habitat, the overall nature of the Tekle Haimanot upgrading project was such that it focused mainly on improving the health and environmental conditions of the area through provision of better services. Accordingly, the project aimed at upgrading access roads, improving access to tap water and increasing household access to sanitary facilities. This involved resurfacing badly damaged roads, reducing the ratio of public water stand to households to about 1:100, and improving

sanitary conditions through loans for the provision of pit latrines with one dry pit to be shared by a maximum four households. The Program also made loans available to upgrade the area, with potential also to include community facilities such as primary schools and market buildings within the project area. The idea was to make funds available to the then- Higher Kebele Associations or to individual kebeles.

In the time of Derg, at least two types of cooperative housing programs were launched to improve the housing conditions of urban low- and moderate-income households. They were then known as the 'Self-Help' and 'Pure Self-Help' cooperatives. 'Self-Help' helped household heads whose monthly incomes were not in excess of 200 birr to become homeowners; it provided building lots and technical advice free of charge, and allowed them to borrow about 60 percent of project cost from the Agency for Rental Housing Administration (AARH) at an affordable interest rate. It was for the homeowner to cover the remaining 40 percent of the project cost through direct labor input. The other, Pure Self-Help' type of cooperative was tacitly aimed at informal sector workers without any regular income. This group, too, was provided with land, house plan and technical advice free of charge. Both types of cooperatives were given priorities for building material purchases from government-owned firms at affordable prices. Unlike the upgrading projects, the 'self-help' units built by low-income households with the assistance of AARH were not concentrated in any one particular area of the city. More often than not, location was dictated by the availability of land, mostly in low-income neighborhoods all over the city. UN Habitat (2007) sited Tarekegne Assefa, between 1986 and 1993, the AARH spent ETB249.6 million in the construction of low-cost houses. Of these, low-cost and self-help houses accounted for 59.2 of the total expenditure, resulting in the construction of 6,759 low-cost and 2,210 self-help.

2.3.2 Post -1991 urban upgrading programs

Addis Ababa, the capital of Ethiopia, has been witnessing phenomenal public and private investments since the 1990s (Gebre, 2007). The two main activity areas of the Addis Ababa city development plan 2001-2010 area (1) relocation and resettlement of residents for efficient utilization of potential sites and resources and (2)bring balance and coordinated investment or development in different parts of the city (Fitsum Resome, 2007)

According to UN Habitat (2007) report, compared to earlier periods, post-1991 Addis Ababa has shown far greater participation of local authorities, NGOs and the wider community in slum and squatter upgrading programs. In addition to the scale on which residential upgrading was undertaken since 1991, it is perhaps the level of community participation that was achieved that makes the projects even more interesting. Irrespective of these facts however, the achievements of all the participating bodies have been considerably constrained by various institutional and regulatory shortcomings. Above all, in the case of the Addis Ababa city authority and prior to recent administrative restructuring, neighborhood-upgrading efforts had been significantly affected by such factors as excessive centralism and the absence of a well-organized, dedicated department that could effectively improve slums and manage squatter upgrading programs. Added to this is the inefficiency of most wereda and kebele offices when it comes to implementing neighborhood-upgrading projects, due mainly to their well-known organizational and resource-related deficiencies. Recently, two prominent parallel, community-based slum upgrading programs are operating in Addis Ababa. The first and most important one is conducted by the municipal authority. The chief operators in this regard are:-

- The Environmental Development Office (EDO)
- The Eco-City Project
- The Housing Development Project Office

The fact that three distinct municipal units are involved in residential area upgrading implies a strong need for cooperation and coordination of activities between them, (UN-Habitat, 2007)

2.4 Challenges of slums

Slum expansion is not simply an urban planning problem, but a rather more complex and intractable phenomenon (Geberiel, 2007)

The process of slum formation are multi dimensional in nature, often varying widely between countries and with in countries and cities. Slum expansion is associated with the economic, social, and environmental challenges.

2.4.1 Economic challenges

Slum settlement actuates considerable public and private investments, which remain outside of the formal economy and investment cycle (De Soto, 2003). Furthermore, they are correlated with large public sector costs, explicit and implicit. According to Tsenkove (2008), slum settlements often conquest public land, shifting the cost burden to local governments and public institutions. Slum settlements also impact on the government's ability to manage, monitor and plan land use owners, usually do not pay property taxes or user fees; often connect illegally to infrastructures, thus reducing the revenues available to government to provide basic services.

2.4.2 Social challenges

According to (Tsenkove, 2008), slum settlement across the region is associated with several different social dimensions to the problem. Slum dwellers are often poor and disadvantage facing unemployment, social exclusion and tenure insecurity. In several countries, one of the worst consequences of living in slum settlement is not the lack of secure tenure, but lack of access to basic amenities and social services such as schools, improve water and sanitation (Negera, 2012).

2.4.3 Environmental challenges

Slum settlement along with planning and management deficiencies affects the cities livability and environmental quality. For example urban runoff, downstream, pollution from garbage and sewer discharges directly in rivers crate serious environmental threats. In general slum settlement expansion contributes to environmental degradation at many levels and creates environmental hazards through development in natural reserves and protected areas (Negera, 2012).

2.5 The problems of slums

The basic problems of slum in general can be understood as under Physical infrastructure availability in the slum, problems related thereto, and economic problems (UN Habitat 2007).

Furthermore, migration to big cities is a readiness to the problem for reducing the metropolis into vast unplanned slums. Due to shortage of household and increase in rent in organized and planned part of city, the lower middle class prefers to shift to slums. Moreover, adequate number of toilets, urinals and baths are not available in the slums and the existing ones are unhygienic, ill maintained and under tremendous pressure. Slum dwellers are forced to ease themselves in the nearby open places. Many slums are yet to be provided with sewerage facility (Aiga 2002).

Urbanization processes in developing countries are resulting in a rapidly increasing proportion of inhabitants living in urban slum areas. In the international development debate the lack of tenure security for slum dwellers in developing countries is considered to be an essentially important problem. Within the framework of the UN Millennium Development Programme the necessity of efforts towards increased tenure security for marginalized urban residents was agreed upon. Sub-Saharan Africa is the region where the overall progress towards improved living conditions for slum area residents is showing the least positive results (Tim Di Muzio, 2008).

2.5.1 Scarcity and shortage of drinking water

It is very common in developing country cities and slums comparatively lesser number of water connections suffer from perennial problem of shortage of water supplied by municipalities and, therefore, slum dwellers are forced to consume unfiltered or polluted water from different sources like streams, ditches etc. Situation further deteriorates during dry season. Additionally, all slums are unorganized settlements without any degree of scientific planning. They are devoid of efficient drainage system, therefore, water logging, stagnation of wastewater is very common. This causes problem in general movement of public and provides breeding ground for mosquitoes, insects, worms and files that causes numerous health and hygiene related problems (Tim Di Muzio, 2008).

2.5.2 Regular use of sub-standard and cheap electrical appliances

Unless electric power is supplied at subsidized rate, it is often difficult to provide power to slums at full cost. Since the distribution system in slums does not adhere to the prescribed parameters and safety norms sparking and short-circuit is common and frequent. Power cuts in slums are frequent and prolonged since they are preferred as soft target for systematic load shedding and there is a general tendency to delay in fixing the faults or breakdowns related to slum areas (De Maura, 2009).

Slums suffer from problems resulting from high rates of population growth, rapid immigration, poverty, unemployment and underemployment etc.... Majority of the slum dwellers are poor and poverty is their constant companion and, therefore, they find it difficult to manage for their other basic needs like food and clothing. They are also generally employed as casual unskilled or semi-skilled labourers.

2.5.3 Excessive work for women

Although arrangement for primary education in the slums exists, the school attendance is a matter of concern. Women and girls particularly do no get the opportunity to go school as they bear the responsibility to support their families. It is women and girls who generate income to the family as day labourers in construction projects, peddlers, merchants in temporary market 'Gulit' and house servants (UN Habitat 2007).

2.5.4 Lack of affordability health centre

Slum areas do not have adequate number of primary health centres and dispensaries and are deprived of basic health services. Therefore, they are frequently exposed to high mortality and morbidity rate. Studies have revealed that slum dwellers around the world have adverse infant mortality rate and average life expectancy as compared to the rest of the cities which is the case in our country. Involvement in these acts leads to deviant behaviour, physiological and psychological problems (Genesh, 2005).

2.5.5 Environment and ecology problems

Slums are exposed to every imaginable problem associated with environment and ecology. Their dwellers face more problems due to air, water and noise pollution, which further aggravates due to lack of basic amenities and absence of efficient disposal of solid waste and consequently their quality of life suffers. They are vulnerable to fire due to short circuits, blasts caused by stoves and casual handling of inflammable material (Negera, 2012).

In general, social, environmental and economic problems associated with slums are multi fold and complicated. The government as well as some non-governmental organizations has attempted to address the problem. The condominium housing program is one such effort by the government to tackle the problems. This practice should be encouraged and applied in other cities around the country. However, still a lot need to be done by all stockholders to eliminate slums from our cities by improving the living standards of citizens.

2.5.6 Potential moderators of slum upgrading

The effects of slum upgrading strategies may be moderated by upstream influences in urban slum strategies, such as governance, crime influence, culture and religion, and gender roles. For example, (Field, 2006) notes that criminal organizations may present significant barriers to project implementation by controlling access to water supplies.

Thus, wider slum upgrading programmes targeting policy, organizational, community engagement, financial, social environment, and health and social care access may enhance the impact of slum upgrading strategies on slum dwellers' health and socio-economic wellbeing. The short and long-term effects of the slum upgrading programmes will also be mediated by process variables, such as the completion and uptake of the programme, its reach, and longevity or sustainability, and slum dwellers' satisfaction and acceptance of the intervention (De Maura, 2009).

The majority of the thousands of displaced peoples typically lack the means to resettle, and the government, knowing this, has embarked on a massive project to build condominiums to upgrade the slum and to reduce the housing problem. Most of the city residents are too poor to afford this subsidized housing, however, posing a major problem. No one is ensuring that the displaced people new homes, and there are currently no studies about what is happening to them. Thus the government, potentially making them more detrimental to the city than advantageous, only minimally accounts for the social costs of these new condominium developments (Aiga, 2002).

2.6 Condominium housing: a definition of housing Typology

Condominium housing is a name given to the form of housing tenure where each resident household owns their individual unit, but equally shares ownership and responsibility for the communal areas and facilities of the building. There is no individual ownership over plots of land. All homeowners own all of the land on a condominium site. Usually, a Condominium association that jointly represents ownership of the whole complex, employing

strict management to ensure funding from each homeowner, undertakes the external maintenance of the roof and walls. This association consists of representatives of all condominium residents who manage the site through a Board of directors, elected by association members. The programme recognizes the opportunity for housing to stimulate the economy, create employment, and improve the capacity of the construction and financial sectors (UN Habitat 2011).

2.6.1 The Condominium housing program In Ethiopia

Gebre Yintiso noted Arkebe (2007), that shelter is a serious problem not only because of an acute shortage of housing, but also the available housing stock is of poor standard and often lacks basic facilities. The Federal Government of Ethiopia tries to fill the housing gap in the country through the land lease proclamation no 80/1993. The proclamation stipulates the right to land lease for residential building for a maximum period of 99 years. However, regional states have the discretion to fix the maximum and minimum plot size and the equivalent cost for the plot (Negarit Gazet, proclamation No 80(1993). In a bid to implement the land lease proclamation and other proclamation, the Addis Ababa City Administration has employed the lottery system to distribute plots of land for house construction.

In 2004, however, the city administration started implementing a housing strategy to reduce the housing shortage in the city and make house affordable to the low and medium income dwellers. The administration opted for introduction and use of low cost construction technology, upgrading of 50% of slum areas, mixed settlement approach (Addis Ababa profile 2004).

The integrated housing development program aims at developing the saving culture of the society: create job opportunity, providing houses for those middle and lower income sections of the society and changing the image of the city. Furthermore, it enables ensuring equitable wealth share of the residents. As indicated in the report of office of the Mayor of 2004 E.C, the performance of

housing development and transferring to the dwellers has been showing progress in the past five years. According to the table 11 below, 26,138 houses were built up to the end of 2000 E.C. At the end of 2004 E.C a total of 80,246 houses were transferred and which costs 6,390,341,136 Birr. Currently over 80 thousand of houses are under construction.

Table 2 Condominium Housing Development Situations in the City in the Subsequence Years from 2008-2012.

Housing development situation	Up to 2008	2009	2010	2011	2012	transfer	Share of women	Under construction
Completed and transferred to the dwellers	26,138	26,039	10,769	10,000	7,300	80,246	43,332	Over 80,000

Source: Office of Mayor Performance Management Directorate, 2012 Report

According to the table shown, a total of 80,246 houses were built for different purposes by the city housing development project office. Of the total houses built, under construction and transferred to the city dwellers 91.1% were for residence and the rest 8.9% were for commercial purpose. From the total houses transferred, the share of women was 54% (43,332). All in all the city administration expended a total of 13,867,896,658 birr for Housing Development Program including infrastructure, compensation and administration cost from 2005-2012. Up to 2012 on average, the housing project benefited over 400 thousand middle and lower income city residents.

In addition, the city government of Addis Ababa with the joint effort of Ministry of Construction and Urban Development launched 40/60 housing project in order to address the alarmingly increase housing needs of the middle income population of the city

Recently in June 2013, the ministry of Urban Development and Construction registered more than one million Addis Ababa residents for different housing schemes and the commercial bank of Ethiopia have taken the

responsibility to register the needed people. The people must save the money by opening closed account as part of the price for the houses of their choices.

2.6.2 Condominium program design

The Integrated Housing Development Program covers institutional and legal frameworks, programmed finance, and specific features common to all projects (such as housing unit typologies, commercial and communal unit provision, and construction costing)

The Ministry of Works and Urban Development deals with the housing programme at large recently. The Ministry provides support and direction at national level whilst office of Works and Urban Development in each region have been set up to coordinate the specific needs of the area. Under the Housing Development Bureau in the MWUD there are four Directors: one to manage housing finance; one for the implementation mechanisms; one for capacity building and one for research and design (Addis Ababa profile 2012).

The Addis Ababa City Administration is the managing agency for the IHDP in Addis Ababa. The office is responsible for the selection of new sites; the allocation of government resources; the extraction of funds from the city's budget to finance construction; the acquisition of bonds from the Commercial Bank of Ethiopia (CBE) to pay for all other factors including the infrastructure costs and design-team costs; and the compensation of all households displaced by inner-city renewal.

According to UN Habitat (2011), the City Administration created the Housing Development Project Office (HDPO) specifically to manage the implementation of the housing program.

- The Housing Development Project Office was set up to ensure the successful delivery of the three main processes in the IHDP in Addis Ababa: the 'design', the 'construction', and the 'housing transfer and administration'. Ten sub-city branch offices of the HDPO were set up around the city to facilitate the construction of

condominium units. In addition there are four Housing Transfer Offices each clustering several sub-cities.

- In 2003, GIZ investigated the technology of prefabricated building materials needed to implement a low-cost housing programme, through their bilateral programme. The last project they were involved in was handed over to the government in March 2010, marking the completion of their contract. Whilst the organization was acting as an implementing body, they engaged a project manager to administer both the finance and construction aspects of the programme.
- MH Engineering is a large Ethiopian architecture firm. The company, composed of 80 architects, civil engineers, structural engineers, electrical engineers, and quantity surveyors, was responsible for the concept design of the first condominium project in Ethiopia and a succession of 31 schemes thereafter, 13 of which were under the management of GIZ, and the remaining 18 under the management of the HDPO.

The firm's initial designs for cost-efficient condominiums in Addis Ababa stemmed from their collaboration with the Low-Cost Housing Project at GIZ, where they introduced the Cost-Efficient Methodology (LCH-MH system) of utilising pre-cast concrete elements in building design. MHE produced a manual that addressed the housing problems experienced by the country's low-income groups and offered their conceptual design solution as an open and accessible piece of work to be explored (Woldehanna s. 2003).

MH Engineering has provided supervision for new condominium projects, but has stepped back from their role as the lead design team to enable newly established companies to take on the responsibility (UN-Hbitat, 2011).

CHAPTER THREE

3. RESEARCH METHODOLOGY AND BACKGROUND OF THE STUDY

3.1 Research methodology

3.1.1 Sampling method and sampling size

3.1.1.1 Sampling methods

Selection of target beneficiary sites were identified on purposive sampling. Purposive sampling is used in cases where the specialty of an authority can select a more representative sample that can bring more accurate results than by using other probability sampling techniques. The process involves nothing but purposely handpicking individuals from the population based on the authority's or the researcher's knowledge and judgment (Mikkelson B., 1995). Because of the idea of this sampling method the researcher select some respondents of slum area by observing the housing facilities of the respondents and judge by saying they are slum or not to get some specific ideas about the way of living condition in slum and the challenges and opportunities slum upgrading.

Systematic sampling method used to select beneficiary of slum upgrading the survey in order to avoid sampling biases. Systematic sampling is a type of probability sampling method in which sample members from large population starting point and a fixed, periodic interval. The sampling starts by selecting an element from the list at random and then every $\mathbf{k^{th}}$ element in the frame is selected, where k, the sampling interval this is calculated:- k=N/n

n= the sample size

N= the population size

the slum dwellers in Arogew kera around Eri bekentu and woreda 7 Minilik hospital areas are 1200 households (Arada news 2014) according to the

report of the magazine most of the dwellers in Arogew kera has been displaced because of the road extension . Within this dwellers of the study area the researcher selected 56 slum area respondents. By calculating the population size by the sampling size the respondents were selected in every after 21 slum dwellers.

3.1.1.2 Sampling size

110 houses were selected condominium houses in worda 1, 10, and woreda 7 Aware condominium sites. In addition, 55 houses that are located in slum areas in Arada subcity worda 7 locally known as Minilik hospital area, and the place locally known Eri bekentu.

With respect of sampling procedures, purposive sampling procedures was employed in selecting respondents of slum area.

In household survey of the condominium sites every list of houses numbers in selected sites including their woreda number code was identified. Based on the sampling frame, household questioner were selected on the bases of systematic random sampling technique.

In general in household survey the following series of sequential steps were considered

- Problems which the survey should address were identified
- Population of respondents to be surveyed were identified
- To refine questions pilot of interview schedule was held
- Questions were prepared and dispatched
- Interviews were followed up
- Results and findings were analyzed

3.1.2 Data collection procedures

In general Primary and secondary data were used to generate the source by employing quantitative and qualitative methods.

Various data collection techniques have been utilized in the research endeavor. Due to the specific nature of the study, qualitative tools of semi structured interview, focus group interview are intensively utilized together with a quantitative method questionnaire by using household survey to gather the information that is required to answer the stated research questions.. According to (Patton, 1990), cited in (Sandleowski, 1995), the focus in qualitative method is the quality of information collected per sample size rather than the quantity. Both primary and secondary source of data are used in the research. The following techniques will employee to generate primary data.

3.1.2.1 Primary data collection

Primary source of data enabled the researcher to gather first hand information directly from the target affected people and government officials. Information relating to the life circumstances and consequences of slum upgrading on the affected people both in the way of living and the access of basic services and the advantages of living in condo building comparing with slum area has been gathered from the displaced people from slum area and now live in condo house themselves. On the other hand the semi structured interviews undertaken with officials from pertinent offices involved in the implementation of the displacement and resettlement processes helped to source of information about the implementation process including regulations, procedures plans etc. from the officials view point.

According to the information gathered, more than 1200 households are living in the slum area of Eri bekentu and woreda 7 especially Minilik hospital area, and 375 households are living in condominiums in worda 1, 10 and Aware sites.

In order to gather adequate and reliable data, the researcher has used structured and semi structured questionnaires, key informant interview and direct observation.

3.1.2.1.1 Observations

It was carried out within the premises of selected sites regarding housing type, provision of basic and social services through transect walk in order to cross check the data gathering by interview methods and to support their validity through eye witnessing. It was very important as it enabled the researcher to relate the actual type of housing to socio economic condition of the slum. Similarly, it was helpful in validating the existing information and better understanding the prevailing situation of target communities.

3.1.2.1.2 Questionnaire survey

A questionnaire survey is usually paper and pencil instruments that the respondent completes (William, 2006). In this research, the researcher obtaind information relevant to the challenges and opportunities of slum upgrading used a structured questionnaire survey. A structured questionnaire survey was administered in order to gather quantitative data from the three selected condo-building sites in worda 1, 10 and Aware sites and the slum areas in worda 7 and eri bekentu area. The numbers of households in the condominium sites are 90, 105 and150 respectively. The 110 (35 from woreda 1, 35 from woreda 10 and 40 from Aware sites) respondents were selected by systematic random sampling method to fill the questionnaires within this respondents 29 of the respondents only they lived in their own condominium houses. So to analyze the data the researcher used only this 29 respondents those who lived in their own condominium houses. In addition, 56 household heads participated from worda 7 and Eri bekentu area to complete the questionnaire. The survey helped to generate information concerning personal and family background, housing facilities, employment and income data, as well as the living condition. The content of this questioners will includes both closed questions and open ended questions.

3.1.2.1.3 Focus group discussion

According to (Solomon, 2005) focus group discussions are used to obtain opinion or attitude at another level and helped the researcher as a source of validation. The primary data that would be collected from the sample household survey would enrich by additional information that will gather through focus group discussion also would held the help of checklist who would displace from the area and the remaining in slum areas. The condominium house administration committee and the slum area social community members were mainly the participant for this discussion.

3.1.2.1.4 Key information interviews

According to (Leedy and Ormrod, 2005:146) interview can yield a great deal of useful information. Key information interview particularly important in getting information pertinent to the institutional aspects of slum upgrading, hence, views of Local Development Planning officers, urban renewal program officers, urban development and construction officer are collected through unstructured interviews. The qualitative information was gathered using pre designed checklists and interview guides. Key informants were, thus interviewed using open ended questions. Key informants are resource persons who have better knowledge about the slum upgrading in Arada sub city. Data gathered through this process enabled the researcher to understand historical and time series data that might not identified through structured interviews. These were essential data to understand the bigger picture and the perspective of the target organization and beneficiary of slum upgrading on the subject of the study.

3.1.2.2 Secondary data

Secondary data were collected from different sources accordingly; this, secondary data collected mainly from published and unpublished papers basic official documents and different proclamations with slum upgrading programs.

3.2 Background of the study area

3.2.1 Arada sub city

Arada sub city is one of the oldest commercial and historical centers of Addis Ababa. But most of the residential areas in Arada sub city are slums. Arada sub city is surrounded by five sub cities. It is located south of Gulele, west of Yeka, north of Lideta and Kirkos and east of Addis ketema sub cities (fig 1). It has 10 woredas. Arada is also one of the most important part of the city. Because the Palace, the Parliament, Addis Ababa City Administration Office, Ministry of Education, Ministry of Finance and Economic Development, National Museum, yekatit 12 and Ras Desta Hospital, Addis Ababa University 4kilo, 5kilo and 6kilo campus all are found within the sub city. The oldest known places in Arada sub city are Piassa, Doro Manekia, Eribekentu, Talian sefer, Dejach Wube sefer, Sumale tera, Ginfile, Datson, Kebena, 4kilo, 5kilo, 6kilo, Ras Mekonin (Arada news, 2014).

The administration area of Arada sub city is covered by 9.9 Km square and the total population is 235,363 within this 110,353 of male and 125,010 is female with the population density of 23,750.05 (Addis Ababa profile 2012).

In Arada sub city there are ten wordas with in this wordas because of the high concentration of slum population in this area the researcher selected three specific areas that is worda one specially locally known Red sea condominium sites and slum areas, worda ten condominium sites and worda eight the slum area and Aware condominium sites. The mean annual temperature in Arada is very mild at 15.9 degree Celsius. The hottest month May somewhat warm with an average temperature of 18 degree Celsius and the

coolest month is January with a mean temperature of 15 degree Celsius Addis (Ababa profile 2012).

Arada sub city is the home of various ethnic groups and different ethnic groups live together.

Concerning the economy the subcity residents engage in diverse activities, including trade and commerce, manufacturing and industry, home makers of different types, civil administration, transport and communication, social services like education and health, hotels, catering services.

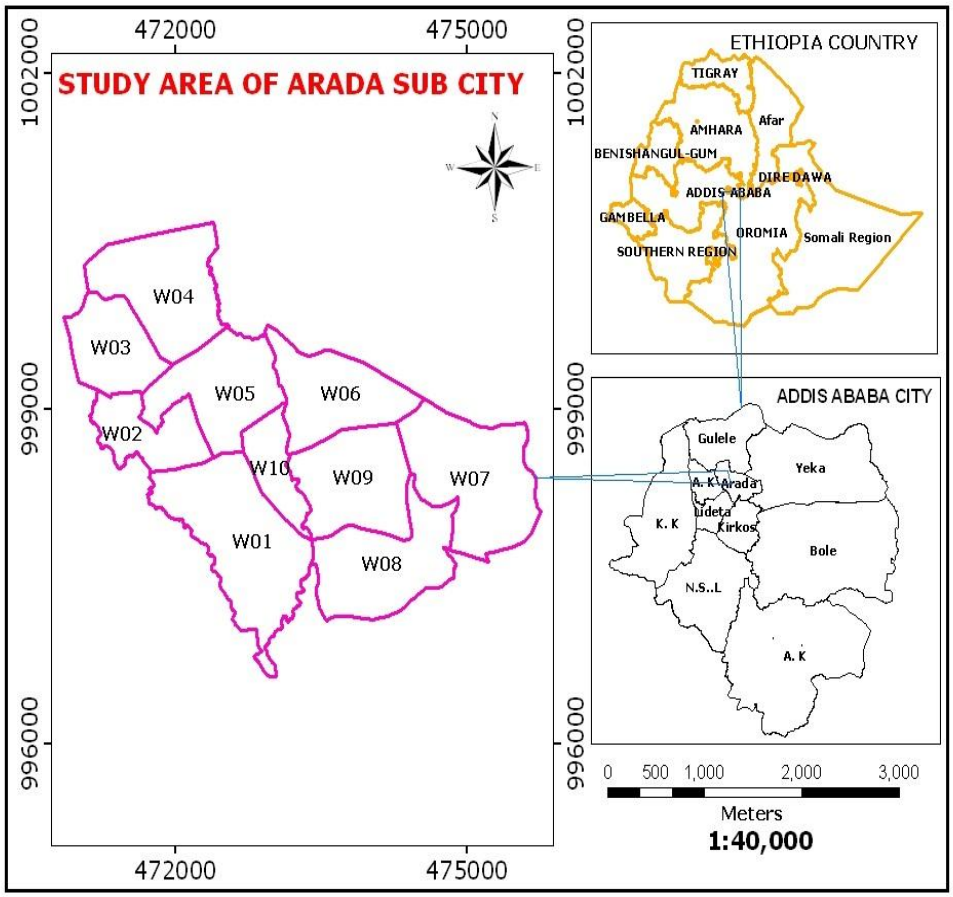

Fig 3.1: Map of Arada sub city

☐ the study area.

Fig 2, one of the respondent's residential area Arogew kera

Fig 3, The respondent's residential area Arada woreda 1, Red sea area Photo: Wondemagene Adamu, 2015

CHAPTER FOUR

4. CHALLENGES AND OPPORTUNITIES OF SLUM UPGRADING

4.1 Demographic characteristics of the sample household

The research was conducted on 85 households of which 29 were living in condominium and 56 in slum area. The mean age for the respondents of the household observed in the two sites of the research area was 44 in slum area and 45 in condominium respondents. Moreover, the result revealed that 53.5% and 55.1% of the respondents were found in the age group below or equal to 42 years of age in slum area and condominium sites respectively, while the remaining 46.4% were found to be above or equal to 43 years of age in slum area and 44.8% in condominium sites.

As far as marital status of the respondents is concerned, the majority 64.2% of the respondents in slum area and 58.7% in condominium houses were found to be married. In addition, 21.4% in slum area and 27.5% in condominium houses were single. The rest 14.2% in slum area and 13.7% in condominium respondents were reported to be widower and divorced, (see table 4.2).

Table 4.1. Age of the respondents

Demographic characteristics	Frequency	Percentage
Age of household respondents in slum area		
≤ 42	30	53.5
≥ 43	26	46.4
Total	56	100
Age of the household respondents in condo houses		
≤42	16	55.1
≥43	13	44.8
Total	29	100

Source: field survey, March 2015

Table 4.2. Marital status of the respondents

Demographic characteristics	Frequency	Percentage
Marital status of the household respondents in slum		
- married	36	64.2
- single	12	21.4
- others (widower, divorced)	8	14.2
Total	56	100
Marital status of the household respondents in condominium		
- married	17	58.6
- single	8	27.5
- others (widower, divorced)	4	13.7
Total	29	100

Source: field survey, March 2015

The average family size of the households in condominium is 2 and 3.5 in slum area respondents it is less than the countries in slum area the average household size of Ethiopia is 5.15 (CSA, 2007). And it is almost equal to the cities average household size of 3.6.

Table 4.3. Households size of respondents

No of households in condominium	No of respondents frequency	percentage	No of households in slum	No of respondents frequency	percentage
One	4	13.7	One	8	14.2
Two	7	24.1	Two	9	16
Three	10	34.4	Three	13	23.2
Four	6	20.68	Four	8	14.2
Five	2	6.8	Five	12	21.4
>five	-	-	>five	6	10.7
Total	29	100		56	100

Source: field survey, March 2015

The average literacy rate of Addis Ababa in 2004 E.C was 86.4%, which was above the average literacy rate of the country. The illiteracy rate in the city had declined from 13.9 in 2003 E.C to 13.5 % 2004 E.C.

To categorize the respondents based on their education status 3.4% of the respondents are illiterate in condo houses but 8.9% in slum area, again 3.4% of the condo houses respondents are they can write and read, 16% in slum area. 6.8% are learnt 1st cycle primary or from grade 1-4, 6.8.% are finished their 2nd cycle primary, 10.34% of them finished their secondary high school, 13.7% have got certificate, 31.03% of them finished their first degree with different discipline and also 6.8% of them have MA degree in condominium house respondents. In the same case in the slum area respondents 17.8% have finished 1st cycle primary, 21.4% of 2nd cycle primary, 10.7% of secondary high school, 17.8% have finished certificate, 7.1% of them have got degree. No one respondent in slum area reported MA degree. This shows the respondents who had higher educational backgrounds are lived in condo houses comparing with the respondents in slum area.

Table 4.4. Educational status of respondents

Educational status	No of respondents in condominium	Their percentage share	No of respondents in slum	Their percentage share
Illiterate	1	3.4	5	8.9
Read and write	1	3.4	9	16
1st cycle primary	2	6.8	10	17.8
2nd cycle primary	2	6.8	12	21.4
High school	3	10.34	6	10.7
Certificate	4	13.7	3	5.3
Diploma	5	17.24	7	12.5
Degree	9	31.03	4	7.1
MA	2	6.8	-	-
PhD.	-	-	-	-
TOTAL	29	100	56	100

4.1.1 Religion and ethnic background of the respondents

Addis Ababa is the home of various ethnic groups that is 48.3 percent Amhara, 19.6 percent Oromo, 17.5 percent Gurage, 7.6 percent Tigray, and 6.9 percent others (Golini et al 2001). According to this research like other parts of Ethiopia different ethnic groups are living together peacefully and respecting each other. 44.8% of the condominium respondents are Amhara,17.2% of them are Oromo, 13.7% Tigre, 10.3% Gurage, 13.7% of them are different ethnic groups are living together. In these slum area respondents 19.6% of them are Oromo, 51.7% Amhara, 8.9% Tigre, 10.7% Gurage and 8.9% different ethnic groups living together.

Regarding religion in Addis Ababa 82% of the population are orthodox Christian, 12.7% Muslim, 3.9% Protestant, 0.8% Catholic, and 0.6% followers of other religion. In the same case the research area of the condominium 72.4% of the respondents are Orthodox Christian follower, 13.7% are Muslims, 10.3% Protestants, 3.4% catholic. In slum area, the respondents reported 78.5% of them are Orthodox, 14.2% are Muslim, and 7.1% are Protestants. There is no respondents reported Catholic follower in this research area.

Table 4.5. Religion of the respondents

Religion of the respondents in condominium	Respondents frequency	percent	Religion of the respondents in slum	Respondents frequency	Percent
Orthodox	21	72.4	Orthodox	44	78.5
Islam	4	13.7	Islam	8	14.2
Protestant	3	10.3	Protestant	4	7.1
Catholic	1	3.4	Catholic	-	-
Total	29	100	Total	56	100

field survey, March 2015

Table 4.6. The ethnic background of the respondents

Ethnic background of the respondents in condominium	Respondents frequency	percent	Ethnic background of the respondents in slum	Respondents frequency	Percent
Oromo	5	17.2	Oromo	11	19.6
Amhara	13	44.8	Amhara	29	51.7
Tigre	4	13.7	Tigre	5	8.9
Gurage	3	10.3	Gurage	6	10.7
Others	4	13.7	Others	5	8.9
Total	29	100	Total	56	100

Source: field survey, March 2015

4.1.2 Source of income

The finding has indicated that respondents of this research have different sources of income. Respondents were asked about the main source of income, of the 29 respondents in condominium and 56 respondents in slum area, 17.2% of them are government employers but it is increased in slum area that is 25%. 17.2% of the households in condominium are employers in private sector, but it is 19.6% in slum area. According to the respondents, report 13.7% in condominium and 3.5% in slum their economy is depended on sales in shop and "*gulit*" respectively. No one respondents in condominium are leading their economy by house rent but it is 12.5% in slum area. In condominium, 3.4% of them reported the source of their economy is pension and 6.8% in remittance, but it is 21.4% and 7.1% in slum area. The respondents also reported 6.8% in condominium and 5.3% in slum the source of their economy is pension and private sector together. 10.3% of the respondents in condominium reported remittance and private employment together is their source of income. Again 10.3% of the respondents in condominium site reported house rent, pension and remittance together the economic source, and it is 1.7% in slum area respondents. The remaining

13.7% in condominium and 3.5% in slum respondents said the economic source of income is remittance and government work.

Mostly in the experience of our country, the husband is the breadwinner of households. According to CSA Urban Employment Unemployment survey study of 2012, there were 3,061,404 populations in Addis Ababa. In addition, there had been 783,439 households in the city of which 455,253 were male headed and the rest 328,186 were female headed.

Table 4.7. Comparison of the source of income in slum and condominium

The source of income	Respondents in condominium	percentage	Respondents in slum	Percentage
government employee	5	17.2	14	25
private employee	5	17.2	11	19.6
Shop/ gulit	4	13.7	2	3.5
House rent	-	-	7	12.5
Pension	1	3.4	12	21.4
Remittance	2	6.8	4	7.1
Pension & private emp.	2	6.8	3	5.3
Remittance & Private emp.	3	10.34	-	-
House rent, pension & remittance	3	10.34	1	1.7
Remittance & government employee	4	13.7	2	3.5
Total	29	100	56	100

Source: field survey, March 2015.

This research also shows the husband shares the highest percentage that is 24.1% of the breadwinner in condo sites and 25% in slum area. Plus to

that the research indicates the husband with wife 13.7% with children 24.1% and 17.2% with wife and children together covers the bread winner of the condo houses sites. Again the husband in slum area of the research covers together with his wife 12.5%, 8.9% with his children, and children, wife and husband the whole together covers 16%. In condo sites the wife covers 6.8% and the children covers 6.8%, both the wife and children together covers 6.8%. In slum area sites the wife covers 14.2%, the children cover 16% and both the wife and the children cover 7.1%. This shows the husband in both area of the research the contribution is almost the same. According to the data the involvement of the wife in slum area is more comparing to the condominium sites but the amount they earned from their involvement is less. This research also shows the activity that the people involved. According to the respond of the wife in slum area engaged in different type of informal economic sectors for example baking and selling injera and bread, preparing tella, small scale market or gulit. According to the focus group discussion “tella and shiro bets were primarily residential houses for low income socioeconomic communities but they were also used to prepare and sell tella or shiro as a source of income for family support and the owner or the daughter or any family relatives served as waitresses. Because of this reason, this research understands there is a big fear about the economic issues. If they dislocate from the original area due to upgrading the area, they loose their income. Because in upgraded area it is difficult to engage this kind of informal economic sector that’s why (table 8) shows within the total of the breadwinner of husband and wife 72.7% says if they relocate from this area may be loose their income sources and 27.2% of them says no problem.

Table 4.8. The breadwinner of the respondents

The bread winner of the respondents	No of respondents in condominium	Percentage	No of respondents in slum	Percentage
Husband	7	24.1	14	25
Wife	2	6.8	8	14.2
Child(ren)	2	6.8	9	16
Husband, wife & children	5	17.2	9	16
Husband & wife	4	13.7	7	12.5
Husband & child	7	24.1	5	8.9
Wife & children	2	6.8	4	7.1
Total	29	100	56	100

Source: field survey, March 2015.

4.2 Challenges of slum upgrading in Arada sub city

4.2.1 Income loss or decline

According to this study the researcher only selected 29 respondents who they lived in their own condominium houses. Within this respondents, those who lived in their own condominium houses before they came in to this area they participated in different economic sectors but 20.6% of them were reported they loose their economic activities because of the coming of in to the new site. These respondents before they came in this area they sell tella, injera, bread, katikala or areke, and some of them sell different vegetables in the informal market system in small area very near of their home around that is "*gulit*". But 79.3% of them reported didn't loose their economic activity.

Table 4.9. Loses of source of income because of relocation

Source of income	Frequency	Percentage
Frequency of respondents who looses due to relocation	6	20.6
Frequency of respondents those who have not lost their income due to relocation	23	79.3
Total	29	100

Source: field survey, March 2015.

Meanwhile, within this 29 survey respondents who lived in their own condominium houses, 17.2% earned less than 688 birr in the previous site. In this new site of the condos 6.8% earned less than 688 birr. Likewise, the number households who earned between 689-1000 per month are 24.1% in the previous area and 10.3% in the current area. Those who earned more than 5000 birr per month increased from 3.4% in the previous area to 10.3% in the condo sites.

To measure the living standards of the slum area respondents based on their income from all sources they describes, 14.2% of them earned less than 688 birr per month. 21.4% of them get between 689-1000 birr, 17.8% between 1001-2000 birr, 33.9% between 2001-3000 birr and 8.9% of them earned between 3001-4000 birr. Based on their earned income with different sources the slum area respondents income source is less than the income source of the condominium site respondents.

Table 4.10. Monthly income of the households

Monthly income of the households from all sources	<688 birr	689-1000 birr	1001-2000 birr	2001-3000 birr	3001-4000 birr	4001-5000 birr	>5000 birr	Total
No of respondents in the previous site	5	7	6	6	3	1	1	29
Percentage	17.2	24.1	20.6	20.6	10.3	3.4	3.4	100
No of respondents in the current condominium site	2	3	4	5	8	4	3	29
Percentage	6.8	10.3	13.7	17.2	27.5	13.7	10.3	100
No of respondents in the slum area	8	12	10	19	5	2	-	56
Percentage	14.2	21.4	17.8	33.9	8.9	3.5	-	100

Source: field survey, March 2015.

4.2.2 payment of rental housing

It is to be recalled that, in 1975, the then government of Ethiopia nationalized urban rental houses and reduced the rent by 50% (UN Habitat 2001). Since then the public tenants have been paying low rents. In 1974, the land and housing situation significantly changed because of the political revolution that saw the over through of Emperor Haile Selassie by the Derg (UN Habitat 2001).

In July 1975, proclamation No 47: "government ownership of urban land and extra houses" nationalized all urban lands in an effect to force a fairer distribution of wealth across the country. Because of this proclamation in Ethiopia so many kebele houses were started with a minimum rental price. (UN Habitat 2001).

The 1984 national census showed that 66.3% occupants renting house paid 1 to 9 birr per month and 28% paid 10-59 birr (CSA, 1999). Most of the slum dwellers in Arogew kera and Menilik hospital area lived in rental kebele houses. In the slum areas of the research area 50% of them lived in rental kebele houses, 17.8% of them lived in rental private houses and 32.1% of them are only lived in their own private house. Within this rental houses who lived in public rental houses and kebele rental houses 67.3% of them paid less than 500 birr, and 23.9% of them paid between 501 birr to 1500 birr, and 6.5% paid between 1501 to 2000 birr and 2.1% of them paid more than 2000 birr.

Table 4.11. The ownership of house's in slum area respondents.

Respondents houses in slum area	Frequency of respondents	Percentage
Kebele house	28	50
Rental house	10	17.8
Private house	18	32.1
Total	56	100

Source: field survey, March 2015.

Meanwhile the 29 of condo houses respondents 30.4% of them paid between 1501 to 2000 birr and 69.6% of them paid more than 2000 birr per month after they got the chance of the condominium houses without the pre payment of 20% even if the house finally at the end of the payment it will be owned by them. This shows the payment of house rent in condominium is much more than the rental houses in slum area. Therefore, for most people who engaged in low economic sector or activities it is difficult to live and pay in condominium houses. That is why more people are concentrated and living congestion in slum area. According to the key informant interview of the committees of the condominium administration in the red sea condominium site of woreda 1, described the number of owners it becomes decreasing and they want to rent their condo and live in minimum amount rental house to pay their monthly expected payment of the condominium.

Table 4.12. Comparison of house rent amount in condominium and slum area

Payment of rental house	<500 birr	501-1500 birr	1501-2000 birr	>2000 birr	Total
Respondents frequency in condominium houses	-	-	7	16	23
Percentage	-	-	30.4	69.6	100
Respondents frequency in slum area	31	11	3	1	46
Percentage	67.3	23.9	6.5	2.1	100

Source field survey, March 2015.

***** 6 of respondents in condominium finished the total payment of the expected amount.

4.2.3 Community social services

Membership in community organization such as idir (funeral association), iqub (saving and credit group) and mahiber(religious grouping) is indispensible for slum dwellers because it represents social security arrangement.

Most people (82.6%) in Addis Ababa belong to idir, which is a non-profit membership organization that helps its members or their families during bereavement. Members make monthly contributions and in return idir provides financial and social support during funerals. Religious groups account for 15.5% while microfinance associations account for 9% of the association membership. equb, a microfinance association, is the most important source of credit for the poor who are unable to secure loans from formal institutions.(UN Habitat, 2007).

Out of the many types of iddir (based on ethnicity, sex, age, work place and residence) the most dominant is community iddir, also called, yäsäför iddir or yäqäbäle iddir. It is formed by households living in the same neighborhood (säför or qäbäle). Members are expected to pay their dues, attend meetings and

participate in burials by accompanying the coffin, extending emotional support to the bereaved and offering food and drink to mourners. Culturally, there is a general belief that the more a funeral is attended by as many people as possible the more the status and respect attributed to the deceased and bereaved, (Elias Yitbarek, 2008). Social community participation in Ethiopia especially in slum area has played a great contribution to help each other. Study indicated that the participation of the social community of the people became decreases when the people dislocated the area (Gebre Yintiso, 2007). The people who lived in condo houses explain it is difficult form association with the new comer of the area and also it is difficult to maintain membership in the old idir and join new ones.

Regarding social community participation this research tries to compare the participation of the respondents specially the respondents who got the chance and live in their own condominium houses, because it helps to know how much the community continues their relationship with the former sites and the relationship with the current living area. According to the data the respondents were asked 86.2% of them said they had a participation in any kind of social community activities in the previous village, but 13.8% of them replies there was no participation in a social community activities. According to the responses of the key informants about the community participation in the social community activities, they described their connection with the previous community areas those who lived before outside of Arada subcity it becomes deemed due to the distance of the area from the previous site. They also described specially the condominium sites of woreda 1 locally known “red sea” key informants the condominium administrators of the sites prepared the office and elected the idir committee and most of the members of the condominium are registered and participated in these social community activities. Meanwhile, the respondents of the condominium also reported that 28% of them still have been continuing their social community activities with the former area, the rest of them are made new relations with the current area. In the present time the

respondents of the condominium says 70.9 that participated in any kind of social community activities, but the rest of 29% doesn't have any community membership. within this data that who answered the participation of social community activities 'yes', 28.2% of them participated in idir, 10.2% in equb, 8.9% of them have a participation in mahiber. And also 20.5% of the respondents participated in idir and mahiber, 6.4% of them participated in equb and mahiber, 19.3% of them are participated in idir and equb together. The rest of 3.8% respondents describe their participation in idir, equb and mahiber.

Table 4.13. The response of social community participation

Social service participation	frequency	Percentage
Respondent's participation in the previous sites before coming in the condominium.		
- Yes	25	86.2
- No	4	13.8
- Total	29	100
Respondent's participation in the current sites of the condominium.		
- Yes	19	65.5
- No	10	34.4
- Total	29	100
Respondent's participation in slum		
- Yes	50	89.2
- No	6	10.7
- Total	56	100

Source: field survey, March2015

Likewise, the slum area respondents also reported their participation in the social community activities within the total of 56 respondents 89% of them says they have a social community participation only 11% of the respondents that describes there is no any social community relationship with others. Within the total of this 50 respondents who answered the participation 'yes', 20% of them have a participation in idir, 14% in equb, and 18% in mahiber. 14% of the respondents says there is a participation in idir and equb, 18% in

idir and mahiber, 12% of them in equb and mahiber together. The remaining 4% says there is a participation in idir, equb, and mahiber.

Table 4.14. The comparison of the social community participation before and after relocating the area

Social community services	frequency that saying 'yes' before the coming in the current sites	Percent		Respondent 's frequency saying 'yes' in the current sites	Percent		Respondents frequency of 'yes' in slum	Percent
Idir	3	12		6	31.5		1O	20
Equb	3	12		2	10.5		7	14
Mahiber	4	16		2	10.5		9	18
Idir & mahiber	5	20		4	21		9	18
Equb & mahiber	4	16		1	5.2		6	12
Idir & equb	4	16		3	15.7		7	14
Idir, equb & mahiber	2	8		1	5.2		2	4
Total	25	100		19	100		50	100

Source: field survey, March 2015.

Regarding relation and interaction of the respondents with the neighbors, 20.6% of them says there is no any relation with the neighbors, and 55.1% of them says there is a positive relation with the neighbors, 6.8% of them says there is no a good relation with the neighbors. The rest of 17.2% says they do not want to give any comment about the relations.

According to the discussion with the key informants about the relations of the condominium dwellers in some parts it is difficult to describe because, they did not know each other even the name of the children and the members of the family. The key informants also describes the reasons how they involved in to conflict, the major reasons is the place those who use together specially

the neighbors sharing a porch together. To solve the problem according to the key informants the office of the condominium trying to prepare the laundry and using this with minimum payment and this earning amount also helps for the fulfillment of internal service.

Table 4.15. Relationship of the people with the neighbors of the condo respondents

Relationship	No relation	Positive relation	Conflict	No comment	Total
Frequency of respondents	6	16	2	5	29
Percentage	20.6	55.1	6.8	17.2	100

Source: field survey, March 2015.

4.3 Opportunities of slum upgrading

4.3.1 Infrastructure and housing service

Education -A citywide baseline survey has indicated the most important problem challenging the education sector of Addis Ababa City Administration are shortage of school, uneven distribution, inconvenient location, inefficient management, lack of expansion area, dilapidated school building due to lack of proper maintenance (Fetsum, 2007). Most of the time educational institutions tend to concentrate in central areas people living in inner cities enjoy better access to educational facilities compared to those living in the suburbs. This research area is more advantageous than the rest of the suburb parts of the city. For example according to Addis Ababa Educational Bureau, 2007 Arada sub city has 52 primary school and 18 high school including owned by government, public, private, missionary. It is better comparing with the others. For example, in Akaki Kality sub city there is 35 primary school and 5 high schools only found. The number of educational center is affected the cost that spent to school, other interests and choosing the alternatives to quality of education. The more number of schools access the better to choose. And the less number more to go far distance to get the school.

Respondents were asked to compare the relative distance of their current house to the nearest primary and high school before and after they got the chance of the condominium hoses. Form this research area of 29 condo respondents, 41.3% of them responds the nearest primary school was found <3km in the previous site, but now 65.5% of them says there was primary school <3km. In addition to this, 48.2% of them says the nearest primary school is found between 3km to 6km in the previous site but now 34.4% of them says the nearest primary school is found between 3km to 6km. 10.3% of them says the school distance in the previous site is between 6 to 9km. According to the research indicated that the number of schools increased in inner urban parts comparing with the suburb area.

Table 4.16. The distance of primary school from their living area

Affordability of primary school	<3km	3km - 6km	6km-10km	>10km	Total
No of respondents in the previous site	12	14	3	-	29
Percentage	41.3	48.2	10.3	-	100
No of respondents in the present condominium site	19	10	-	-	29
Percentage	65.5	34.4	-	-	100
No of respondents in slum area	42	14	-	-	56
Percentage	75	25	-	-	100

Source, field survey, March 2015.

Health- The citywide base line survey identified problems in health service delivery in Addis Ababa. These include shortage of health service facilities, uneven distribution of health services, shortage of trained man power and financial limitation and inadequacy (Fetsum, 2007).

One of the health access indicators is number of health institutions delivering services for the people. When we see the number of health institutions which were operational in Addis Ababa. Until 2004 E.C there were 42 hospitals (36 private and 6 government), 53 Health Centers (all government), 700 health clinics from low to higher (all Private), 235 drug store, 293 pharmacies and 2 health posts both government and private owns. This shows that the lion share belongs to the private in health sector, Addis Ababa City Health Bureau 2004 E.C Annual Report. In Arada sub city there is 6 hospital, 2 government and 4 private holders, 3 health centers both are government 63 clinics, 62 by government and 1 by private 6 health posts, 5

government and 1 NGO totally 78 health office centers are found (Gebre Yintso, 2007).

According to the information that obtained from this research in the condominium respondents, 65.5% of them said there is a health center within less than 3km, and 34.4% of them said the health center is found between 3km to 6km distance from the living area. The respondents of the slum area also says 51.7% of them says the distance of the health center is within the radius of 3km, but the rest of 48.2% says the distance is found between 3km to 6km.

Table 4.17. Distance of access of health center

Access of health center	<3km	3km to 6km	6km to 10km	>10km	Total
Number of respondents in the condominium sites.	19	10	-	-	110
Percentage	65.5	34.4	-	-	100
No of respondents in slum area	29	27	-	-	56
Percentage	51.7	48.2	-	-	100

Source: field survey, March 2015.

Transportation:-Transport service is a vital economic sector that helps for swift movement of people and goods from one location to another. Taxis, mid buses and public buses dominate public transport in Addis Ababa. In Addis Ababa like other developing urban centers there is inefficient and shortage of public transport services source (Addis Ababa profile, 2004).

Un Habitat (2007) reported, the older and unplanned inner parts of the city are better served by access roads than newer, outer and planned areas. Due to the advantage of the area Arada sub city it is the most accessible area for transportation to travel any directions of the city. The slum dwellers of this part of sub city mostly work in informal sector and they works in different area

and they have used different alternatives to travel any place of the area of common destination.

According to the respondents 66 % of the slum dwellers in the research area used bus to travel any direction of common destination. 14.2% of them use taxi and 19.6% of them use feet to go their working area.

The research indicates that the new dwellers who lived in condo houses of the research area 13.7% use feet, 6.8% use own car, 44.8% use taxi and 34.4% of them use bus to travel common destination.

Table 4.18. Use of transportation

Transportation	Feet	Own car	Taxi	Bus	Cart	Others	Total
Frequency of respondents in condominium.	4	2	13	10	-	-	29
Percentage	13.7	6.8	44.8	34.4	-	-	100
Frequency of the respondents in slum area.	11	-	8	37	-	-	56
Percentage	19.6	-	14.2	66			100

Source: field survey, March 2015.

4.3.2 Status of Housing facilities

Housing is one of the most important basic services, which affects the life of most of the population of the city. According to the 2000 welfare Monitoring Survey of CSA, the available stock of houses can only sufficiently accommodate about 73% of the households and the remaining 27% are homeless people. Therefore, housing is one of the critical problems of the city. Most houses of the city are old, unplanned and inconvenient for living. According to Addis Ababa city profile report of 2012 from the total 387,000 houses in the city, about 238,000 of them or 61.5% were residential. It was only 53% of them were used for living. According to this study 150,000 of houses under government tenure, 76% were older and without any maintenances. Furthermore, 31% of the houses were with single room, 25% without toilet and 27% without kitchen. Generally, 75% of the houses were made of mud and wood.

Fig 4.1, Home without kitchen, bedroom and other facilities in slum area, Kebena, Arada, Addis Ababa.

Photo by Wondemagene Adamu, April 2015

According to this data of the research indicates in condominium houses, 21.8% of the respondents are living in one bedroom, but the finding is increased in slum area that is 48.2%. The condominium respondents also reported 53.6% of them are living two bedrooms, 15.4% of them have three bedrooms, and 9% of them are lives in studio. When we see the data in slum area the availability of more bed rooms becomes decline that is 17.8% of them have two bed rooms and 33.9% of them doesn't have bed rooms, simply they covers their room by curtains. No one respondents in this slum area that have three bedroom and more than three bedrooms.

Table 4.19. Number of bedrooms

Number of bed rooms	1 bed	2 bed	3 bed	4+ bed	studio/no bed room	total
Respondents frequency in condominium	6	14	4*	-	5*	29
Percentage	20.6%	48.2%	13.7%*	-	17.2%*	100
Respondents frequency in slum	27	10	-	-	19	56
Percentage	48.2	17.8	-	-	33.9	100

***indicates only in Aware condominium sites**

Source: field survey, March 2015.

4.3.3 Quality of house

Using the UN Habitat 2011 slum definition, 80% of Addis Ababa is a slum with 70% of this comprising government owned rental housing. The majority of low income Ethiopians resides in rental kebele housing. This kebele houses have a bad quality of housing that is; the stock is low, typically constructed of mud, wood and discarded material. Kebele houses are old, having been constructed many decades ago and little to no maintenance has been carried out. Some houses remain with no access to water and sanitation. Government inactivity in kebele housing maintenance as well as the low rents are the major reasons why the kebele housing stock is of such a low quality**.**

To solve this problem the city administration built the integrated housing development program. This integrated housing development program aims at developing the saving culture of the society: create job opportunity, providing houses for those middle and lower income sections of the society and changing the image of the city. Furthermore, it enables ensuring equitable wealth share of the residents.

The data collected from the households in condominium shows within the total respondents of 29, seventeen respondents are lived in slum area before they got the chance of the condominium. All 100% of them said in terms of quality that the condominium houses are comfortable comparing with the previous site. In terms of quality of house is not comparable between slum house and condominium houses.

4.3.4 Source of clean drinking water

According to the report of Addis Ababa city profile 2012, the city administration provided water for its residents from underground (70,152,807 m3) and surface water sources (42,062,760 m3). When we see the production and coverage of potable water from 2008-2012. Regarding water coverage, it had risen from 52% water coverage in 2008. In 2010, the water coverage exceeds 73%, made outstanding performance in the year 2012, and reached 94%. The amount of water production per day also shows a significance

improvement from 232,000 m3 in 2000 to 374,000 m3 in the year 2012. Addis Ababa Water and Sewerage Authority, (2012) annual report.

According to this research, the respondents in the condominium houses reported 100% of them say they got the access of cleaning water in their house through pipe on their home but the problem is lack of distribution. Regarding to source of water and its provision the access in to home 57.1% of them says they have their own pipeline to get the water but the rest of 42.8% replied they got the access of water from the community pipeline. This report shown the access of pipe line in slum area is one of the big challenges comparing with condominium.

Table 4.20. Source of clean water

Source of cleaning water	Pipe	communal pipe	others
Respondents frequency in condominium	29	-	29
Percentage	100	-	100
Respondents frequency in slum	32	24	56
Percentage	57.1	42.8	100

Source: field survey, March 2015.

Fig 4.3. The communal pipeline, Arogew kera

Photo: Wondemagene Adamu, April 2015

4.3.5 Sanitation and Latrines

Lack of sanitation is a major public health problem that causes disease, sickness and death. Highly infectious, excreta-related diseases such as cholera still affect whole communities in developing countries. Diarrhea, which is spread easily in an environment of poor hygiene and inadequate sanitation (UN Habitat 2001). To determine people's access to sanitary facilities it is important to characterize the various types of facilities available. Inadequate sanitation includes service or bucket latrines (where excreta are manually removed), public latrines, and latrines with open pits. In Addis Ababa dug pit latrines that can be emptied are by far the most common toilet facilities (68.3%) while 7.3% of the households use the traditional pit latrine (not emptied). Flush to sewage system or septic tank is used by only 4% of the households while 10% use non-flush toilet to sewer system. A substantial proportion of households (8.9%) use the bush as a toilet facility.

Sanitation and sewerage management and disposal is a serious socio economic problem of the city. The system yet not well developed. Recently, efforts have been made to restructure and improve the system. The sewerage disposal capacity of the city administration shows progress in the past five years. The performance of the year under discussion was much better than the

previous years. According to the 2011 survey study of CSA, 14.9% of housing units of Addis Ababa had flush toilets, 70.7% pit toilets (both ventilated and unventilated), and 14.3% had no toilet facilities. Another indicator adequate sanitation is sharing of toilet facilities with not more than two households. Most of the households (61.4) in Addis Ababa share toilet facilities. The majority of households (51%) share toilets with more than two households. One-third, (33.6%) of the households shares the toilet facility with six or more households. If you consider that toilet facilities shared by more than 2 households are inadequate, then only 28.8% of the households would be considered to have adequate sanitation in Addis Ababa, (Addis Ababa Water and Sewerage Authority, 2012 annual report). Most (88.5%) of the residents in Addis Ababa have access to improved water mainly from piped water either into the dwelling or into the yard (67.2%).

Fig 4.4, River used for cleaning, bathing & as a toilet area

Fig 4.5. Communal latrine in Arogew kera

Photo: Wondemagene Adamu, April 2015

According to the responses of the condominium houses 100% of them says they have toilet in their own home with including baths, but they said before they came in to this area 68.9% of them had a access their own latrine in their own home but 31.03% of them says they used a communal latrine with sharing other neighbors. The data collected from the slum area indicates 33.9% of them replied use their own latrine but 57.1% of the respondents says they use communal latrine with sharing more than 6 neighbors, and the most harshly severe response is 8.9% of them they didn't have any toilet they uses in the river and bushes. This indicates the access of latrine in slum area is the most challenge in the living condition of the people comparing with condominium.

Table 4.18. Access of latrine

Use of latrine	Self toilet	Communal latrine	Others	Total
Frequency of respondents the condominium dwellers in the previous site	20	9	-	29
Percentage	68.9	31.03	-	100
Respondents frequency in condominium	29	-	-	29
Percentage	100	-	-	100
Respondents frequency in slum	19	32	5	56
Percentage	33.9	57.1	8.9	100

Source: field survey, March 2015.

4.3.6 The access of ambulance and firs barged truck

Respondents were asked to describe the access to get the service of Ambulance and fire barged truck in front of their home, 67.8 of the respondents reported they can't get the access of this service, they also described that due to the narrow road of the way can't pass the truck and ambulance. The respondents also describes that some of their home is found after passing others residence home. However, the remaining 32.1% of the respondents reported they can get the access of ambulance and fire barged truck in front of their home. This shows condominium houses have a great beneficial to get the access of ambulance and fire barged truck than slum area.

Table 4.22. Access of ambulance and fire barged truck

Access of ambulance & fire barged truck	Frequency	Percentage
Yes	18	32.1
No	38	67.8
Total	56	100

Source: field survey, March 2015.

4.3.7 Security and government tasks

Peace and stability is a corner stone for sustainable development. On the other hand, According to Addis Ababa Police Commission study and budget Office, 2004 annual report, crime is one of the major social problems of urban centers. As a fast growing city, Addis Ababa experiences a number of crimes.

A UN report states that crime "impairs the overall development of nations, undermines spiritual and material well being, compromises human dignity and erodes the quality of life. There are two types of crimes: covert, which includes corruption, embezzling public funds, filling false information (addressed under corruption and service delivery); and overt crime. The latter involves physical and psychological injury to other people, homicide, armed robbery, carjacking, attempted murder, manslaughter, rape, etc. (UN Habitat, 2001).

Regarding to the security or the occurrence of the crime the respondents of the condominium replied the following data. 13.7% of the respondents say the condominium site is very safe comparing with the previous area. And 51.7% of them says the condominium site is fairly safe than the previous area. 24% of them reported the two areas have the same security. 10.3% says the condominium site is fairly unsafe compared with the previous area. According to the discussion with key informants now a day denying of rule in condominium site is growing. One informant describes there is a sign to drive slowly in the fence of the condominium but the dwellers they didn't obey the rule there is always a conflict between them.

Table 4.23. Security and crime

Security	Very safe	Moderately safe	Same	Fairly unsafe	Very unsafe	Total
Respondents frequency of condominium	4	15	7	3	-	29
Percentage	13.7	51.7	24	10.3	-	100
Security	Very safe	Moderately safe	Fairly unsafe	Very unsafe	No comment	Total
Respondents frequency of slum	5	13	28	7	3	56
Percentage	8.9	23.2	50	12.5	5.3	100

Source: field survey, March 2015.

According to the respondents of slum area 8.9% of them says the place is safe, and 23.2% of them says the area is moderately safe, half of the respondents says the place is fairly unsafe. 12.5% of them also reply the security of the area is very unsafe. The rest of 5.3% gives no comment. The focus grouped discussion also describes the area was very difficult in terms of security but now a day it becomes minimize the establishment of community police in the area.

4.3.8 Food and security

According to 2012 survey study result on Ethiopian progress Towards Eradicating Poverty an Interim Report, 28.1% of the residents of Addis Ababa were under general poverty. On the other hand, 26.1% of the residents were under food poverty. When we compare poverty in terms of sex, females were more affected by poverty than males.

In the study area the respondents who came from different parts of the city and now living in their own condominium sites, 37.9% of them reported they became food secure after dislocate the former area. 41.3% of them also said they became food insecure due to losing their jobs after relocate the former area. The remaining 6% reported the status of food secure is the same before and after dislocating the area.

Table 4.24. Food security status before and after relocate the area

Food security status after relocate the area	Frequency	Percentage
Became food secure	11	37.9
Became food insecure	12	41.3
Same as before	6	20.6
Total	29	100

Source: field survey, March 2015.

4.3.9 Agreement with government

The respondents of the slum area were asked regarding to the agreement with the government if the government requested to relocate the area and get the chance to live other places. The data indicates that 64.2% of them says voluntary to relocate the area to live other area. 19.6% of them says involuntary to live the area, but the remaining 16% of them reported doesn't want to say anything.

Table 4.25. Agreement of relocation with slum respondents

Agreement of relocation	Frequency	Percentage
Voluntary	36	64.2
Involuntary	11	19.6
Can't say	9	16
Total	56	100

Source: field survey, March 2015.

CHAPETR FIVE

5. CONCLUSION AND RECOMMENDATION

5.1 Conclusion

The finding of the study indicated that the upgrading of slum area have a great contribution to change the living condition of the people as well as preferable area. Nevertheless, to upgrade the area the people and the government faces different obstacles that is economical and social challenges have been faced.

This study also indicates in Arada today its residential areas consists of poorly constructed, mostly single story, overcrowded dwelling units with limited access to basic urban services such as access roads, potable water, sanitation etc… When we compare Arada subcity with the rest of Addia Ababa sub cities it is one of the worst slums are constructed in this part of the city. This and other predominantly congested residential areas of Arada sub city are not only the result of unplanned development. They are also the direct outcome of decades of informal market responses to the shelter needs of a predominantly poor urban population.

The city government of Addis Ababa had interested to change this slum unfavorable situation in to perfect area especially in the last decades.

This slum upgrading strategies involves physical environment and infrastructure intervention. And also includes their effect on health and socio economic outcomes, improving housing and sanitation, improving services, access to health care and legal action housing tenure.

To upgrade the area one-dimension involvement is not achieving the targets this intervention were under taken by multiple actors including governments, NGO, slum communities etc.

This study also shows comparing the way of people's life before and after relocating the area due to one of the slum upgrading program of condominium

buildings. Most of the people who relocate from slum area settled in condominium houses. One of the effective works of the city administration in the present time to upgrade the slum area is constructing condominium houses. The Integrated Housing Development Program (IHDP) is a government-led and financed housing provision program for low-and middle-income households in Ethiopia. The program was launched in 2004 (1996 in the Ethiopian calendar) by State Minister Oqubay Arkebe, then the Mayor of Addis Ababa. Within the IHDP, specific projects are undertaken on either brown-field sites or slum areas that are cleared and residents re-housed. The common attribute of each project is the type of housing developed, condominium housing: multi-storied housing units for several households where communal areas are jointly owned and managed.

The IHDP has impressive targets. The mandate of the IHDP is to reduce slum areas in the city by 50 per cent. Like other parts of the city in Arada sub city there is a number of condominium sites built by Addis Ababa city administration. It helps the living condition of the people and also the beauties of the area.

The main challenges of slum upgrading in this research are social community participation, the payment of condominium and the income loose. Slums are not a homogeneous, and there many diverse vested interests that exist in slums. In addition to the poor who are simply for a decent place to live there can be criminal elements who take advantages of the informal space. Not only this, the reality in Arada sub city context indicates most of the slum dwellers are involved in small scale economic conditions, so upgrading the area affects the involvement of their economy of the most dwellers.

Slum upgrading addresses serious problems affecting slum residents, including illegality, exclusion, precariousness, and barriers to services, land and social protection for vulnerable population such as women and children. It also deals with city issue by containing environmental degradation, improving sanitation, lowering violence, and attracting investments. According to the key

informant interviews of the sub city's urban land administration and development office after the policy designed to upgrade the area in Arada sub city different investors has been coming and develop the area and the new constructed condominium sites also changed the area more attractive.

5.2 Recommendation

The respondents in the study area explains that any slum upgrading should be made more gender sensitive with every aspect taking in to account the conditions of the more under privileged women. In Ethiopia status women and men tend to have different roles, responsibilities need and perception. As a result, slum upgrading generally affects women and men differently. Experience has shown that making a conscious effort to incorporate the general dimension of slum upgrading results in a more successful initiative. Women pay a vital role in slum upgrading. Increasingly, women head more and more slum households. Women are more vulnerable to poverty because they often have limited access to land control and assets outside of marriage or within family ties. These issues must be taken in to consideration when planning or implementing a slum-upgrading program.

According to the key informant interview of the condominium administration committee the condominium has its own targets one of them are to reduce slum areas in the city by half. Now in case the members of the condominium dwellers have no a regular regulation to conduct the dwellers. They live as they want not the common standards of the administration wants. The committee also add some more concepts, the number of the owners become decreasing and reciprocally the number of rentals become increases day to day. It is not a great issue of a problem because it is the outcome of free market but it also affects the responsibility to hold the integrated house like the owners. Meanwhile, the decreasing number of the owners also affect the participation of the members any administrative issue of the condominium. However, this problem did not yet controlled by the common understanding. The government and the stockholders should design the rule and the

regulation based on the majority interest of the condominium dwellers and Create forums for dialogue between slum dwellers and city government.

According to the key informant interview, the first condominium programs had so many problems. It is lacked some basic facilities and beauties. But when I was observe the new buildings it is very different in terms of quality. For the future the government must do the same things by discovering and researching the better way to improve the standards.

Fig. 5.1, The new condominium buildings in Arada sub city

Photo: Wondemagene Adamu, 2015

The slum improvement process will only be successful when resident have the capacity required to engage and lead the process in partnership with the city government and other stakeholders. However, the need for urgent intervention can be perceived in the enormous capacity gap at community level, as reflected in an inability to articulate the respective roles of government and the community in slum improvement. According to the respondents were reported the experience of their neighbors those who dislocated the area had a little participation in the dislocation process and they affected for many problems. According to focus group discussion, some of them did not have any information when they dislocate the area and still some places encircled by fence without any work. Holistic participation with stockholders has a great potential to minimize disagreement between them.

Some studies indicated that, in Addis Ababa mostly the process of slum upgrading taken places the relocate's moving far area it affects the economic involvement, social participation and other psychological factors in the community. According to the respondents regarding community participation the network between the former sites become minimizing. In addition, the economic participation faces a problem, even if the slum area respondents have some worries the economic and social participation if they move suburb areas. It is better to relocate the people in the very near of the area without moving or dislocate in to far area. In addition, giving the chance to redevelop the slum area by facilitating financial aid and making collaboration with saving and credit association.

The majority of kebele houses have access to water and electricity but they have limited access to adequate sanitation system. The sewerage network is small in Addis Ababa it covers only 3% of the city area, (UN Habitat 2001). In the age of technology in the present time, it is shameful to see the people use bushes as a toilet. According to the data 8.9% of the slum area respondents reported they have no any latrine in their home and surrounding area. The people, government and NGO's should work together to solve the problems of the people.

Moreover, further research is needed to assess the overall socio-economic, environmental, and psychological impacts of slum upgrading challenges and opportunities faced by the people after implementing the program.

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Appendix 1: Household questionnaire for condominium

These questionnaire data is used for the research purpose on the issue of the "challenges and opportunities of slum upgrading the case of Arada sub city in Addis Ababa." Thus you are requested to respond the questions carefully. Any information obtained from you will be an input for the purpose of the study. Therefore, its confidentiality is maintained.

Household survey of relocated people due to slum upgrading

Name of interviewer _____

Date_____

Part one: Personal Information

1 . Previous address :- sub city _____woreda_____kebele____ House no _____

2 . Current address :- sub city _____woreda_____kebele____ House no _____

3 . Resettlement year _____

4. Sex 1, male 2, female

5. Age _____

6. Marital status 1, single 2, married 3, divorced /separated 4,widow(er)

7. Household size 1, one 2, two 3, three 4, four 5, five
6, more than six

8. Educational status 1, illiterate 2, read only 3, read/write
4, 1st cycle primary 5, 2nd cycle primary
6, secondary 7, sertefcet 7, diploma
8, degree 9, MA 10, PhD

9. Religion 1, Orthodox 2, Islam 3, Protestant 4, Catholic 5, others

10. Ethnic background 1, Oromo 2, Amhara 3, Tigray 5, Others

11. What was the main source of the household income now?

(multiple response).

1, government employer 2, private employer 3, shop
4, house rent 5, pension 6, remittance 7, other

12. Who is the breadwinner of your household?

1, husband 2, wife 3, child(ren) 4, husband + wife

5, mother + children 6, husband + children

Part two: income source

13. Did your household loose source(s) of income because of the relocation?

    1, yes 2, no

14. Estimate monthly income of your household from all sources in previous village (in birr)?

    1, <688 2, 689 – 1000 3, 1001 – 2000 4, 2001 – 3000

    5, 3001-4000 6, 4001-5000 7, >5000

15. Estimate monthly income of your household from all sources now (in birr)?

    1, <688 2, 689 – 1000 3, 1001 – 2000 4, 2001 – 3000

    5, 3001-4000 6, 4001-5000 7, >5000

Part three: infrastructure and housing service

16. How near is your current house to the nearest primary school?

    1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

17. How near is your current house to the nearest high school?

    1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

18. How near is your new house to affordable health service center?

    1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

19. What did you often use for transportation in the previous village?

    1, feet 2, own car 3, taxi 4, bus 5, cart 6, others

20. What did you often use for transportation now in the new village?

    1, feet 2, own car 3, taxi 4, bus 5, cart 6, others

21. If you are living in a rental house, how much did you pay in birr per month?

    1, <500 3, 501 – 1500 4, 1501 – 2000 5, > 2000

22. Number of bedroom in the current house?

    1, 1 2, 2 3, 3 4, 4+ 5, studio

23. In terms of quality, which house is better?

1, previous 2, current 3, similar

24. What is your source of clean drinking water?

1, pipe 2, community pipe 3, others

25. In comparison with the toilet in your old house / village, what would you say about here?

1, no toilet here 2, serious toilet problem 3, almost same

4, better here

Part four: community social service

26. Do you participate in community social service in the previous village?

1, yes 2, no

If your answer is yes which one is 1,idir 2, equb 3, mahiber 4, others

27. Do you participate in community social service in the current site?

1, yes 2, no

If your answer is yes which one is 1,idir 2, equb 3, mahiber 4, others

28. How do you characterize your relation/interactions with the host people in the new village?

1, no relation 2, positive relation 3, conflict 4, no comment

Part five: Security and government tasks

29. In terms of security (crime), how safe is the current village compared to the old village?

1, very safe 2, fairly safe 3, same 4, fairly unsafe 5, very unsafe

30. What is your opinion regarding the food security status of your household after relocation?

1, became food secure 2, became food insecure 3, same as before

If your answer is 2, list three major manifestations : 1_____

2, _____ 3, _____

THANK YOU

Appendix 2: Household questionnaire for slum area

Name of interviewer _____

Date_____

1.Address:- sub city _____woreda_____kebele____
House no _____

2. Sex 1, male 2, female

3. Age _____

Part one: Personal information

4. Marital status 1, single 2, married 3, divorced /separated 4, widow(er)

5. Household size 1, one to two 2, three to five 3, six to ten
4, more than ten

6. Educational status 1, illiterate 2, read only 3, read/write
4, primary 5, secondary 6, sertefcet
7, diploma 8, degree 9, MA 10, PHD

7. Religion 1, Orthodox 2, Islam 3, Protestant 4, Catholic 5, others

8. Ethnic background 1, Oromo 2, Amhara 3, Tigre 4, Others

9. What was the main source of the household income now?
(multiple response).
1, government employer 2, private employer 3, shop
4, house rent 5, pension 6, remittance 7, other

10. Who is the breadwinner of your household?
1, husband 2, wife 3, child(ren) 4, husband + wife
5, mother + children 6, husband + children

Part two: income source

11, Estimate monthly income of your household from all sources (in birr)?
1, <688 2, 689 – 1000 3, 1001 – 2000 4, 2001 – 3000
5, 3001-4000 6, 4001-5000 7, >5000

Part three: infrastructure and housing service

12. How near is your current house to the nearest primary school?
1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

13. How near is your current house to the nearest high school?

1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

14. How near is your house to affordable health service center?

1, <3km 2, 3km-6km 3, 6km-10km 4, >10km

15. Can you get the service of ambulance in front of your outside door of your home? 1, yes 2, no

If the answer is no what is the reason

16. Can you get the service of fire barged truck in front of your outside door of your home? 1, yes 2, no

If the answer is no what is the reason

18. What did you often use for transportation in your village?

1, feet 2, own car 3, taxi 4, bus 5, cart 6, others

19. If you lived in a rental house, how much did you pay in birr per month?

1, <500 3, 501 – 1500 4, 1501 – 2000 5, > 2000

20. Number of bed room in your house?

1, 1 2, 2 3, 3 4, 4+ 5, studio

21, what kind of toilet do you use in your home?

1, private toilet 2, communal latrine 3, others

22. What is your source of clean drinking water?

1, pipe 2, community pipe 3, others

23. Do you participate in community social service?

1, yes 2, no

If your answer is yes which one is 1,idir 2, equb 3, mahiber 4, others

24. Have you a good relationship with your neighbors?

1, no relation 2, positive relation 3, conflict 4, no comment

Part four: Security and government task

25. In terms of security (crime), how safe your village?

    1, very safe 2, fairly safe 3, same 4, fairly unsafe 5, very unsafe

26. Do you agree if the government requested you to upgrade the area and relocate you from the original village?

    1, truly voluntary 2, induced voluntary 3, unvoluntary 4, can't say

THANK YOU

Appendix 3: Questions for Key informant

1. What are the major actions made by the condominium administration committee to solve conflict in condominium?
2. What it seems like the network of the social community participation in condominium community?
3. To upgrade the rest slum area of Arada sub city, what major works thinking by the government?

Appendix 4: Questions for focus group

1. To announces dislocating the area what kind of method the government used to transfer the information to the people?
2. What are the major economical challenges faced the slum area peoples in their informal economic sector when slum upgrading took place?
3. What are the major security problems in slum area?