ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES

PROBLEMS OF GAINING ACCESS TO HOUSING LAND BY GOVERNMENT EMPLOYEES AND FACTORY WORKERS IN GONDAR TOWN

BY
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ADDIS ABABA
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By
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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 Geography

Thesis Advisor
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Addis Ababa University
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DECLARATION

This thesis is my original work and has not been presented for a degree in any other university and that all sources of materials used for the thesis have been duly acknowledged.

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WOSSEN ALI DAWOUD

This thesis has been submitted for examination with my approval as university advisor.

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Dr. SOLOMON MULUGETA

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LIST OF ABBREVIATIONS

CSA	:	Central Statistical Authority
EMA	:	Ethiopian Mapping Authority
EMS	:	Ethiopian Meteorological Services
NGAZ	:	North Gondar Administrative Zone
TGE	:	Transitional Government of Ethiopia
UNCHS/Habitat:		United Nations Center for Human Settlements/Habitat

DEFINITION OF TERMS

Gaining Access - Obtaining the right to use.

Housing Land/Residential Plot/ - a plot used for housing purpose /construction/.

Kebele - The smallest administrative unit in Gondar town.

Kefitegna - The highest administrative unit in Gondar town.

Region - The highest administrative unit in Ethiopia.

Zone - The Highest administrative unit in a Region.

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ABSTRACT

The purpose of this study was to assess the problems of gaining access to housing land in Gondar town with particular emphasis on the experience of government employees and factory workers.

To achieve this objectives sample government employees and factory workers were selected using two-stage stratified sampling method. Questionnaire and relevant documents were used to gather information pertinent to the study. Percentages, ratios and coefficient of correlation were used in analysing the collected data.

The result show that Gondar is faced with a substantial problem of housing shortage. On the average 6.0 percent of the total households in Gondar town have no access to either owned or rented private residential unit. Inaddition there is a considerably noticeable level of overcrowding. The responses of the government employees and factory workers indicate the presence of overcrowding in Kefitegna One and Kefitegna Three.

The problem of housing shortage in Gondar is aggravated by the difficulties of the residents in gaining access to housing land in the town. Marriage, household size and income were found to have influence on gaining access to housing land by the respondents. Lack of spatial integration of the new residential sites with other locations in the town, housing standards, the precondition set in the approval of the supply of land, delays in the provision of land and the nature of the town's relief were also found to have an effect on gaining access to housing land in Gondar.

On the basis of the findings the study recommends the need for increasing, as much as possible, the supply of land for those who are in need of constructing their own shelter by alloting the existing vacant lands in the already built up areas with reasonable price, by providing the basic infrastructural services in the new residential sites, by revising the current housing standards and the preconditions set in the process of supplying land and by participating the public in matters of housing land andhousingconstruction.

CHAPTER ONE

1. INTRODUCTION

Ever since man started settled life, his efforts to keep alive have been involved with land. He has looked to the land not only for his food and clothing but also for the space to cook, wash, spend his leisure time and sleep. Land has played an important role in the building of his dwelling too, for from it he has extracted, the mud, stones, wood, grass or bamboo that he could put together with his own hands. The enclosure he has erected met his needs and wants; a place for repository of his few possessions and a protection against the influence of weather-rain, heat and cold, etc. He had access to field and sunshine, proximity to work and family, and had also the relative ample space in which to move out (Abrams, 1970:2).

However in today's urban settlements, man finds the land arranged out in to small lots to be bought, rented or allotted by other personalities regardless of his capacity to pay or his locational choice. Even if he gains access to land, he no longer can build home with his own tools and talents. The decision how and where he can build his own home is made by others. This situation with other things has led the supply of one of the three basic necessities of man (shelter) to fall short far behind demand for it in large cities of the world (Abrams, 1970:2).

Ofcourse, urban problems are not only limited to housing shortage but they are many and varied, and no city can realistically expect to tackle successfully all of its problems at once. Experience has shown the importance of being selective and setting priorities, so that action may be focused on limited array of problems (United Nations Center for Human Settlement /Habitat/, 1997:21). In this case, the urban place in its

many forms as human habitat should be built to serve man's needs: his physical needs for comfort and convenience, his social needs to be part of the community and his psychological needs for self actualization. If served in such a way he will be healthy and productive and thereby will contribute to the progress of his nation. From this point of view, housing is pivotal and attention should first be drawn to alleviate the problems related to it. This is particularly significant in the urban centers of developing countries where the pace of their population growth is fast.

The United Nations Center for Human Settlement/Habitat/ (1993:3) declares that the right to adequately housing is universally recognized by the international community and constituted the basis for national obligations to ensure that people's shelter needs are adequately met. Because, shelter is fundamental to people's physical, psychological, social and economic well-being in all countries.

The World Bank suggestions in different years as reflected by Ninetied and Linder (1988:148), consider housing as a tool for attacking poverty.

> *"Housing is a tool for 'macro-economic development', it has 'substantial multiplier linkage through the economy', it can 'lead to higher national productivity, making productive under utilized labour, material and financial resources'. Housing, then, is viewed as one way of attacking poverty by increasing the productivity of the poor. One way of increasing productivity is the creation of employment in housing construction ....."*

Abrams (1970:109), on the other hand states that, housing is also an 'economic sector' in a sense that houses in urban areas of the developing countries are often the small production centers for small scale industries such as weaving, garment making or tailoring and so on. He also points out that housing plays a major role in the creation of

employment-direct or indirect; it activates other industries and adds to local purchasing power.

Inadequate housing on the contrary is claimed to hamper the overall development of an individual which again will hamper progress of a nation. According to the United Nations Center for Human settlements /Habitat/ (1992:5), there should be a need to link shelter sector to the economy when development plans are formulated in all nations of the world, because it plays a more important role in national development than has been recognized. Whether in urban or rural settlements, shelter is the most visible expression of a country's ability to satisfy some of the most basic needs of its people. Whatever people's shelter circumstances are so inadequate that they fail to provide such basic supports to their lives, it is usually a clear indication that the society is on the verge of, or immersed in economic and political turmoil (United Nations Center for Human Settlements /Habitat/ (1990:3).

Therefore tackling the problems related to housing is not only important from the point of view of social justice, but also is essential from the point of view of making urban centers play their vital role as vehicles of economic development. This circumstance underscores the significance of undertaking careful studies on the factors that contribute to housing shortages such as problems in access to urban housing land.

This thesis essentially attempts to assess the problems and prospects of gaining access to housing land in Gondar town on the case of government employees and factory workers. Here it must be noticed that the treatment of Gondar as a town throughout this study is not to refer to its population size but is simply in accordance with the definition of towns given by the 1994 Population and Housing Census as

"localities in which Urban kebele Administration (Previously known as Urban Dwellers Association) has been established." (CSA, 1995:1).

1.1 The Problem

The recent trends of world urbanization have clearly shown that, the fastest rates of growth in urban population have been in developing countries (Barke & O'Hare, 1991:216; O' Heara, 1999:16; UN, 1999:8). The growth of urban population in these countries is claimed to have proceeded at extra ordinary rates often compressing in to decades the process that has taken centuries in developed countries. De Souza (1990:44-45), shows that, Third World urban population increased at an annual rate of 4.1 percent between 1950 and 1975, far faster than the rate 2.8 percent a year in developed countries between 1875 and 1900. In just five years, between 1990 and 1995, the cities of developing countries grew by 263 million. The pace of urbanization in places such as Lagos and Bombay echoes that of Chicago and New York a century ago, but the absolute population increase is much higher (O'Heara, 1999:15-16).

O'Heara (1999:15-16), points out that population increase in urban centers of the developing countries will continue to be distinguishing demographic trend of the next century, accounting for nearly 90 percent of 2.7 billion people projected to be added to world population between 1995 and 2030. He also indicates that the most explosive urban growth is to be expected in Africa and Asia where only 30-35 percent of the people live in cities now. These rapid rates of urban growth are meant that, each year, more and more people in urban areas of developing countries must be housed. Unfortunately, this basic need of man that influence his physical, psychological, social and economic well-being and where he builds significant capabilities for discharging his duties and obligations as a member of a family, society and the state (Hussain,

1978:98-104) is in acute shortage particularly in larger towns and cities of the developing countries (Gilbert & Ward, 1992:125). Consequently, overcrowding in the central slum areas has increased, at the same time people build impoverished structures on what ever vacant land they could find and even many people live under the open sky on sidewalks (Barke & O'Hare, 1991:264; Mountjoy, 1978:484; Turner, 1980:213; Velsen, 1975:301).

Consequent up on the problem of overcrowding in central slum areas and impoverished structure of squatters is unsanitary environmental conditions in and around the houses. It has remained a major public health problem to collect, convey and dispose of liquid and solid wastes. Lughod and Hay (1977:291) explain that the association between housing problems and Third World towns and cities is very strong. They state that the topic of urban centers in developing countries conjures up immediate images of agglomeration of make-shift shanks, bulging with families and people cooking, doing laundry, etc. out-of-doors and every where are salvage and garbage.

Recognizing the inevitability of urban population growth and the concomitant increase in the demands for shelter the developing countries were trying for solution through various programs such as public or subsidized housing programs but their efforts have totally been inadequate to meet the growing shelter needs in their urban centers (Huyck, 1968:71). Given the inevitability of urbanization and the scarcity of governmental budgets, the problem of housing can only be solved if all the needy or interested individuals are able to construct their own houses. However, this ability has been, to large extent, dependent on the possibility of their obtaining access to housing land in the right location and at right price (Sazanami, Kindokoro & Siang, 1992:3).

Gaining access to housing land in urban areas of developing countries seems to be a very difficult task. The situation is in part manifested by the fact that the production rates of dwelling units have always been much lower than requirements (Stone, 1993:2) and in part by the tendency of some urban residents to live in squatter settlements regardless of strong municipal opposition in many cities and towns of these countries (Turner, 1980:253; Huyck, 1968:92; Abrams, 1970:25).

There is no reason to say, Ethiopia is an exception to this reality. Although urban centers constitute a small portion of the country's total population, they have already begun to exhibit rapid rates of growth. The Ministry of Economic Development and Cooperation (1999:120) in its *Survey of the Ethiopian Economy*, shows that, the rate of population growth in urban places of the country averages 5.0 percent per annum. A situation also seems to exist for further increase in this figure. Scholars suggest that the agricultural resources, particularly in the areas, which constitute most of the country's population, have been highly deteriorated (Admit Zerihun, 1994:96; Bekure Woldesemait, 1996:50), and this condition appears to stimulate frequent rural-to-urban migration.

Eventhough urban centers housed a small proportion of the total population in Ethiopia, most of these places are characterized by acute shortage of housing and overcrowding (Ministry of Economic Development and cooperation, 1999:120; Solomon Mulugeta, 1985:1). The problem may be aggravated by difficulties of individuals in gaining access to housing land. However urban land issues and housing are claimed to have been neglected by both foreign and national scholars, while extensive rural land studies were carried out (Solomon Gebre, 1994:278). Even though some studies have been conducted, they were limited to Addis Ababa. The problems related to access to housing land in other towns have not been well assessed.

The town of Gondar, as one of the largest urban centers in Ethiopia with a population of more than 100,000 appears to experience the features cited above for the country. Its population in 1984 was 80,675 (Central Statistical Authority, 1990:80), and this figure has increased to 112,249 in 1994 (Central Statistical Authority 1995:238). This amounts to a 3.9 percent increase per annum. It has been estimated that its population would reach 156,087 by the year 2001 (Central Statistical Authority, 2000:4).

Against the background of this population increase in Gondar town a minimum of 600 house holds every year between 1984 and 1994 and a minimum of 800 households per annum between 1994 and 2001 would have required to be sheltered. In recent times, there have been strong demands for housing and housing land in the town (according to the officials of some 'kebeles' and the municipality). However, as the 'kebele' and public houses constructed by the municipality have been totally inadequate in meeting the housing demand, many people are forced to live in crowded condition by paying rent for private houses or rooms. Moreover, a study carriedout by Mengistu Woube and Sjoberg (1999:39) on the housing stock of kebele 11 in Gondar town shows that land for the purpose of officially approved housing construction was in short supply and squatters opted for housing space immediately adjacent to owner occupied houses, at times simply in the form of an unofficial extra rooms for rent. The situation is best described by the data obtained from the 1984 and 1994 population and Housing Censuses. The proportion of rented housing units in 1984 was 43.8 percent out of the total housing units. In 1994, this figure increased to 51.5 percent. On the contrary, the proportion of owner occupied housing units decreased from 54.2 percent in 1984 to 41.2 percent in 1994 (Central Statistical Authority, 1990:336; 1995:147). Moreover, the town accounted for 47.5 percent of the urban population in North Gondar

Administrative Zone, while accounting for 40.9 percent of the total urban housing units in the zone (Central Statistical Authority, 1995:147 & 162).

The aforementioned discussion about the town of Gonder suggests that there are serious problems in the acquisition of housing land by the needy residents. The problem, in fact needs to be alleviated before the development of slums and squatters attain unmanageable proportions. More importantly it needs to be alleviated to have productive population in the town unconstrained by space. In view of this fact, this study attempts to assess the problems and constraints of access to housing land with special emphasis on the case of government employees and factory workers in this town. Because as the government employees and factory workers are expected to have closer link with the officials of the municipality, the results are also expected to provide clue about the major constraints of gaining access to housing land in the town.

1.2 The Objectives

There is today an increasing awareness of the inevitability of urbanization in the developing countries. It is also widely recognized that urban centers play a major role in innovation diffusion and socio-economic transformation. They are considered to raise productivity, create jobs and wealth, absorb population growth, provide essential services and create market for agricultural produces. Generally, the growth of towns and cities is a necessary prelude to the over all development of a nation. However, urban places can play effectively their role if their problems are reduced step by step. Ethiopia is fortunate in that the bulk of population still live in rural area. This gives an opportunity to minimize problems arising from urbanization. Avoiding problems related to housing in urban areas of the country appears to be more significant.

Because it seems to be a vantagepoint from which to attack challenges of environmental-cum-socio economic development.

The major objective of this study is therefore, to throw light on the problems and prospects of gaining access to housing land in Gondar town and to identify the measures that need to be taken to eliminate or reduce the existing bottle necks in the acquisition of housing land in the town. This, study also attempts to investigate the nature of some aspects of housing (characteristics and demand & supply structure) in the town. Because it will lead to conclusion pertinent to the problems in the acquisition of housing land by the needy individuals. To this end, the specific objectives of this study are to:

1. assess the relationship between the demand and supply of formal housing land (land under the control of municipality) in the town with a specific emphasis on the experience of government employees and factory workers.
2. examine the main factors constraining access to formal housing land by the needy individuals dwelling in the town. More specifically an attempt will be made here to:

    a. assess the physical and location characteristics of the new residential area that would possibly limit the efforts of the needy individuals in securing housing land in the town.

    b. examine socio economic and demographic problems that restricted personal efforts in gaining access to formal housing land in the town.

c. assess the influence of problems related to access to basic public services on gaining access to housing land in the town.
d. identify the administrative shortcomings that hinder easy access to housing land by the needy or interested individuals to construct housing units.

3. examine the social, economic and demographic characteristics of government employees and factory workers that have succeeded in gaining access to housing land in Gondar town.
4. assess the nature of housing demand and supply structure as well as the housing production system in the town.

1.3 Research Questions and Hypotheses

In the light of the aforementioned objectives, the following questions and hypotheses are laid down to be assessed in order to understand the salient features of the problems associated with access to formal housing land by government employees and factory workers in Gondar town as well as to generate responses during the study.

1.3.1 Research Questions

1. What type of relationship exists between the demand for and supply of housing land in Gondar town?
2. Can the current supply of land help to minimize housing shortages and improve the living condition of the dwellers?
3. What are the problems encountered by government employees and factory workers in gaining access to housing land in the town?

4. What type of relationship exists between demand for and supply of housing units in the town?
5. What are, if any, the problems faced by new home owners as regards access to basic public services, work and shopping as well as recreational trips?

1.3.2 Hypotheses

1. Demand for housing units in Gondar town is strongly correlated with the supply of the units.
2. Demand for housing land in Gondar town is strongly correlated with the supply of it.

1.4 Significance of the Study

Although the study is confined to the problems of government employees and factory workers in their access to formal housing land in the town of Gondar, it is hoped that the results obtained from the study will shed light on the major constraints in the acquisition of housing land in the town. Moreover the study may make pertinent government bodies conscious of the problem and may also provide clue to tackle the problem inorder to overcome the housing shortage in Gondar town. Therefore, it may provide a hint that will help them in their efforts to attain a healthy development of the town.

1.5 Research Methods Used

1.5.1 Types and Sources of Data

1.5.1.1 Types of Data

The data used in this study include both primary and secondary data that are collected using a structured questionnaire and an assessment of various relevant documents, respectively.

1.5.1.2 Sources of Primary Data

The main body of information for this study was obtained from primary data, which was collected using structured questionnaire that was filled by sample government employees and factory workers in Gondar town.

1.5.1.3 Sources of Secondary Data

Different documents were assessed to gather information that are relevant to the study. Pertinent information on the general housing characteristics of Gondar town were obtained from various publications of the CSA. Data on demand and supply of housing land in the town is obtained from the municipality. Information as regards to population and physical aspects of the town are obtained from various documents published by the CSA, Ethiopian Mapping Authority (EMA), Ethiopian Meteorological Services (EMS) and the Department of Planning and Economic Development Bureau of North Gondar Administrative Zone.

1.5.2 The Sample Design

Since the study refers to the problems of government employees and factory workers in their attempt to obtain housing land in Gondar town, the determination of sample government employees and factory workers was made based primarily on their total number. Here it must be noticed that the categorization of the total population being considered into government employees and factory workers is basically made due to the fact that no factory in Gondar town is owned by the government.

There were 3987 government employees and 603 factory workers in Gondar town when the data collection process for this study was started. (Appendix 2a and 2b) This amounts to a total of 4590. On the basis of this information therefore, considering the time, manpower and financial resources available to the study as well as the distribution of government institutions and factories in the town, the writer decided to contact a total of 250 sample population including government employees and factory workers. This amounts to 5.4 percent of the total population being considered. Accordingly, the sample population was again broken down to 217 government employees and 33 factory workers in order to achieve a proportional representatives from each group.

Considering that the study would cover two categories of population (government employees and factory workers), the scheme for the selection of the already determined sample size adopted the following steps.

At the very beginning a complete lists of the 64 government institutions and 8 factories were prepared separately, and then, taking in to consideration the total number of these institutions and factories and their locations with in the town, two-stage

stratified sample design was used in the selection of the sample population in which the Primary Sampling Units were government institutions and factories in Gondar town. The Secondary Sampling Units became 25 percent of the government institution and 25 percent of the total factories. These were selected randomly from the lists that were prepared at the beginning.

Following these steps, the sample population (217 government employees and 33 factory workers) was allocated for each sample government institution and sample factory proportional to size; size being the number of employees and workers in each of the selected institution or factory.

Table 1.1: Distribution of the Sample Population by the Selected Government Institution and Factory.

No.	Name of the selected institution and factory	Total number of employees or workers	Selected employees or workers		
			Male	*Female*	*Total*
1	Gondar College of Teacher Education	172	31	4	35
2	Department of Agriculture	169	31	4	35
3	Department of Finance	120	18	7	25
4	Tsadiku Yohannes Primary School	93	16	3	19
5	Department of Trade and Industry	75	15	-	15
6	Department of Culture, Tourism and Information	73	7	8	15
7	Disaster Prevention and Preparedness Commission	73	13	2	15
8	Atse Bakafa Primary School	47	8	2	10
9	Department of Works and Urban Development	44	7	2	9
10	Azezo High School	41	8	-	8
11	Felege Abiyot Primary School	40	6	2	8
12	Sport Commission	39	6	2	8
13	Anghereb High School	32	7	-	7
14	Addis Alem Primary School	15	2	1	3
15	Agency For the Administration of Rented Houses	15	3	-	3
16	Gondar Wereda Administrative Office	11	2	-	2
17	Gondar Oil Factory	50	11	-	11
18	Dashen Brewery	102	20	2	22
Total		***1211***	***211***	***39***	***250***

Source: Appendix 2a and 2b

Having allocated the proportion of sample government employees and factory workers to the selected institutions and factories, the respondents were selected from attendance signature lists prepared for the employees and factory workers in each of the selected institution or factory. Assuming that persons of the same income be might listed successively on the attendance signature lists, the selection of the sample

population was made by using systematic random sampling technique. Thus every third government employee or factory worker on the attendance lists were approached in order to have his/her response. However, incase, any of the proposed government employee or factory worker was not available or did not volunteer to fill the questionnaire, substitution was made for another respondent in the respective institution or factory.

Inorder to facilitate and accomplish the data collection process, 15 (fifteen) assistants, all of whom have completed grade 12, were employed. Then, they were first introduced with the procedures that they had to follow while conducting the data gathering process. The whole process of primary data gathering lasted from March 13 to March 28, 2002.

Finally, of the total 250 government employees and factory workers who were requested to fill the questionnaire, the responses of 9 (3.6 percent) respondents were found incomplete, and thus they were discarded. Therefore the responses of 241 (96.4 percent) respondents were found to be more complete and used in the analysis of this study.

1.5.3 Data Analysis

The collected information from the questionnaire was analysed using a variety of methods and techniques such as tables, percentages, ratios as well as figures. Although tables have been used as important tools of analysis throughout the study, coefficient of correlation has also been used to evaluate the nature of correspondence or relationship between variables. Whenever necessary maps were used for statistical and spatial comprehension.

1.6 Organization of the Thesis

This thesis has seven chapters. The first chapter introduces the nature of the problem, the objectives of the study, the research questions that help to attain the objectives, the significance of the study and the methods and tools used to analize the problem. Chapter two deals with the physical, developmental and population aspects of Gondar town. Various literature related to the problems of gaining access to urban housing land and associated issues are reviewed in chapter three.

Chapters four through seven are devoted to the assessment of the data gathered mainly from the sample respondents with respect to their housing conditions and the problems they encountered in their attempt to gain access to housing land. Chapter eight provides summary, Conclusion and Recommendation in the light of the study findings.

CHAPTER TWO

2. GENERAL DESCRIPTION OF THE STUDY AREA

2.1 Physical Aspects of Gondar

2.1.1 Location

Gondar, the capital of North Gondar Administrative Zone (NGAZ) is found at a road distance of 747 kms north-west of Addis Ababa. Astronomically it is located at 12^0 30' North and 37^0 20' East (Ethiopian Mapping Agency, 1981:92). The town limits of Gondar enclose an area of 40.27 km2 (CSA, 1998:27) The northern boundary of the town is limited by the eastern slops of mountains Mushira Dengay, Tigrie Machohiya, Hog and Amba Soni. The western boundary runs along the cresets of Mt. Amba Terara, Mt. Bilajig and Mt. Anchi Duba. To the south, the town extends relatively over plain area towards the Tewodoros II Air port; where as the eastern boundary of the town is limited by River Angereb.

2.1.2 Relief

The topographic characteristic of Gondar is made up of slopping terrain dissected by a number of rivers that start from the mountains west of the town and drain towards south east before joining the Angereb river. The notable rivers that drain the town include the Angereb, keha, Dimaza and Shinta. Generally, scattered hills, vallyes and eroded land comprise a major portion of the town's topography.

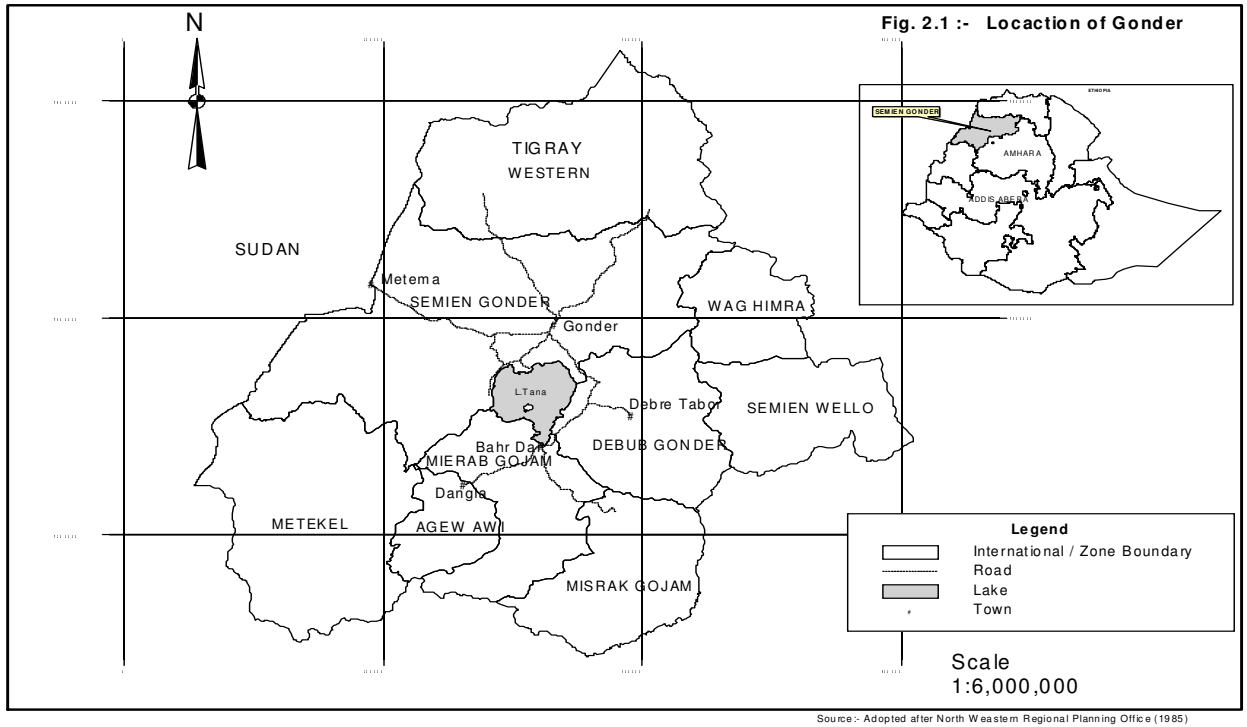


Fig. 2.1 :- Locaction of Gonder

Source:- Adopted after North Weastern Regional Planning Office (1985)

Elevation within the town ranges from 1800m.a.s.l around Keha River to 2200 m.a.s.l at Goha Ridge (Planning and Economic Development Department for NGAZ, 1999:4). Associated with this are some edges and vistas that offer special elements of the town's landscape.

The nature of the topography of Gondar has a great influence on the development of the town. First it partly determines the natural direction of the town's expansion to be along the left side of the main asphalt road that extends from Gondar to Addis Ababa. Second, although the town extends from north east to south west in a linear strip along the main route from Addis Ababa to Gondar, the settlement is disjointed at least at four places due to its topographic features. The first is the Core Gondar, which comprises nearly three fourth of the total area of the town. The second is the Addis Alem area, which is separated from the Core area of Gondar by a relatively steep slope. The third and the fourth refer to the Azezo area which are further divided in two places. The Azezo area is separated from the Core Gondar by the ridges of Mt. Maraki and Mt. Genfo Quch.

2.1.3 Climate

Gondar, though located on the 12^0 30'N parallel, has mean monthly temperatures that range from 14^0c to 20^0c due mainly to its elevation. The annual average temperature of the town is 19.7^0c (Ethiopian Meteorological Services, 1979:3; Planning and Economic Development Department for NGAZ, 1999:4), And therefore, it is most of the time comfortable. In terms of the traditional climatic classification based on altitude and temperature, the town could be categorized under the 'Woina Dega' climatic zone.

There is seasonality of rainfall in Gondar, with the maximum precipitation occuring from June to September. The rain occurs during summer and spring seasons. Summer is the main rain season which lasts from June to September. The small rains of spring usually occurs between February and April. The remaining months of the year are almost free of rain. The annual rainfall of Gondar amounts 1772mm (Planning and Economic Development Department for NGAZ, 1999:4).

2.2 Origin and Development of Gondar

Gondar was established in 1636, by Emperor Fasiladas, two handred fifty years prior to the foundation of Addis Ababa. Years before its establishment the town had existed as a trading enterpot on the long-distance trade linking the southern regions to Massawa on the Red Sea coast and Matama on the Sudan border (Bahiru Zewde, 1998:103; Pankhurst, 1969:177).

Fasiladas chose Gondar as his capital may be due to a number of reasons. Gondar was a non-malarious site and could therefore have attracted Fasiladas as it was healthier than the swampy area around Lake Tana where the Emperors of Ethiopia established themselves after Libne Dingle (1520-1541). In addition, Gondar is surrounded by a ring of mountains and Fasiladas might have thought that it was more secure from enemy attack than the plains of Dembia near Lake Tana. Further, the then cravan trade routes of the Sudan and the Red Sea coast converged at Gondar. Therefore, the interest of controlling this trade could be cited as one of the prime factors, which attracted Fasiladas to settle at Gondar (Bahiru Zewde, 1998:193; Ghiorghis Melese, 1969:166; National Urban Planning Institute, 1995:17).

The successors of Fasiladas found the new political center so agreeable that it remained a permanent seat of imperial power until 1850s. Following the establishment of Gondar, various buildings and ordinary dwelling units were constructed, and then several distinct quarters of the town had emerged. These quarters included the imperial quarter known as the 'Negus Gemb, two localities under ecclesiastical ownership known as the 'AbunBet' and 'Echege Bet', a couple of market compounds, the Muslim quarter known as the 'Islam Bet' and the Falasha quarter known as the Falasha Bet (Pankhurst, 1969:207).

More or less, in the center of the town laid the Fasiladas castle. All the area to the left of this palace known as 'Gira bet', was a living quarter for persons of lower class origin and that of the right side of the palace was the residence of the aristocracy. The houses in the area to the right side of Fasiladas castle were constructed in rows, and accommodated a large population (National Urban Planning Institute, 1995:19).

Once Gondar was established, it played a significant role on the development of commerce, agriculture and handicrafts. Because of its location in the north-west of the country, the old western trade route to the Sudan increased in importance. The Gondar market was a meeting point for people who traded their cattle, honey, butter and grain for the urban products of weavers, blacksmiths and goldsmiths. The development of Gondar led to an immense increase in the demand for handicrafts in and around the town. Many skilled workers therefore emerged, or were attracted from the neighbouring country side, or from lands away from the town. A significant amount of Muslim population were engaged mostly in trading and weaving. They resided in separate quarters known as Addis Alem. The Falashas were engaged in the production of handicrafts (Bahiru Zewde, 1998:193; Pankhurst, 1990:103).

Gondar served as a capital of Ethiopia until the middle of the nineteenth century, but it entered a political decline after 1850s. The civil war of Zemene Mesfint (The Era of Princes), the establishment of a new imperial capital by Eperor Tewodoros II at Debre Tabor and the Mahdist invasion caused the decline of Gondar. The major event which further reduced the significance of Gondar, however was the shift of geo-political center of the country to the south following the rise of Emperor Menelik to the throne who established Addis Ababa as his capital (National Urban Planning Institute, 1995:21).

Nevertheless, Gondar continued to serve as a town of considerable importance. Until the Italian invasion, the town served as the capital of Begamidir. During the Italian occupation Gondar was made the capital of Amhara Governorate General, one of the six administrative divisions of the then Italian East Africa. The Italians constructed roads within and outside the town. The roads within the town were constructed in a grid form. During the same period Gondar was connected with different parts of the country through the newly opened roads, which include the road from Gondar to Mekele, Asmara, Debre Tabor and Dessie; and the road to Om Hagar and Matama through Wolqayit. Moreover, air transport also started between Gondar and Asmara, Addis Ababa and Dessie with the opening of the air port at Azezo during this period. (National Urban Planning Institute, 1995:21-23).

After liberation, the municipality of Gondar town was established and the town started to be administered by the municipal council, the members of which were drawn from various section of the society including the employees of the municipality. The municipality divided the town in to five zones known as '*kfiles*' based on criteria such as tradition, population size and economic importance. The town's administrative sub-divisions remained intact between 1942 and the mid-1970s, until it was substituted by a

new administrative system which divided the town in to 'Kefitegnas' and their sub-divisions known as 'Kebeles' (National Urban Planning Institute, 1995:26-27). Currently, the town is divided in to 4 'Kefitegnas' and 21 'Kebeles' for the effective administration of it.

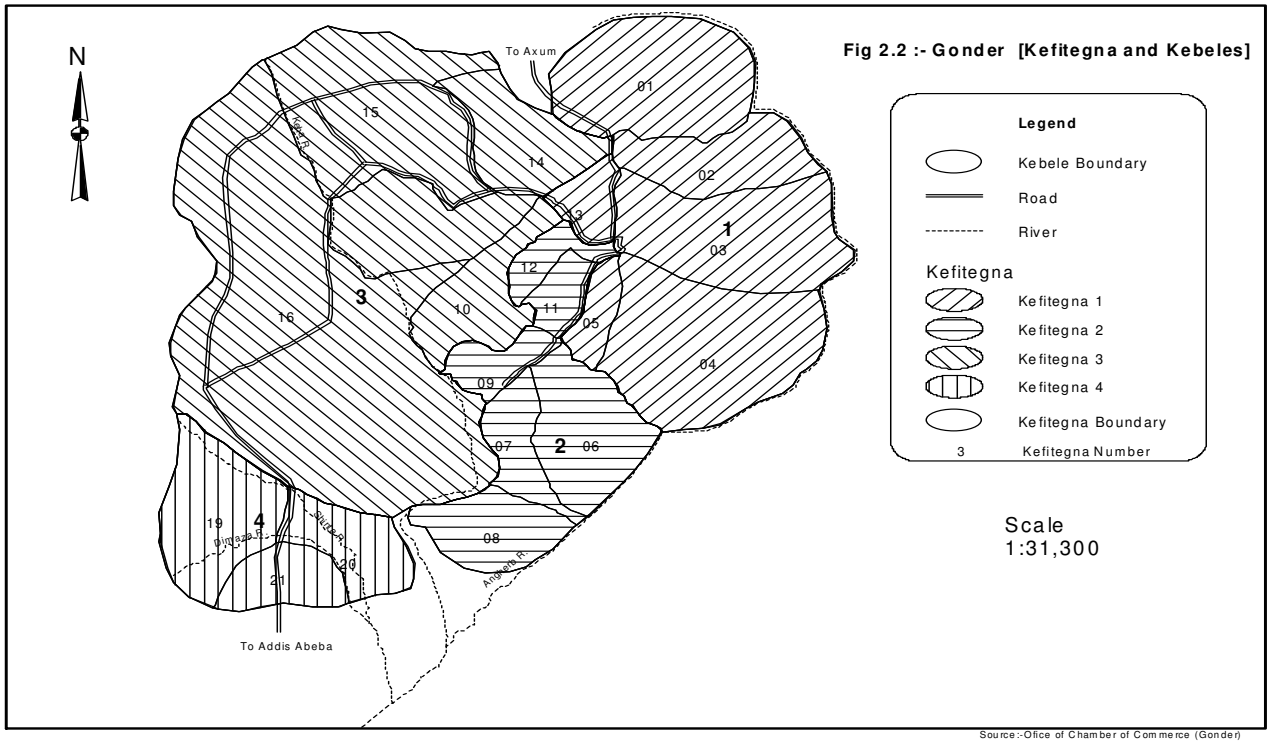


Fig 2.2 :- Gonder [Kefitegna and Kebeles]

Source:-Ofice of Chamber of Commerce (Gonder)

2.3 Some Aspects of the Population of Gondar

2.3.1 Size and Growth Pattern of the Population of Gondar

The size and growth pattern of a population are very important demographic data that should be obtained within the territory of a given governing body for socio-economic development planning including housing. However the availability of reliable demographic data in Ethiopia is a very recent phenomenon.

For the town of Gondar the relatively reliable data on population characteristics was available for the first time in 1984 when the first population and Housing Census was carried out. The other significant source of more reliable data on the population characteristics of the town is the 1994 Population and Housing census. Eventhough these two censuses are more significant in providing a relatively more complete count and other information on the population of Gondar, the demographic sample surveys that were carried out in 1967, 1970 and 1978 by Central Statistical Office (CSO) are also important in providing estimates of the population size before 1984, as they are used in the analysis of the population characteristics of Gondar by the National Urban Planning Institute (NUPI) in its '*Report on Gondar's Master Plan*.' In this section therefore, the writer uses all of these census and sample surveys particularly in the examination of the town's growth pattern.

2.3.1.1 Population Size of Gondar

The most recent reliable source of population data for the town of Godnar is that of the 1994 population and Housing Census. According to the result of this census, the

population of the town was 112,249 of which 51366 were males and 60883 were females (CSA, 1995:162). It has been also estimated that the size of the population would reach 156, 087 in 2001 (CSA, 2001:47).

Gondar with a population size of 112,249 is the fourth populated urban center in Ethiopia next to Addis Ababa, Dire Dawa and Nazret. It ranks first in the Amhara Region (Table 2.1).

Table 2.1: Population of 5 Largest Urban Centers in Ethiopia and in Amhara Region - 1994.

Category	Urban Center	Population			share in the total urban population (%)
		Male	*Female*	*Total*	
In Ethiopia	Total Urban	3,534,805	3,788,402	7,323,207	100
	Addis Ababa	1,008,928	1,075,660	2,084,588	28.5
	Dire Dawa	82,188	82,663	164,851	2.3
	Nazret	61,965	65,877	127,842	1.7
	Gondar	51,366	60,883	112,249	1.5
	Dessie	45,337	51,977	97,314	1.3
In Amhara Region	Total Urban	577,192	688,123	1,265,315	100
	Gondar	51,366	60,883	112,249	8.9
	Dessie	45,337	51,977	97,314	7.7
	Bahir Dar	45,436	50,704	96,140	7.6
	Debre Markos	22,745	26,552	49,297	3.9
	Kombolcha	18,995	20,471	39,466	3.1

Source: CSA (1998) Ethiopia "*Statistical Abstract-1997*" Addis Ababa. Table B.4, pp: 44-69

2.3.1.2 Growth Pattern

Once the town of Gondar was established by Emperor Fasiladas in 1636, its population grew considerably with estimates of 70,000 particularly at times of peace (Pankhurst, 1966:54). However, its inhabitants decreased to 15,000 at the time of the establishment of Addis Ababa in 1887 and it is said that this figure neither increased nor decreased until the late 1930s (Engida Bezabih, 1986:6). But as it shown in Table 2.2, this size was estimated to double in 1967.

Table 2.2 Population Size and Growth Pattern -Gondar (1967-1994)

Year	*Male*	*Female*	*Total*
1967 (1)	15280	21029	36309
1970 (2)	16760	25028	41788
1978 (3)	27789	40002	67791
1984 (4)	34513	46162	80675
1994 (5)	51366	60883	112249

Source:
(1), (2) and (3) National Urban Planning Institute (1995). "*Report on Gondar's Master Plan*" Addis Ababa.

(4) CSA (1990). Population and Housing Census 1984. "*Analytical Report on Gondar Region*." Addis Ababa.

(5) _____ (1995). The 1994 Population and Housing Census of Ethiopia: Report for the Amhara Region. "*Statistical Report on Population Size and Characteristics.*" Vol. I Part I. Addis Ababa.

Table 2.3 presents population growth matrix between 1967 and 1994 based on the available data on the population of Gondar and using the exponential growth model (Appendix 3.1). And therefore, it is possible to observe the growth pattern of the town's population between survey and/or census periods.

Table 2.3: Population Growth Matrix Showing the Estimated Average Annual Growth Between Survey and/or Census year - 1967-1994.

Year of the survey or census	*1967*	*1970*	*1978*	*1984*	*1994*
1967	-	4.7	5.8	4.8	5.5
1970	-	-	6.2	4.8	4.2
1978	-	-	-	2.9	3.2
1984	-	-	-	-	3.9
1994	-	-	-	-	-

Source: Computed Based on Table 3.2

As shown in Table 2.3, Gondar had the highest rate of population growth between 1970 and 1978. The rate amounted 6.2 percent per annum. But this growth rate declined in subsequent years to 2.9 percent between 1978 and 1984 and to 3.9 percent between 1984 and 1994. Although it may seem to be true to accept this declining trend, it doe not necessarily mean that the increase in the absolute numbers has been reduced. For instance, as it can be calculated from Table 2.2:28, the actual number of people added to the total population between 1970 and 1978 (during the highest rate of increase) was 26003 while it amounted to 31574 between 1984 and 1994 when the annual rate of growth decrease to 3.9 percent.

Table 2.3 also shows that, although the rate of growth appears to decline between 1978 and 1994, the overall picture of the growth pattern of the population between 1967 and 1994 reveals the fact that the town has been experiencing an accelerated growth. Over the 27 years considered between 1967 and 1994, the town scored an average annual growth rate of 5.5 percent.

2.3.2 Distribution of Population

2.3.2.1 Age and Sex Distribution

The age structure, one of the attributes of population characteristics, indicates that the proportion of the population under the age of 30 years in Gondar town constitute the majority of the population. This means that the population of Gondar is predominantly young and the potential of the town for rapid growth appears to be very high.

Table 2.4: Distribution of Population by Age and Sex- Gondar (1994)

Age Group	Male		Female		Total		Cumulative of the total percentage	Sex Ratio
	Number	Percent	Number	Percent	Number	Percent		
0-14	21166	18.9	22309	19.9	43475	38.7	38.7	95
15-29	15814	14.1	21127	18.8	36941	32.9	71.6	75
30-44	7523	6.7	9330	8.3	16853	15.1	86.7	81
45-59	3889	3.5	4455	3.9	8344	7.4	94.1	87
60-74	2256	2.0	2961	2.6	5217	4.6	98.7	76
75-89	638	0.6	600	0.5	1238	1.1	99.8	106
90+	80	0.1	101	0.1	181	0.2	100	79
Total	***51366***	***45.9***	***60883***	***54.2***	***112249***	***100***		***84***

Source: CSA (1995) Table 2.8: 70

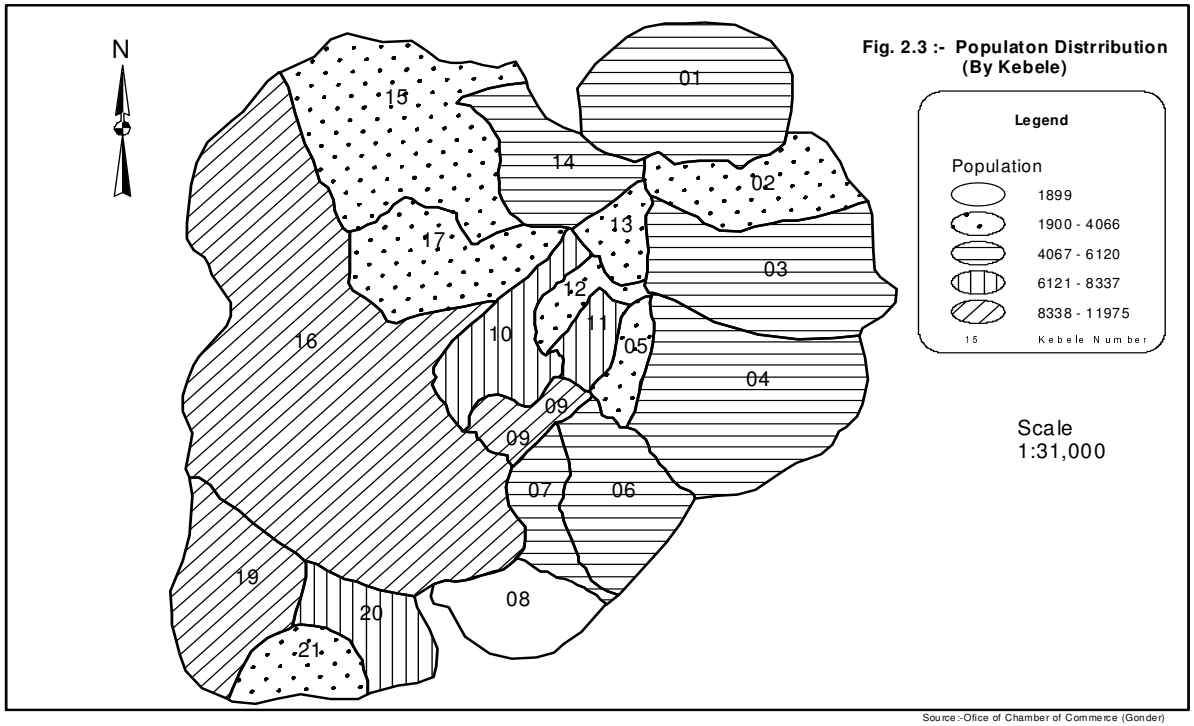
As shown in Table 2.4, the proportion of the population below the age of 30 in 1994 accounts for 71.6 percent of the total population. The Table also shows that the

absolute majority (94.1 percent) of the population is constituted with in the age range of 0 and 59 years. However, the age groups between 60 and 90 and above years account for only 5.9 percent of the total population.

As regards the sex distribution females accounted for 54.2 percent of the total population in the same year considered. Their domination is apparent in all age groups except for 75 years and above. The current sex ratio as represented in Table 2.4 is 84 males per 100 females which shows a significant change from the situation in 1984 (as can be calculated from Table 2.2), that was 75 males per 100 females. The ratio however has shown an increasing trend, albeit the number of male is lower throughout. Among the possible explanations for this condition could be a high level of female in-migration and some male out migration.

2.3.2.2 Distribution of the Population at the Kebele Level-1994

The distribution of population in Gondar town shows significant variation at Kebele Level. As indicated in Figure 2.3, the most populous 'kebeles' according to the 1994 Population and Housing Census report were kebele - 016 with a population of 11975, kebele-009 with a population of 9840, kebele 019 with a population of 9559 and kebele -020 with a population of 8337. All these kebeles are found to the western and southwestern portion of the town.


N
Fig. 2.3 :- Populaton Distrribution
(By Kebele)
Legend
Population
1899
1900 - 4066
4067 - 6120
6121 - 8337
8338 - 11975
15 Kebele Number
Scale
1:31,000
01
02
03
04
05
06
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Source:-Ofice of Chamber of Commerce (Gonder)

CHAPTER THREE

3. URBAN HOUSING IN DEVELOPING COUNTRIES

3.1 Urbanization and Housing Problem In Developing Countries

The early thinking to secure development in the less affluent countries was dominated by the recognition of the predominant role which urban-based industrialization would play in national life. Towards the end of the 1950s, as stated by Friedmann and Weaver (1979:5), two notions of development were introduced by Gunnar Myrdal (1957) and Hirschman (1958).

Gunnar Myrdal as referred by Friedmann and Weaver (1979:5), introduced the idea of Circular and Cumulative Causation in his new book, *Economic Theory and Underdeveloped Region* and argued that the course of development in underdeveloped region would be marked by deepening interregional inequalities. His analysis used the concepts of '*backwash*' and '*spread effects*' to denote the direction of influence of spatially concentrated economic growth. Following Myrdal, Albert Hirschman employed the same intellectual terrain in his *The strategy of Economic Development*. But instead of '*backwash*' he spoke of '*polarization*' and, instead of '*spread effects*' of '*trickle-down*'. Both writers described the impact of concentrated growth on spatially distributed population groups (Friedmann and Weaver, 1979:115). And according to them, the process of diffusion of growth resulting from '*spread*' or '*trickling-down*' effects was assumed to provide the stimulus to economic progress and an improvement in the lot of the poor countries. Although what were the best initiators of the process of diffusion of growth were unclear, there was a strong preference for the urban-based

industrial development, which appeared to have been vital in the process of European economic revolution (Dickenson, Clarke, etal, 1983:16). In 1964, the French economist, Francios Perroux, is said to introduce the notion of '*propellant industries*' to provide the necessary stimulus: once the propellant industries had been identified and established, they would form the nuclei of 'growth poles'. "Perroux's idea was enthusiastically taken up, not least" say Friedmann and Weaver (1983:15) "because it appeared to have spatial implications". There had emerged, then a development philosophy based primarily on the belief that urban and industrial growth to be the keys to unlock progress. Such thinking seem to provide the basis for the ideas of 'center periphery' model most clearly expounded by John Friedmann (1996).

Friedmann, as quoted by Dickenson, Clarke, etal (1983:17) states that "economic growth tends to occur in the matrix of urban regions. It is through this matrix that the evolving space economy is organized. The location decisions of most firms, including those in agriculture are made with reference to cities or urban regions". Therefore, development plans in almost all developing countries are claimed to have favoured urban-based industrialization which in turn the process favoured the development of larger towns and their infrastructure (Palen, 1981:345; David, 1986:105).

Although it seems to be true that the urban places play a key role in the diffusion of the benefits of growth, all that was needed have not been successful in developing countries. Several scholars (Ishumi, 1984:25; Kulkarni, 1984:1; Seyoum Gebresillase, 1991:56), point out that modernization of towns and cities in developing countries does not easily spread its effect throughout the urban fields, specially the rural areas are little affected and opportunities for advancement are poor. As the result of this fact, rural people flood in to these urban places in search of better living condition. What follows

from this atmosphere is that the growth of urban population has been proceeding at rapid pace much faster than the growth of the rural population.

Urbanization is, in fact, a global phenomenon. However, the pace at which it increases varies considerably from region to region. According to the United Nations Department of Economic and Social Affairs (1991), the proportion of the world population living in urban areas in 1950 was less than a third of the total population. But this figure was estimated to rise to nearly half of the world population by 1995, of which two-third of the increase was accounted for developing countries. The population increase in urban centers of the developing countries is also expected to account for nearly 90 percent of 2.7 billion people projected to be added to world population between 1995 and 2030 (O'Heara, 1999:15-16).

This rapid growth of urban population in these countries has brought with it complex problems; among them are, stiff competition for land, marked housing shortages, rapid growth of slums and squatters, environmental pollution and accompanying health hazards, overcrowding, traffic difficulties, long journey to work, and so on (Onibokun, 1989:68; United Nations Economic Commission for Africa, 1995:54).

Ofcourse, the problems of urban places in developing countries are many and complex. But the association between that of housing shortages and these places is strong. (Dwyer, 1975:100). Dickenson, Clarke, etal (1983:185) indicate that only few people in the urban places of developing countries produce, purchase or rent houses in properly surveyed, serviced and legally conveyanced land. Where as the majority of urban dwellers are confined to rented rooms in centrally located, high-density slums or peripheral squatter settlements. The United Nations Center for Human Settlements

/Habitat/ (1997:4), confirms this truth when it says that a significant percentage of the urban population in many developing countries now consists of low-income people living in private subdivisions and substandard rental units in informal settlements.

Referring to the existing shortage of housing in developing regions, Solomon Mulugeta (1985:21), points out that the problem of housing was not less acute and will be aggravated, especially in the major cities of Africa where 50 to 80 percent of their population are accommodated in unhealthy slum and squatter settlements.

3.1.1 Causes of Urban Housing Problem in Developing Countries

The housing problem in urban areas of the developing countries has been a source of constant concern to a number of scholars. And several factors have been identified to cause housing shortages in these places. Some writers (Ghosh, 1978:426; Stone; 1993:424), identify, the influx of large mass of population to urban areas; lack of resources including land, finance, building materials and manpower; and absence of housing policies, programmes and plans to be the major factors that have played behind the housing problem or shortages in urban places of these countries. In addition to these factors, the United Nations (1988:4) in its *Housing And Economic Adjustment* claimed that, the commercialization of land markets, the rising costs of imported building materials, constricted supply of mortgage financing and reduced household purchasing power to have been the major causes aggravating housing shortages in the urban centers of developing countries.

According to Dickenson, Clarke, etal (1983:185), the fundamental sources of urban housing shortages in developing countries are inefficient employment or

insecured wages compounded by a lack f government funds for housing subsidies, by inflated land prices boosted by housing needs and speculation.

Leeds (1981:23) admits highly inequitable income and/or depressed, backward, inefficient civil construction industries as the central generating variables of housing problems in developing countries. Balchin, Kieve and Bul (1988:226) on the other hand claim that the major causes for housing shortages in urban areas of the developing countries are changes in the number of households due to marriage, divorce and the formation of one-person households.

Lasserve (1996:50) concedes that the problem of housing in these places is neither merely nor primarily a technical problem, nor a lack of resource and economic capability or any other factor but rather a failure of political will. He explains that "the demand of private land and housing development sector, particularly demands for relaxing regulations and institutional reform, aim less at broadening their activities towards low-income groups than ensuring the far development of their activities". According to Veiller (1967:56-57), neglect and ignorance of citizens and public officials are the chief underlying factors causing housing evils in every community . He declares the condition as follows:

> *Neglect on the part of the community, failure of its citizens to recognize evil tendencies as they develop; dangerous ignorance on the part of citizens and public officials of what is going on with in the city's gates-a felling of security and confidence that all must be right because they see little that is wrong, that things can not be bad as long as they are hidden; of false civil pride which believes that every thing in one's own city is the best, a dangerous sort of apathy content to leave things as they are; a laissez faire policy which brings from fruit of unrighteousness.*

3.1.2 Efforts to Solve the Problem of Urban Housing in Developing Countries

Many proposals for solving the problem of housing shortages in urban areas of the developing countries were seen to focus on four strategies: the provision of public or subsidized housing, urban renewal, the establishment of new towns and dispersal of economic activities (Abrams, 1970:127-141). However, none of these strategies has been successful in alleviating the problem and particularly the latter three strategies have been very difficult to apply due to a number of complex problems (Abrams, 1970:128-136; Huyck, 1968:71-92).

Although public housing program has been proposed to be the major way of alleviating the problem of urban housing in developing countries, it has been totally inadequate in dealing with the problem since the growth of urban population is massive (United Nations Center for Human Settlements/Habitat, 1990:2). Moreover, the usual reaction of these countries has been to attempt to postpone investments, in housing for as long as possible, since they traditionally used to view housing as consumer of scarce resources rather than an investment in it self. Thus the governments used to prefer puting these resources in to the industrial or agricultural sector rather than in housing. Even though some governments of developing countries have attempted to provide public or subsidized low-cost housing, their allocation of funds for the housing sector in the already strained economy, was not able to cope with the increasingly growing housing problem. Subsidized public housing according to Alan Turner (1980:280) "turns out to be too expensive for the poorest people and in end the occupants may not be those for whom it was intended. Heavy subsidies make it impossible for governments to recycle funds and to repeat the project".

Doebele (1987:118-119), says that the problem of housing shortages in urban areas of developing countries could only be solved if dwellers are able to construct their own houses and, according to him, this could be achieved through the provision of easy access to housing land for the needy individuals. Considering these facts, as claimed by Sazanami, Kindokoro and Siang, (1992:3), urban housing programmes in developing countries are changed "from an emphasis on construction of public housing to an emphasis on sites and services in urban fringe areas..... to utilize people's self help capabilities" and there by to provide easy access to urban housing land.

Sites-and-services as indicated by Blwant and Saini (1979), could take two forms: the upgrading of housing areas which have already been settled, and the development of new land to facilitate construction of self financed houses. The aim of sites-and-services is therefore to provide with plots of land having some services such as water, lighting, streets, etc. And, governments have tended to follow this approach as an aid to encourage self-help housing programme (UN,1988).

3 .1.3 Access to Urban Housing Land in Developing Countries

The role of land in urban development is multidimensional. Land is the major input in the construction of residential, commercial and industrial structures as well as in the provision of public investment projects, streets, parks, sewers, etc. It also plays a key role in urban fiscal affairs (Wanger, 1984:1). Access to this fundamental resource is claimed to be a critical element in the betterment of the living conditions of urban dwellers and also to improve the over all development of towns and cities. According to Doebele (1987:110), most studies show that access to urban housing land is a critical

element in providing people with up ward mobility in economic and social status. He signifies the condition as follow:

> *It is through the acquisition of a small parcel of land that people established them selves in urban economy. It is on this parcel that they engage in brick-by-brick capitalization, gradually accumulating the materials for a house or, in later stages, the addition of a rental unit that not only brings them income. But adds to the housing stock of the city with out the use of public funds.*

He further signifies that effective action to assure access to a parcel of land in urban places is not only necessary for social justice, but also is fundamental to assure that all members of the society are as economically productive as their talents and energies permit them to be and then he states,

> *A secure parcel and house can be the basis for small commercial and industrial enterprise, in which the whole family may become economically productive. The same parcel and house provide a financial cushion against loss of outside employment through illness or economic down turns.*

Although urban housing land is gained through different forms of condition such as customary allocation, inheritance, purchase, etc., in many developing countries urban land on which urbanization occurs is public land which can only be allocated through government procedures (Faravacque and McAuslan, 1992:16). Access to such public land is said to have been constrained by different problems.

Some scholars (McAuslan, 1992:14; Turner, 1980:250) admit administrative legal blockages such as government procedures, over bureaucratization, transfer difficulties, etc., to have been the major constraints of access to housing land in urban

places of developing countries. In this regard McAuslan indicates that, even though rapid urban growth in all countries of the developing world necessitates a rapidly increasing demand for urban land,

> *Few governments have the administrative capacity or legal framework in space to cope with this demand, and the blockages, which accordingly occur in the process of making land available, have served deleterious consequences.... The urban poor-who are the majority of the inhabitants in the developing world's cities-unable to obtain land by legal means and unable to afford such land as it is available through legal means, are forced to resort to un authorized settlements.*

Baross (1987:31), also states that the legal access to urban land under public ownership is difficult in some developing countries and he says that, although public authorities acquired large areas for urban use, yet the share of land which is allocated legally to households represent only 2.0 percent and most of the land was allocated to middle-and high- income groups, the rest is occupied without authorization by squatter families. According to Abrams (1970:71-98), lack of roots in trained administration and traditions of public services, political connection in appointing government personnel, centralization of planning and corruption are being the major obstacles in access to urban housing land in developing countries.

Not only public land that is difficult to access in urban areas of the developing countries, private ownership of land is also claimed to be not attractive in alleviating the problems of land acquisition by the needy individuals. Abrams (1970:25) points out that, in countries where private ownership of land prevails and rear alternatives for investment of cash exists, land increment for speculative purpose is considered to be profitable and thus land speculation tends to rise the price of land which in turn will

excluded the majority of urban dwellers from having their housing land. He describes the situation as follow.

> *Private ownership of land, previously affirmed as a natural right began to be considered as a new type of robbery. The laborer toiled for his wage, the capitalist, though an exploiter, staked his money and brains, but the landowner simply bided his time as he watched nature's gifts fill his coffers, and, as the population grown, so did his unmerited gains. Something drastic had to be done before rent swallowed up all the profits of agriculture and industry and the landlords to own the world.*

Generally, in both types of ownership, it was only the small proportion of the urban dwellers that have access to land in properly surveyed, serviced and legally conveyanced development areas. This include those that have continuous income streams, job security or credit worthiness to purchase land (Dickenson, Clarke, etal, 1983:185). So that, according to the United Nations Center for Human Settlements /Habitats/ (1987:4), the majority of urban dwellers in developing countries obtained land through a variety of informal and, often illegal mechanisms, which brought about massive infringement of laws and regulations.

In addition, governments' need to control urban sprawl in aiming at the protection of valuable agricultural land has been also claimed to constrain easy access to housing land in most towns and cities of the developing countries (Doebele, 1987:121). It limited the supply of land to the needy inhabitants in these places. However, since urbanization is far from being over, especially in Africa, central America and Asia, it has been estimated that the overall demand for urban land to double between 1980 and 2000 in these regions and the supply of land was suggested to be improved (Sazanami, Kindokor and Siang, 1992:3).

On the other hand, some studies reveal the fact that locational aspects of residences are among the major constraints that avoid easy access to urban housing land. According to Abrams (1970:29), "the current land problem springs from man's need to live near his work. Despite the abundance of land, the space for all the uses demanded is limited by time, accessibility, distance and cost of travel". Gilbert and Ward (1992:127-129) confirm similar attitude when they say "proximity to central locations constitute a value that is revealed in the cost of transport and time that more distant location entail". They point out also that, since the supply of space is not based in terms of location, access to land is a trivial gain in urban societies of the developing countries.

Moreover, location of a residential land according to Gilbert and Ward (1992:128-129) is a reflection of both the inherent characteristics of the land, that is to say its height, soil, vegetation, etc., and its acquired characteristics such as its servicing, location relative to other activities, social character, etc. When they study the case of Mexico, they find that the poor occupy the worst land in terms of acquired characteristics and the worst land in terms of inherent characteristics.

Andrews (1971:37) also points out that, the relation of a residence to a place of employment, to schools, to shopping facilities, to recreational centers, etc. is found to exert greater influence on the motivations of urban dwellers in their attempt to acquire housing land. With similar view stone (1993:2) stated that people are not considering the services of the dwelling, but the advantage and disadvantage of the dwelling location in relation to services and utilities. Cater and Jones (1993:42) signify the house it self as a location in geographical space which in itself exerts a profound influence on the well-being and life chances of its occupants. They further states that "each location offers a special-even-unique-combination of opportunities and restrains,

exposing its inhabitants to a mix of assets and hazards in its immediate vicinity, and offering varying degrees of access to other points in the urban system". So that the motivation of individuals to gain access to urban housing land, to some extent, is influenced by the location of residential site.

Generally, Sazanami, Kindokoro and Siang (1992:3) suggest that securing an adequate supply of housing land in the right location and at right prices is of prime importance to alleviate the housing shortages, if not as Turner (1980:253) explains new slum areas and squatters will be created faster than the old ones.

3.2 Urbanization, Urban Housing and Urban Land Issues in Ethiopia

Ethiopia is claimed to have long history of Urbanization, though its society was, almost throughout history and, is still predominantly rural (Mekete Belachew, 1990:56, Mesfin Wolde Mariam, 1970:20). The physical configuration of the country, the socio-cultural attitudes of its people to work and the fluid political and military conditions of the country are said to have discouraged the development of urbanization process in the past (Mesfin Wolde Mariam, 1970:20). Modern Urbanization may be said to have started during the reign of Menilik II with the establishment of Addis Ababa as the permanent capital of the country. As Mesfin Wolde Mariam (1970:20) points out "It was during the same period that effective penetration by Europeans and European ideas was realized. Following the establishment of Addis Ababa in 1887, the building of Addis Ababa - Djibouti Rail Road accelerated, to some degree, the process of urbanization for it allowed the establishment of many important towns as rail way stations (Mekete Belachew, 1990:58).

Although the reign of Menilk laid the groundwork for modern urbanization, it was the Italian occupation that alters and accelerated the pace of urbanization in Ethiopia. The Italian conquered the physical obstacles for movement and reduced regional isolation by constructing a network of roads. They also established a number of administrative centers. These situations increased the pace of urbanization. After liberation, the ease of movement between places, the development of internal and external trade, the creation of job opportunities in towns, the placement of high way camps and the establishment of police stations further increased the pace of urbanization (Mesfin Wolde Mariam, 1970:20-21). However, until recently, there was no much recognition to the role played by urban places in the integration of the national space economy and thus there was no law regulating cities, zoning and house types (Mesfin Wolde Mariam, 1970:24). It seems during the Derg regime that this role was well known. As Baker (1994:164) points out, considering the significance of towns, the Mengistu government requested assistance from the World Bank in a number of small urban centers. "In its appraisal the World Bank", Baker says,

> *explicitly stated that the paucity of urban centers throughout the country and the poor access of these centers to their rural hinterlands restricted the growth of both urban and agricultural activities. The lack of urban centers in Ethiopia, for the issue is more to do with the failure of existing towns to provide opportunities, goods and services for their inhabitants and near by rural populations.*

Even though Ethiopian society is predominantly rural and urban centers housed small proportion of its total population, the housing shortages and related problems in these places are claimed to be acute. Mesfin Wolde Mariam (1970:29) indicates the situation as follows:

Most of what are called houses are merely one-room structures, made of wood and mud, in which on the average, more than three persons live. Only the well-to-do have houses which afford some sort of privacy, but the masses of town dwellers live by heavily taxing each other's tolerance, forbearance, and understanding.

Studies indicate that the urban housing problem in Ethiopia has emanated from problems related to access to residential land. As it is pointed out by Mesfin Wolde Mariam (1970:28), the poor housing condition and even the low standard of urban areas before 1970 was the direct result of the condition of land ownership.

Immediately after the establishment of Addis Ababa, Menilik granted large tracts of land to the nobility, important personalities of the state, churches and clergymen, Europeans living in the country and foreign legislation (Solomon Gebre, 1994:279).

As Palen (1981:379) describes the process of land grant at that time, the emperor chose for his palace a hill above the northern thermal spring and then allotted various surroundings known as '*sefer*' to his leading nobles and each '*sefer*' was known to include the residence of an important noble plus all the noble's warriors, troops, retainers and slave and their families.

The private owner ship of land which was laid down by Menilik was further consolidated during the reign of Haile Sellassie I (Solomon Gebre, 1994:278). As time has passed, the urban population increased in number, but access to housing land by the majority of the dwellers became very difficult. Because landowner ship was concentrated in the hands of a few personalities. According to Mesfin Wolde Mariam (1970:28), 5.0 percent of the population of Addis Ababa at the time of Haile Sellassie

owned 95 percent of the privately owned land. He also states that "the figure is similar or, in most cases, even higher in other urban areas".

During this time access to urban housing land is said to be associated with a contract of acquisition from private or church holdings, or a decree of gift from the Emperor or church, or a proof that land had been legally inherited from a '*rest*' owner (Pankhurst, 1966:163). And this situation is claimed to have resulted in poor housing conditions in urban places of Ethiopia. According to Mesfin Wolde Mariam (1970:28), access to housing land by the majority of the urban dwellers was difficult, since land was concentrated in to the hands of few landlords. He states that:

> *It is common practice of a cleaver landlord who wants a regular cash income from his idle land, especially if it is near or along a road, to divide the land into small plots of 100,200 or 300 sq. m., for 'mirit' or lease. People who want to build on these plots pay a large sum at the beginning and smaller sum every year, depending on the size of the plot, for a period of twenty or thirty years..... Usually, the landlords reserve a portion of their land for further prospecting, hoping to obtain higher values later. This is how most urban dwellers become landless, the possession of land remaining in the hand of few landlords".*

Solomon Gebre (1994:27) describing the condition in Addis Ababa, also states that:

> *The private possession of extensive urban land in the hands of few aristocrats gave rise to a situation where most urban dwellers who came to the city in subsequent year lacked access to urban land .... The most affected sections of the urban dwellers were the low-income groups who were relegated to low standard rental houses with the minimum of the facility.*

The urban land and housing situation of the per-1974 period was in general characterized by the predominance of private possession of extensive urban land by a few people which limited access to housing land for the majority of the urban dwellers and by the predominance of renters and the construction of low standard rental houses. According to Solomon Gebre (1994:278), it was "the vital monopoly of urban land and houses by a few land owners and the lack of access to land of the majority of the urban dwellers" that became the major reason behind the radical restructuring of the urban land policy during the Derg regime.

The basic principles supporting the urban land reform objectives during the Derg regime as quoted from proclamation No. 47 of 1957 by Cohen and Koehn (1977:27) read as:

> ..... *In order to bridge the wide gap in the standard of living of urban dwellers by appropriate allocation of disproportionately-held wealth and income as well as the inequitable provision of services among urban dwellers and to eliminate the exploitation of the many by few, it is necessary to bring under Government ownership and control urban lands and extra urban houses.*

All land within the boundaries of townships and municipalities was nationalized by proclamation No. 47 of the 1975. Moreover, this proclamation is claimed to have abolished tenancy and freed former tenants from rent payments, debts and other obligation offered to land lords and strengthened state control over the physical development of urban areas. It is also said that, the proclamation prevents individuals and families from preserving or acquiring large urban land holdings. However, in place of private ownership, persons and families could claim a possessor right of a maximum

of 500 square meters of urban land. This proclamation was expected to efficiently eliminate gross inequalities in land distribution (Cohen and Koehn, 1977:27-28).

However, Solomon Gebre (1994:279) declares that the majority of the urban dwellers that the Derg claimed to stand for could not benefit form the land reform where urban land was granted free of charge, because their income was too low to construct the smallest standard dwelling houses. Cohen and Koehn (1977:30) write also that "the promising provisions of proclamation No. 47 are likely to raise people's expectation and spark dissatisfaction and unrest given the magnitude of the housing shortage brought about by decades of official neglect and urban dwelling needs".

The urban Land and House policy of the Derg Administration is said to worsen the problem of access to housing land and the seriousness of the problem of housing. "Contrary to the policy intention that was primarily to benefit low income groups" say, Solomon Gebere (1994:287);

> *A conducive environment was created for corrupt bureaucrats who were responsible for distributing free urban land for their favorites to receive land more than once. They sold the land to others, who did not have connections and through such illicit transfer of urban land they became economically powerful. Rental houses not only became impossible to find, but also expensive.*

In addition, Solomon Mulugeta (1985:139), when studying the cooperative way of housing production in Addis Ababa, found that delay in obtaining land by the needy individuals was the major problem in the process of building homes. He says that,

> *There are three major problems that most housing cooperatives in the city face during the first stage of their formation. These problems are*

delays in obtaining land, the allotment of underdeveloped construction sites and delays due to continuous changes in membership size and composition of the cooperatives. The other problems that seem to be of great importance are delays in the parcelling of construction plots and delays in laying out pipelines to bring in water to construction site.

He further mentioned, "among the three most important problems in the process of building homes through the cooperative way it is the delay in obtaining land which ranks first in all respects". In general, the Urban Land and Housing Policy of the Derg Administration is said to have been defective. Solomon Gebre (1994:287-288) states that,

The urban Land and House Policy of the Derg Administration is a classical example of how a policy that does not take societal reality in to account is bound to further complicate and worsen the situation it set out to address. At the root of the policy was ideology and rhetoric, and thus when it began to experience the test of reality, the objective it set out to accomplish and the means followed began to take opposite directions. Hence, the majority of the urban population could not be adequately addressed. Particularly the low-income groups who expected better shelter in the aftermath of the popular uprising of 1974 in actual fact became worse off.

Similarly, Cohen and Koehn (1977:28) say that, while the Proclamation No. 47 of the 19975 does not prohibit private house ownership, it denies private persons or organizations the right to receive income from house rent. They say "perhaps the most dramatic result of the proclamation is the diversion of rent incomes from wealthy individuals and families in to public accounts." However, it was not oriented to meet shelter needs in the urban areas of the country.

After the Derg, the economic policy of the Transitional Government of Ethiopia was issued in November 1993. Article 8 of this policy defines the role of the

government with respect to urban land and houses, points out the need to expand and strengthen the participation of private investors in the areas of urban development, housing and construction; provides provisions, security of ownership and the right to sale, rent, bequeath, etc. the house, allows the participation of private capital in the construction of houses and encourages and supports the construction of cooperative houses. (Solomon Gebre, 1994:288-289).

The Transitional Government of Ethiopia issued Urban Land Lease proclamation No 80/1993 in December 1993 in order to provide for the utilization of urban land to satisfy the needs of the various section of the population, to address the problems associated with a high rate of urban population growth which resulted in the expansion of urban centers without plan and the allocation of urban land, to address the inadequacy of financial capacity of urban centers to finance the building of infrastructure and the provision of social services to urban dwellers, to implement the free market principles by creating conditions where by the right to use urban land can have market value, to control loopholes, corruption and appropriation of unjustified gains realized during the transfer or the right to use urban land whose value has appreciated etc (Transitional Government of Ethiopia, 1993).

This proclamation makes all urban lands, except those previously used for the construction of residential houses are governed by the lease policy and gives regional states the power to formulate regulations of urban land on the basis of the federal policy on urban land lease. On the bases of the right given by the Federal Government, urban land rent is to be determined by regional self-governments based on the level of urban environment. However, no study is carried out as regards Gondar to provide a definitive statement as to how this urban land policy has affected access to housing land and housing development in the town.

CHAPTER FOUR

4. SOME ASPECTS OF HOUSING CONDITIONS IN GONDAR

4.1 Characteristics, Demand and Supply of Housing Units in Gondar Town

4.1.1 General Characteristics of Housing

According to the 1984 Population and Housing Census a housing unit is defined as "a separate and independent place of abode either intended for habitation or not intended for habitation but was occupied as a living quarter by a house hold." (CSA, 1990:303).

Although the availability of such a housing unit itself could be considered as the most important component of household welfare, the housing characteristics including its physical quality, the number of rooms it contained with respect to the number of household members and the facilities that it offers are also significant conditions that must not be overlooked when one considers to examine the problems related to housing situations in a certain settlement. In this respect, the 1984 and 1994 population and Housing Censuses are expected to provide a relatively accurate data, and thus the general housing conditions of the town of Gondar are analysed using the information obtained from the results of the censuses.

Table 4.1: Distribution of Housing Units by Selected Materials of Construction

Housing units with	Distribution in			
	*1984**		*1994***	
	Number	Percent	Number	Percent
Wood and Mud Wall	10152	65.5	15691	72.3
Stone and Mud Wall	1939	12.5	1925	8.9
Corrugated Iron Sheets Roofing	13876	89.5	20068	92.5
Tatched Roofing	818	5.3	713	3.3
Mud Floor	12382	79.9	17551	80.9
Cement Concrete Floor	1481	95.6	1936	8.9
All Housing Units	15496	100.00	21694	100

Source:

* CSA (1990). Population and Housing Census 1984. "*Analytical Report on Gondar Region*", Table 5.4 (a): 311, Table 5.5 (a): 313 and Table 5.6:315.

** _____ (1995). The 1994 Population and Housing Census of Ethiopia: Results for the Amhara Region." *Statistical Report on Housing Characteristics.*" Vol. I, part IV. Table 6.3:18, Table 6.4:31 and Table 6.5:39.

An evaluation of the data on the structure of housing units in Gondar town as are presented in Table 4.1, reveals that the current physical condition of most of the existing housing stock is worse. As it is clearly observed, the walls of the absolute majority (65.5 percent in 1984 and 72.3 percent in 1994) were made of wood and mud, which could be considered as less durable materials. Worse of all the proportion of housing units constructed from wood and mud increased significantly by 6.8 percentage points during the ten years period between 1984 and 1994. However, the proportion of these housing units (72.3 percent) in 1994 was lower as compared to other major towns in the Amhara Region. During the same period, housing units with wood and mud wall accounted for 87.0, 90.5, 95.4 and 74.5 percents of the total units, respectively in Bahir Dar, Dessie, Debre Markos and Komobolcha (CSA, 1995). It was even much lower than the proportion (82.2 percent) for Addis Ababa in 1994 (CSA, 1995). During the

same period, houses having mud flooring also slightly increased in proportion from 79.9 percent in 1984 to 80.9 percent in 1994. However, the proportion of housing units with corrugated iron sheets roofing increased from 89.5 to 92.5 percent in the same period.

As far as the age of the existing houses is considered, only 28.6 percent of them were constructed after 1984. The vast majority (71.4 percent) of the housing units were therefore constructed before 1984. This means that a considerably large number of the units probably require major maintenance while some might be in a condition that demands demolishing.

Fig. 4.1: Features of Old Housing Units in Gondar Town

Inaddition to the physical condition of a housing unit, a sanitary condition requires few essential facilities, such as pure and adequate supply of water, clean toilet facility, separated room for cooking and convenient means of lighting. The extent to which these facilities are available in the housing units in Gondar town is examined using data obtained from the two National Censuses.

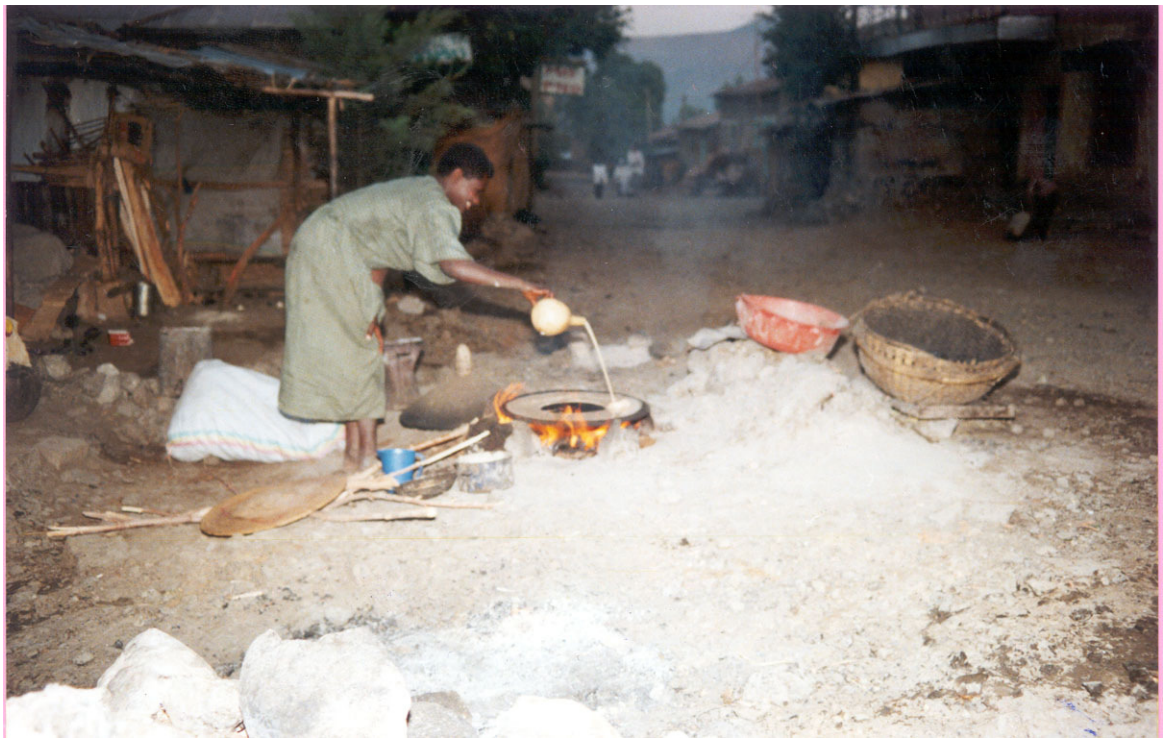
Table 4.2: Distribution of Housing Units by Selected Type of Facilities-Gondar (1984 & 1994)

Housing units with	Distribution in			
	*1984**		*1994**	
	Number	Percent	Number	Percent
Tap inside houses/compound	2710	17.5	4969	22.9
Tap outside compound	7923	51.1	13256	61.1
Well, spring and river water construction	3689	23.8	3269	15.1
no toilet	9943	64.2	10880	50.2
no kitchen	8799	56.8	11575	53.2
Kerosene and Lantern light	3574	23.1	600	2.8
All Housing Units	15496	100.00	21694	100

Source:
* CSA (1990). Table 5.8:321, Table 5.9:324 and Table 10:327
** _____ (1995) Table 6.12:81, Table 6.14:96 and Table 6.15:105

The data in Table 4.2 in general reveals that the housing condition in the town is poor as far as access to basic facilities are concerned. For instance, eventhough the major source of water supply for the town is taped or piped water, about 15.1 percent of the inhabitants in 1994 had no access to piped water. Therefore, some dwellers of this town have been forced to use unsafe sources of water including wells, springs and rivers.

Fig. 4.2: Baking Outside Along a Road Side



Another important factor that can express the condition of housing is the degree of overcrowding. It can be explained interms of rooms per housing unit, person per housing unit and persons per room, though they have their own limitations of not including the actual living area of the houses. However they can serve as indicators of housing characteristic related to spacing.

Table 4.3: Selected Indicators of crowding in Housing Units: Gondar (1994)

Indicator of Crowding	Magnitude
Average Number or Rooms Per Housing Unit	1.8
Average Number of Persons Per Housing Unit	5.0
Average Number of Persons Per Room	2.7
Average Number of Households Per Housing Unit	1.06

Source: CSA (1995), Table 6,7:50, Table 6.9: 64 and Table 5.10:69

According to the 1994 population and Housing Census there were 22928 households, 21694 housing units, 39006 rooms and 108026 persons in Gondar (CSA, 1995:50,64 & 69). The circumstance as presented in Table 4.3, indicates the presence of an average household and housing ratio of 1.06. This is means that at least on the average about 6.0 percent of the total households in Gondar town were forced to share dwelling units with other households. However, when the households (20625) each of whom occupied individual housing unit in the same year are considered, those who were forced to share dwelling units actually amounted to 10.0 percent. Of this proportion, 8.3 percent is accounted for those of two households who shared a housing unit. The remaining 1.7 percent is accounted for those of three and more households who shared a dwelling unit (CSA, 1995:69).

Table 4.3 also reveals that most of the housing units in Gondar town are small in size. The average number of rooms per housing unit in the year considered was 1.8. This ratio is even lower as compared to that of Addis Ababa, which was 2.7 in the same year. The number of rooms per housing unit is infact an inadequate measure of over crowding in view of the household size. The average number of persons lived in a room in 1994 was 2.7. During the same year, the average number of persons who lived in a room for Addis Ababa was reported to be 2.1 (CSA, 1995:233). This implies that, although the area or size of a room is not taken in to consideration, the internal living density in room appears to be more crowded in Gondar town as compared to that of Addis Ababa. Using the United Nations standard as cited by CSA which notify a maximum of three or more persons per room as un healthy and therefore over crowded (CSA, 1990:319), it could be possible to say that the housing units in Gondar town are crowded.

4.1.2 Housing Demand and Supply in Gondar Town

Although the paucity of data on demand and supply of residential units in Gondar town prevented the writer from establishing a reliable estimation on the nature of deficiency or sufficiency of this basic need, a modest attempt has been made to asses the situation using the available data.

Assuming that each household in the town requires one housing unit and that demand for housing units equals the total amount of households it would be possible to have rough estimation of the nature of housing requirements. In this regard the last projected population of the town, i.e., 156084 for the year 2001 and the rates of change in the annual housing production as well as the average house hold sizes that are computed from the data available in the 1984 and 1994 Population and Housing Censuses are used in the assessment. On the basis of the assumption, therefore the estimated housing deficit in 2001 presented in Table 4.4.

Table 4.4: Availability of Housing Units in Gondar Town for the Years 1984, 1994 and 2001

Year	Total Number of Households	Average Household Size	Available Housing Units	Total Housing Requirements	Deficit
1984	16979	4.5	15496	16979	-1483
1994	22932	4.2	21694	22932	-1238
Average Annual Increase between 1984 and 1994 (%)	3.51	-0.6	3.99	3.51	-0.02
Estimated for the year 2001	39021	4.0	29192	39021	-9827

Source:

CSA (1990) Population and Housing Census 1984 "*Analytical Report on Gondar Region*". Addis Ababa.

_____ *(1995).* The 1994 Population and Housing Census of Ethiopia: Result for the Amhara Region.*"Statistical Report on Population Size and Characteristics."* Vol. I, Part I. Addis Ababa.

A glance at Table 4.4 shows that, even if improvements in the provision of housing units were observed to exist between the years 1984 and 1994, a significant proportion of the total households, i.e., 1238 (5.4 percent) of the total, were forced to share housing units with other households and therefore were suffering from the lack of dwelling units. This problem is expected to be more aggravated in the year 2001.

As presented in Table 4.4, the average household size between 1984 and 1994 increased with an annual average rate of - 0.6 percent and accordingly it decreased from 4.5 to 4.2 during the same period. Regarding this rate (-0.6 percent per year) as constant, the average household size in 2001 would be 4.0. Therefore, the projected population for this year is estimated to form 39021 households. Taking the 3.99 percent of annual increase in dwelling units as it was seen between 1984 and 1994, the housing units available for the total households in 2001 would be 29192. Thus the number of households who were forced to share dwelling units with other households in the year considered amounts to 9827 and therefore this figure equals to 25 percent of the total households.

If our assumption would have been real, the number of housing units required in 2001 was 39201 and this amount would necessitate the production of 17327 units inaddition to the already existed dwelling units in 1994. This amount in turn would call for an annual production of 2475 housing units, which infact is a very difficult task and unattainable condition in view of the provision of housing land in the town and the economic capability of its dwellers. This estimation for housing needs in Gondar town is of course a rough estimation for that it only considers one of the three components in housing need assessment. That is it considers only the housing needs arising from new household formation or population growth. But housing needs arising from the existing

housing deficit (ease of over crowding) and replacement and improvised needs were not considered due to the inavailability of data.

In an attempt to tackle the problem of housing shortage in Gondar town, small-scale constructions of low-cost housing units have been made by different responsible bodies including the Agency for the Administration of Rented Houses (AARH), the town's Administration or the municipality and by different 'kebeles.' Unfortunately, no organized data on the production system of the houses, the demand generated for them and the supply of the units were available. Especially, no single document as regards the aspects of residential units produced by the 'kebeles' was available. Even at the municipality level, it was only those houses (230) that were produced and rented that is recorded as a data (Planning and Project Department Head Office of the Municipality of Gondar Town). But the amount of houses produced, requested and supplied in various years was not available in a tabulated form.

It was only in the office of AARH, that documents fairly show the amount of houses demanded and supplied in different years. According to the documents available, there are 479 housing units administered by the AARH, of which 309 were used for residential units. Of these residential units 105 were nationalized extra houses while the remaining 204 units were constructed by the agency. As far as their rent value is considered, 145 (47 percent) of these units are rented for Birr amounting to 1.00 to 40.00, 115 (37.2 percent) for Birr amounting to 41.00 to 70.00 and the remaining units for Birr amounting to more than 71.00.

It is generally assumed that assessing the association between demand for and supply of the housing units administered by the AARH could provide some clue about

the demand and supply condition of residential units in the town. Accordingly, evaluation is made using the available data represented in Appendix 4.1.

In the attempt to see whether or not the relationship between the demand for and supply of residential housing units administered by AARH, coefficient of correlation is computed. Then the coefficient of correlation (r) equals to 0.2136, which indicates us that, there is a weak positive relationship between housing demand and its supply. Although it could not represent the over all demand and supply conditions of housing units in Gondar town, the coefficient of correlation computed for the AARH reflects the presence of a shortfall in the supply of housing units behind demand.

4.2 General Housing Conditions of Government Employees and Factory Workers in Gondar Town.

4.2.1 Types of Building Units Used by Government Employees and Factory Workers.

According to the result of the questionnaire administered during the survey, the majority (63.1 percent) of the government employees and factory workers dwell in non-storied attached buildings. The number of those who are living in non-storied detached houses form the second significant proportion, i.e. 33.2 percent. The remaining 3 government employees that accounted for 1.2 percent of the total respondents live in storied but attached buildings. The building types for the rest 2.5 percent were not identified.

Table 4.5: Distribution of Government Employees and Factory Workers by Type of Buildings.

Types of units occupied	Government Employees						Factory Workers						Total	
	Male		*Female*		*Total*		*Male*		*Female*		*Total*		*Total*	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Storied-attached	3	1.7	-	-	3	1.4	-	-	-	-	-	-	3	1.2
Non-storied detached	63	36.4	10	27.8	73	34.9	7	23.3	-	-	7	21.9	80	33.2
Non-storied attached	105	60.7	24	66.7	129	61.7	21	70.0	2	100.0	23	71.9	152	63.1
Not stated	2	1.2	2	5.5	4	1.9	2	7.7	-	-	2	6.2	6	2.5
	173	**100.0**	**36**	**100.0**	**209**	**100.0**	**30**	**100.0**	**2**	**100.0**	**32**	**100.0**	**241**	**100.0**

As can be calculated from Table 4.5, 132 (63.1 percent) of the government employees and 23 (71.9 percent) of the factory workers live in both storied and non-storied attached buildings. This indicates that the majority seem to lack some sort of privacy as they are dewelling in attached units. Moreover, in such a housing condition the living space for the dwellers is generally inadequate.

It is also clearly seen in the table that the proportion of factory workers dwelling in non-stored attached buildings/rooms exceeded that depicted for the government employees. Consequently, the proportion of government employees living in detached buildings is higher than that of the factory workers. Thus it can be concluded that government employees are better positioned in securing privacy and independence.

4.2.2 Physical Qualities and Facilities of Dwellings of Government Employees and Factory Workers in Gondar Town.

An evaluation of their housing conditions interms of the materials used in the construction of the houses and the facilities that dwellings offer proves that a

considerable proportions of the government employees and factory workers in Godnar town are living in poor conditions. This explanation can be seen clearly from the data presented in Table 4.6

Table 4.6: Distribution of Government Employees and Factory Workers by Selected Construction Materials and availability of Facilities.

Dwellings With	**Government employees who live in dwellings**		**Factory workers who live in dwellings**	
	In number	In percent	In number	In percent
Wood and Mud Wall	164	78.5	27	84.4
Blocket Wall	21	10.04	2	6.3
Stone and Cement Wall	15	7.2	1	3.1
Stone and Mud Wall	9	4.3	1	3.1
Earth and Mud Floor	159	76.1	22	68.9
No Kitchen	16	7.7	10	31.3
No Toilet	11	5.3	4	12.5
No Electric Meter	16	7.7	2	6.3
No Water Tap	52	24.9	81	65.6

Note: Percentage in each category do not add up 100 percent due to the 'Not stated' cases.

According to the questionnaire survey result, almost all of the respondents claim to have dwellings with corrugated iron sheets, though the materials used in the construction of the walls of these dwellings were found to vary considerably. The most important materials used in the construction of the walls of the dwelling houses for government employees and factory workers include wood and mud, blockets, stone and cement as well as stone and mud. Thus the durability of the walls expected and the circumstance under which their neatness is kept also vary significantly.

As it shown in Table 4.6, 78.5 and 84.4 percent respectively of the government employees and factory workers are living in dwellings having walls made of wood and mud. Similarly 76.1 and 68.9 percent of the government employee and factory workers, respectively dwell in houses or rooms that have earth/mud floor. Thus, it can be generally concluded that most of these employees and workers might have, to some extent faced unsanitary conditions, since mud walls and mud floors are difficult to clean and keep tidy

As regards the availability of facilities 58 (27.8 percent), 73 (34.9 percent), 72 (34.4 percent) and 69 (85.2 percent) of the respondents in the government employees' category are forced to share kitchen, toilet, electric meter and water tap, respectively. As far as the cases of factory workers are concerned, 15 (46.9 percent), 21 (65.6 percent), 22 (68.9 percent) and 9 (28.1 percent) of the respondents shared kitchen, toilet, electric meter and water tap, respectively.

Worse of all, as shown in Table 4.6, 7.7 percent, 5.3 percent, 7.7 percent and 24.9 percent of the respondents in the government employees category do not have kitchen, toilet facilities, electric meter and water tap, respectively. The situation is far worse for the factory workers. Of the total of the respondents in this category, 31.3 percent, 12.5 percent, 6.3 percent and 65.6 percent of the workers do not have kitchen, toilets, private electric meter and water tap, respectively.

The absence of the above mentioned significant facilities in the dwelling units occupied by the respondents indicates the existence of severe sanitary problem in the town as a whole and the necessity to provide communal latrines and public toilet facilities as well as water supply service in all of the residential zones.

4.2.3 Density of Occupation

Although they have their own limitations of not including the actual living area, number of houses per hectare, number of rooms per house and number of persons per room can serve as indicators of housing conditions. In this study however, the number of persons per room is considered to be relevant to indicate the situation of the internal living space of the concerned population. In this regard, efforts have been made to evaluate the situation by taking those respondents who accurately stated the required information that are helpful in the analysis of the density of housing occupants.

Accordingly, 18 respondents out of the 209 government employees and 2 out of the 32 factory workers, in one way or another were not found to provide the necessary responses that are relevant to the subject. Therefore, 191 respondents in the government employees category and 29 of that of the factory workers have correctly stated what they were asked to fill with respect to room density. The information provided are entered in Table 5.3 below.

Table 4.7: Indicators of Density by Number of Rooms

Category of Respondents	Indicators of Person-Room relations	Distribution by						Total
		1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6+ Rooms	
Government Employees	Number of Respondents who live in	49 (25.7)	45 (23.6)	48 (25.1)	35 (18.3)	12 (6.3)	2 (1.0)	191 (100.00)
	Number of total persons who live in	210 (17.5)	289 (24.1)	345 (28.8)	234 (19.5)	89 (7.4)	13 (1.1)	1180 (100.00)
	Total number of rooms	49 (9.9)	90 (18.2)	144 (29.2)	140 (28.4)	60 (12.2)	10 (2.0)	493 (100.00)
	Area covered by total rooms	929m^2	957m^2	2141m^2	1886m^2	657m^2	236m^2	6808m^2
	Average size of a room	18.9m^2	10.6m^2	14.8m^2	13.5m^2	10.9m^2	19.7m^2	13.8m^2
	Average number of persons per room	4.3	3.2	2.6	1.9	1.5	1.1	2.3
	Average room area shared to each person	4.4m^2	3.3m^2	5.7m^2	7.1m^2	7.3m^2	17.9m^2	5.8m^2
Factory Workers	Number of Respondents who live in	22 (75.9)	3 (10.3)	1 (3.5)	1 (3.5)	1 (3.5)	1 (3.5)	29 (100.00)
	Number of total persons who live in	93 (68.9)	15 (11.1)	8 (59.2)	6 (4.4)	3 (2.2)	10 (7.4)	135 (100.00)
	Total number of rooms	22 (46.8)	6 (12.8)	3 (63.8)	4 (8.5)	5 (10.6)	7 (14.9)	47 (100.00)
	Area covered by total rooms	287m^2	72m^2	30m^2	42m^2	45m^2	100m^2	576m^2
	Average size of a room	13.0m^2	12.0m^2	10.0m^2	10.5m^2	9.0m^2	14.3m^2	12.9m^2
	Average number of persons per/room	4.2	2.5	2.7	1.5	3.5	1.4	2.9
	Average room area shared to each person	3.1m^2	4.8m^2	3.8m^2	7.0m^2	15.0m^2	14.2m^2	4.3m^2

Note: Numbers in brackets are percentage of the total

A glance at Table 4.7 shows that the average number of persons living in a room for respondents in the government employees' category is 2.3. This figure is however greater for those who dwell in four, five and six and more rooms in a housing unit, indicating that they are living in relatively less crowded condition as compared to those respondents who are living in dwellings with one, two or three rooms. The fact that must be noticed here is that the employees living in one, two and three rooms constitute almost three-fourth of the total respondents and thus, the majority (74.4 percent) of the total government employees live in poor housing condition. Because the average persons per room ratios are 4.3, 3.2 and 2.6 for those who live in one, two and three rooms, respectively.

The condition is even worse for certain proportion of these respondents if we think of three persons or more per room as an indicator of overcrowding. Nearly half (49.3 percent) of the government employees on the average live in rooms having a density of more than 3 persons per room, which in other word means they live in over crowded rooms.

Table 4.7 also depicts that the average room area shared to each person in the case of government employees, is 5.8 squaremeteres. However, the per area share for a person who live in dwellings with one or two rooms is lower than 5.8 square meters amounting to 4.3 squaremeteres and 3.2 squaremeteres, respectively.

The situations for factory workers are gloomier. As shown in Table 4.7, the average number of persons dwelling in a room amounts to 2.9 as compared to 2.3 for that of the government employees. The average area in a room or rooms shared by each person among the factory workers is 4.3 squaremeteres as compared to 5.8 squaremeters for government employees. The vast majority (75.9 percent) of the

respondents in the factory workers category live in dwellings with one room in which the average number of persons per room is 4.2 indicating one of the worst known levels of overcrowding in the world.

All of the aforementioned explanations indicate the existence of over crowding with in the majority of dwellings occupied by both the population categories considered. It is not only over crowding that is depicted by the situations but also it is poor sanitary conditions of the dwellers that is portrayed by the room density figures.

The perception of the living environment by residents is one of the important dimensions to be considered in the analysis of a certain settlement, as it reflects the inhabitants' reactions to the living space. Although the perception is subjective and may not necessarily reflect the objective reality, it is considered to be essential to understand the respondents' feeling about their residential environment. Accordingly they were asked to response whether or not they have felt overcrowding at home. Evaluation of the responses show that the feeling of overcrowding for government employees appears to indicate that there is no exact relationship between persons per room and the perception of overcrowding while the opposite is among the factory workers.

Table 4.8: Distribution of Respondents who have Felt Crowding by Number of Rooms and Size of Household Members.

Category of Respondents	Number of rooms in dwelling units	Number of Respondents who live in	Calculated Average Persons per room	Number of Respondents who have felt crowding with household size of						Total Responses	Percent age out of the total
				1	2	3	4	5	6+		
Government Employees	1 room	49	4.3	1	4	2	5			12	24.5
	2 rooms	45	3.2			7	6	4		17	37.8
	3 rooms	48	2.4			12	8			20	41.7
	4 rooms	35	1.7			9	4			13	37.1
	5 rooms	12	1.5		2			1		3	25.0
	6+ rooms	2	1.1		1					1	50.0
	Total	**191**	**2.3**	**1**	**7**	**30**	**23**	**5**		**66**	**34.6**
Factory Workers	1 room	22	4.2		3	7				10	45.5
	2 rooms	3	2.5				1			1	33.3
	3 rooms	1	2.7								
	4 rooms	1	1.5								
	5 rooms	1	3.5					1		1	100.0
	6+ rooms	1	1.4								
	Total	29	2.9							12	41.5

As it is clearly seen in Table 4.8, while only 24.5 percent of the respondents in the government employees category who live in one room dwellings with an average of 4.3 persons per room responded that they feel the effect of overcrowding the proportions become larger for those who live in dwelling units with more than two rooms and fewer average persons per room. It seems therefore, the feeling of overcrowding for respondents in the government employees category is biased by other human characteristics which can not be expressed by persons per room relations.

As regards the factory workers, the relation between the perception of overcrowding and persons per room or household size is more or less regular, in fact

45.5 percent of the respondents in this category who live in one room dwellings where the average persons per room amounts to 4.2, or more reported that they fill the overcrowding. Moreover, the responses for the perception of overcrowding are more for those respondents having larger household size than for those with fewer household members. In this case, the feeling of overcrowding is directly associated with the size of household members or persons per room.

Spatially, the perceptions of crowding for both categories vary considerably. Of the total 78 respondents that have stated that they feel crowding at home, 40 (51.2 percent) dwell in Kefitegna One which constituted the old or the core area of the town. Kefitegna Two, Three and Four accounted for 11.7, 35.1 and 1.3 percent, respectively. At the 'kebele' level, kebele- 01,03 and 013 accounted for 44.2 percent of the respondents who have stated that they feel crowding. The pattern therefore implies that the feeling of overcrowding decreases from north-east to south-west part of the town following its historical expansion. That is, it decreases from where the main administrative zone, the central shopping and business center and other major urban services are located to where minor services and facilities are located.

4.3 Tenancy Status

Tenure refers to the arrangements under which the household occupied its living quarter (CSA, 1999:167). Information on tenancy status of the respondents considered is necessary to judge the housing problem in Gondar town. A housing unit is considered as rented if the respondent living in it pays rent to private individual or to kebele office or to Agency for the Administration of Rented Houses or to the municipality and so on. It is said free from rent if the respondent owned it or if he is allowed to live in it by his relatives or is provided by other individual to live in it as

care taker and so on. There are also housing units that are freely provided by an institution or a firm for prominent personalities. Therefore, it is possible to categorize broadly the housing units in to rented and not rented houses to analyse the tenancy status of their dwellers.

Table 4.9: Distribution of Respondents by Tenure Status

Respondents Who	Government Employees		Factory Workers	
	Number	Percent	Number	Percent
Live in Rented dwellings (Total)	116	55.5	21	65.6
Rented from private individuals	49	23.4	15	46.9
Rented from kebele offices	34	16.3	5	15.6
Rented from AARH	10	4.8	1	3.1
Rented from the Municipality	8	3.8		
Rented from their institution	13	6.2		
Not stated	2	1.0		
Live in Rent Free Dwellings (Total)	93	44.5	11	34.4
Owned houses	78	37.3	3	9.4
Shared with Relatives	8	3.8	1	3.1
Care Takers	5	2.4	4	12.5
Provided by Institution/Firm	2	1.0	2	6.3
Not Stated			1	3.1

As presented in Table 4.9, nearly 56 percent of the government employees and 66 percent of the factory workers responding to their tenure status used to live in rental houses, the majority of which in both cases (23.4 and 46.9 percent) were rented from private individuals and the payment seem to be high since it was found to range from Birr 30.00 to Birr 250.00 for government employees and from Birr 30.00 to Birr 200.00 for factory workers. Although relatively cheaper, the kebele owned rental dwellings housed only 16.3 and 15.6 percent of the respondents in government employees and

factory workers categories respectively. Inaddition 3.8 and 3.1 percent of the respective respondents dwell with their relatives while 2.4 and 12.5 percent of the government employees and factory workers reported that they live as care takers. It is only 37.3 percent of government employees and 9.4 percent of factory workers that have responded to own their houses. All in all therefore the majority of the government employees and factory workers had suffered from the problem of inadequate housing.

Any development process can not be fruit ful unless those main factors of development/human beings/ are adequately housed. Therefore, enabling them to have their dwellings that can provide them with sufficient space and proper sanitary condition is of primary significance. Tackling the problems that result in housing shortages is thus a very important task for development minded personalities.

In Gondar town, only 20 percent of the total housing units were identified to have good physical qualities and properly situated services including flush toilet as well as individual piped water connection and a separate compound. The remaining 80 percent are semi-detached or row houses with shared or undefined compound without proper services and facilities. This portion of the housing units is not only characterized by poor facilities and services, but also is known by leaking roofs and hollowed walls. In most cases it lack space for cooking and toilets (National Urban Planning Institute: 1995).

The housing conditions in Gondar town therefore call for positive response to the quest of land by the needy individuals who are interested to construct their own dwelling units and there by to come out of this gloomier situation.

Fig. 4.3: Aspects of Most Housing Units in Gondar Town.

CHAPTER FIVE

5. SECURING RESIDENTIAL HOUSING LAND IN GONDAR TOWN

The point of departure for this chapter is that a shelter for human being is not merely a protection from heat and cold, from rain and flooding or from external intrusion by any body else, but that it also directly or indirectly determines his health, efficiency and productivity as well as his interaction in space which again will determine his economic status and contribution to the society that he is belonging to. Its shortage and inefficiency tend to retard the overall progress of a nation.

A housing problem particularly of its shortage could exist in both rural and urban settlements of a developing nation. The severity that it is felt however is expected to be more serious in its urban centers, especially if their population are growing much faster than their rural counter parts. Recognizing town and cities as front-line actors in achieving economic growth and development, improving the housing conditions of their dwellers is of vital importance. To effect this, the assertion of the nature of each of the obstacles that could possibly aggravate the housing problems and then the avoidance or reduction of such obstacles is necessary.

Several factors could be expected to cause housing shortages in an urban area. Undoubtedly however, the shortage will be more acute if there exist difficulties in the acquisition of plots of housing land by the needy and interested individuals who have the ability to construct dwelling units. If so, the production of housing units will be slackened and the supply of them will be limited.

In this chapter therefore, attempt will be made to assess the problems of gaining access to residential housing land in Gondar town by refering to the case of government employees and factory workers. But, before dealing with this aspect of the housing problem in the town, a brief discussion about the urban land regulation of the Amhara Region is considered to be essential.

5.1 Urban Land Regulation of the Amhara Region

Governments around the world usually tend to formulate urban land policies to shape development. They pursue land policy objectives and rely on a vast range of policy tools and institutions to achieve the objectives. Likewise, the Transitional Government of Ethiopia has issued urban land holding and administration policy on 23rd December 1993 in the Urban Lands Lease Proclamation No 80/1993. The primary objective of this policy is to change the urban land holding and its administration in conformity with the economic policy of the transitional period and related laws, regulations and directives. The proclamation reserved the right to give urban land free of charge and or without public tendering to investments which the government encourages, social service institutions and low-cost construction of dwelling units which would benefit the public at large. With a view to facilitate investment in construction of dwelling houses, the regulation allows also reduction of lease payment for those who could build rental houses (TGE, 1993).

To enhance the applicability of the policy objectives, the national regional governments are empowered to issue regulations and implementation directives in accordance with the order of the proclamation in their respective region. To issue a regional regulation is believed to become necessary inorder to give a timely response for unlimited quest of urban land by urban dwellers and private investors so as to

enable the step by step implementation of the central urban lands lease proclamation (Zikere Hig, 1995:1).

In accordance with the power vested in the proclamation, the Government of Region Three (the Amhara Region) has issued two regulations. The first regulation refers to the determination of land rent applicable to, and the administration of formerly held lands in lease exempted towns designated to stay until they gradually enter in to the lease system and the second is a regulation issued for the administration of urban lands under lease holding (Zikre Hig, 1995:2).

According to the first regulation (Regulation No.1/1995), urban land holdings on which private dwelling houses had been built before the coming in to force of proclamation No.80/1993 were granted legal recognition and assigned to be governed by the former land rent administration system. This proclamation also provided any holder the right to request an additional land up on the decision of the town administration. It also allows any person who does not have any holding to acquire urban land on rent. The size for the grants of new urban land on rent could be a minimum of 100 squaremeters or a maximum of 250 squaremeters, but the regulation stated a precondition that any person who has been granted a new urban land should utilize the land for the particular purpose and start construction within six months for dwelling houses (Zikre Hig, 1995:7).

Furthermore, the regulation stated that any person who has been granted recognition of formerly held land or acquired new urban land on rent should have to pay an annual land rent to the appropriate town administration. The annual rate of urban land rent required from holders according to Regulation No.1/1995 is determined as indicated Appendix 5.1. Moreover, the regulation permits the urban land holdings

before the issuance of Proclamation No 47/1975 to be transfered by law or the lawful act of contractual practice. However, excluding inheritance, holding which is transfered by any other act is enacted to be administered in accordance with the urban land lease holding regulation (Zikre Hig, 1995:5-8).

The second Regulation (Regulation No. 2/1995) enacted the regulation of the administration of urban lands under lease holding. A 'lease' according to this regulation is defined as "a contract in which the owner of urban lands transfers without limit a determined size of an unoccupied land holding for specific period of time to any suppliant of urban land by the fulfillment of the necessary obligations." (Zikre Hig, 1995:3).

To facilitate the application of lease system, the regulation has classified all towns in the region in four levels depending on a standard given to towns on the basis of the evaluation of their social and economic activities and development stage. According to their levels, the towns are further classified in to grades and sub-grades depending on a standard given to land on the basis of its development and economic benefit (Zikre Hig, 1995:3-6).

In towns where lease system becomes operative, urban land is determined to be leased in accordance with the directives issued by the Bureau of Public Works and Urban Development on the basis of public tender and competitions among applicants. The amount of lease value to be paid for 100 and 250 square meters of urban land holding is determined to be equal to the amount of rent paid for a formerly held land on which a private dwelling house has been built. Lessees who demand to acquire a land more than what is provided are requested to pay the lease value offered by the current tender rate. The maximum duration of a contract of land allotted for building private

dwelling house in all levels of urban centers is 99 years. The lease payment for holdings on which private dwelling houses are built is determined to be completed within this specified periods on annual basis without interest (Zikre Hig, 1995:7-9).

Regulation No 2/1995 on the other hand reserved the right for the regional government to grant urban land without tender and up to giving it free of lease charges to those investors, social services and other activities benefiting the public to which it gives priority. Inaddition low-cost housing contractions are also given special attention and are permitted to obtain land up to free of charge or on lease without tender (Zikre Hig, 1995:7).

Ingeneral the implication of the two Regulation is that the lease system will be applicable over all towns of the Amhara Region through gradual steps. The Bureau of Public Works and Urban Development of Region Three, in consultation with the regional government is given responsibility to determine the sequence in which towns shall come under lease system (Zikre Hig, 1995:6).

5.2 Methods of Land Acquisition and Supply

Assessing the responses provided by the sample government employees and factory workers during the survey, the major method adopted to secure residential housing land in Gondar town is legal application to the town's municipality. when the respondents were asked whether they had ever attempted to acquire residential land or not, 164 (78.5 percent) of the sample government employees and 10 (31.3 percent) of the sample factory workers reported that they have attempted to obtain land in Gondar town. Of these 164 government employees and 10 factory workers, 159 (96.9 percent) and 10 (100.0 percent) respectively of the two categories of respondents have submitted

legal application to the municipality as a method of acquiring land in the town. The remaining 5 (3.1 percent) of those respondents in the government employees' category reported to have attempted through both submission of application and a purchase of a housing unit.

Table 5.1: Distribution of Respondents by their Attempt to Gain Access to Residential Housing Land.

	Have you ever before attempted to secure residential land?				What method used in your attempt?		
Category	Yes	No	Not Stated	Total	Legal application to the municipality	Through application and Purchase of a housing unit	Total
Government Employees	164 (78.5)	42 (20.1)	3 (1.4)	209 (100.00)	159 (96.9)	5 (3.0)	164 (100.00)
Factory Workers	10 (31.3)	22 (68.7)	- (0.0)	32 (100.00)	10 (100.00)	0 (0.0)	10 (100.00)
Total	**174 (72.2)**	**64 (26.6)**	**3 (1.2)**	**241 (100.00)**	**169 (97.1)**	**5 (2.9)**	**174 (100.00)**

Note: Numbers in brackets are Percentages from the total

As shown in Table 5.1, of the total (241) government employees and factory workers, 72.2 percent of the respondents have attempted to obtain land, of which 169 (97.1 percent) of those who have attempted to obtain housing land, used application to the municipality as the only method of gaining access to formal housing land in Gondar town and only 5 (2.9 percent) of those who have responded to have attempted to obtain land, used additionally the purchase of housing unit as a means of acquiring housing land. One important condition to be noticed here is that the process of acquiring land through the legal application method is not a simple task that can be completed at a single spot, i.e., at the municipal level. But it involves also other efforts that should be

accomplished elsewhere. For instance when asked to point out the criteria that they have fulfilled during the process of their application, most of the respondents who have attempted to acquire housing land have stated three major preconditions, that must be carried out outside the municipal office. First a person who aspires to own a residential plot in Gondar town is requested to present official proof that he has no land holding in any urban center. For this purpose, he should apply to the 'kebele' office and then attain the witness of three persons at the 'kebele' court. If the witnesses confirm that he is land less, he would receive the official paper that ascertain the status of his possession of urban land. Second the applicant is also requested to present official paper that indicates his monthly salary or wage. In this case he must apply to the office or to the firm in which he is working. Third, the applicant should place a specified amount of money in a bank, and for that, he would be requested by the municipality a bank statement showing the money deposited in a closed account to present. The information obtained from the Urban Land Administration Office of the municipality of Gondar confirms also the truth for the applicability of the aforementioned preconditions.

According to the officials of Urban Land Administration and Management Office of the municipality of Gondar, any person who dwells in the town has the right to apply for and recieve housing land of up to 250 squaremeters. But as mentioned above the supply of the land is determined by the fulfillment two major preconditions. First the applicant should be able to submit an official paper from the 'kebele' court that ensures him to be without land holding in any urban center and then be should show his preparedness for the construction of a residential unit by presenting a bank statement consisting of 15.0 percent of the cost of the house valued by the municipality in a closed account. These preconditions are required when the land request is up to 250 squaremeters in area. But if a person requests a residential plot that exceeds 250

squaremeters, or requests additional plot over his previous possession, he is allowed to buy the land through the lease procedure that could be under competition or under bargaining or by means of a lottery.

As regards the land supply system, the residential sites chosen for new construction are first divided in to three grades depending on their proximity to the already built up areas and in particular to service facilities. Places nearer to the already built up areas and to the position of water pipe lines, electric networks and major roads are graded as first grade sites. The farthest places are graded as third grade sites. In between these two grades of sites are the second grade sites. Then, applicants who proved them selves as landless and could present a bank statement showing a deposit of Birr 11,000 in a closed account can acquire a 200 squaremeters of land in the first grade sites and receive a house plan that will cost Birr 73,873.20. Those who can afford Birr 9,936.38 in a closed account bank statement could possess a 200 squaremeters of land in the second grade residential sites and receive a house plan that will cost Birr 66,242.59. A person could acquire a 180 square meter of land in the third grade sites and receive a house plan that will cost 50,545.61 as long as he could present a bank statement that holds Birr 7581.84 in closed account.

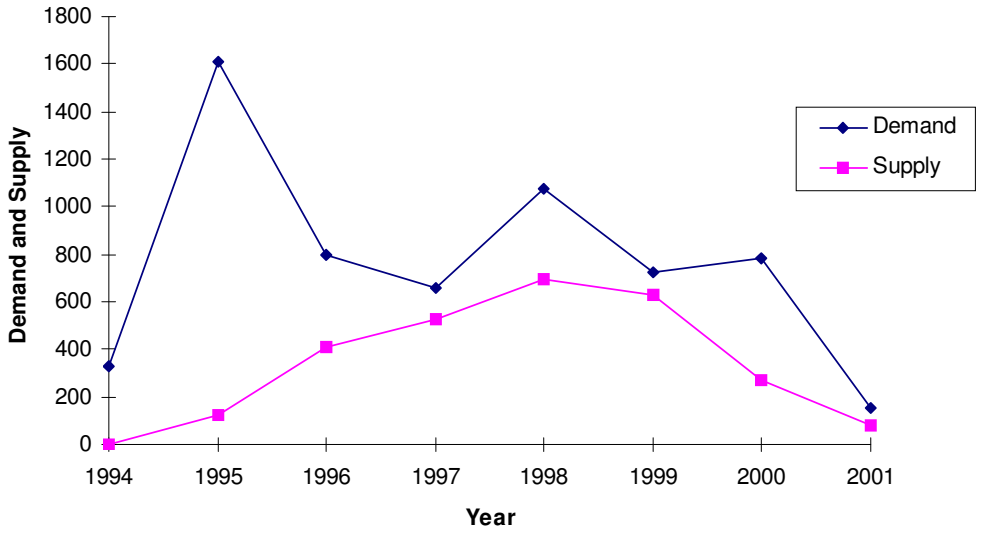
The land supply (according to the Urban Land Administration and Management officials in the municipality Gondar) is said to have been practiced in accordance with the time of applications, i.e., those who first apply to obtain land will receive it first. The partition of the plot to each applicant is determined by lottery. Sites for house construction are located by the municipal officials and no possibility is given in site selection to the land users. Rresidential houses in all grades of sites are predetermined to be constructed with blockets.

5.3 Relationship Between Demand and Supply of Residential Housing land In Gondar Town.

Although no compiled data was available as regards the demand for and supply of housing land at any office of the municipality of Gondar, efforts have been made on the part of the writer to tabulate the existing data from the registers of applicants and of those supplied with residential housing land. The relatively complete registers listing persons demanding for and supplied with housing land in the town are, infact, available only for the period between 1994 and 2001. The data are presented in Appendix 5.2.

As it is clearly seen in Appendix 5.2, a total of 6134 applicants were registered between 1994 and 2001. Of these applicants only 2743 persons accounting for 44.7 percent of the total were supplied with residential plots. Unfortunately, 3391 (55.3 percent) of the total applicants could not acquire the plots that they are in need of. It is also clearly seen that there is no consistency between the supply of land corresponding to the demand for it. The coefficient of correlation computed for the two variables as represented in Appendix 5.2 equals to 0.2502, and thus it implies that the two variables are positively correlated though the relationship is very weak. Therefore, it is possible to conclude that the supply system of housing land in Gondar town does not meet significantly the demand posed by the needy or interested individuals to construct their own shelters.

Fig 5. 1. Demand and Supply of Housing Land in Gondar



As shown in Figure 5.1, though erratic, the demand for housing land in Gondar town between 1994 and 2001 was far a head of the supply for it. The erratic nature of the demand appeared to be associated with events caused by institutional performances. For instance, the supply of land in 1994 was almost nill and thus the demand for it was relatively lesser. But as the provision of land increased in 1995, the demand increased drastically. On the otherhand, a steep drop in the demand for housing land is seen to occur in 1996, while the increase in the supply of land was constant. This happening could be the result of the issuance of the new urban lease regulation in the preceding year by the Government of the Amhara Region. That means those residents who are in need of housing land might not accept immediately the new regulation and not believed that it would be applicable. This condition therefore might deter them from applying for land. The demand between 1997 and 1999 appeared to correspond to the condition of the supply of land.

Another event that can be recognized from Figure 5.1 is that both demand and supply of housing land in Gondar town were drastically decreasing between 2000 and 2001. This was happened due to the high costs of housing standards (Birr 50,545.61

for a minimum standard house and Birr 73,873.20 for a maximum standard house) and preconditions set after 2000.

5.4 Relationship Between Demand and Supply of Residential Land for Government Employees and Factory Workers.

It may be assumed that the best way to deal with the shortage of shelter in Gondar town is to reduce its population growth by means of various programs particularly by reducing in-migration. Although some modification of the growth may be possible, it is unrealistic to assume that any effort can substantially decrease the actual increase in the number of population. Even if new migration to the town were to cease entirely the natural increase of persons alone would continue to create the problem already described, as the town's population has already reached more than one hundred thousand.

Given the population growth of the town and the concomitant increase in the demand for shelter, the only fundamental and lasting solution for the problem can come through the supply of land directly to those who have a continuous stream of income and the capacity to construct their own dwellings. Government employees and factory workers are expected to be included in this portion of the dwellers in Gondar town.

Considering the responses of the sample government employees and factory workers, it appears that the majority of government employees and to a lesser degree the factory workers have attempted to acquire housing land. However the responses given to them were no much attractive. As is observed from Table 5.2, of the total 164 government employees who have attempted to acquire housing land between 1981 and 2001, 92 employees accounting for 56.1 percent of the total were granted residential

plots. But the remaining 73 accounting for 43.9 percent were not fortunate enough to secure land for the construction of their shelter. As regards the factory workers, 10 workers out of the total 32 respondents in the respective category applied to the municipality but only 2 (20.0 percent) of them have received residential housing land. The rest of them accounting for 80.0 percent replied that they have not received any response to their requests. The situation can be clearly recognized from the data presented in Table 5.2 below.

Table 5.2: Distribution of Respondents by their Attempt to Gain Access to Housing Land

Year	Government Employees who have									Factory Workers who have								
	attempted to gain access to housing land			gained access to housing land			not gained access to housing land			attempted to gain access to housing land			gained access to housing land			not gained access to housing land		
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T
1981-83	13	2	15	12	0	12 (80.0)	1	2	3 (20.0)									
1984-86	11	3	14	8	1	9 (64.2)	3	2	5 (35.7)									
1987-89	18	8	26	11	4	15 (57.7)	7	4	11 (42.3)									
1990-92	22	4	26	15	2	17 (65.4)	7	2	9 (34.6)									
1993-95	28	2	30	16	0	16 (53.3)	12	2	14 (46.7)									
1996-98	22	3	25	11	2	13 (52.0)	11	1	12 (48.0)	3	-	3	2	-	2 (66.7)	1	-	1 (33.3)
1999-2001	23	2	25	8	0	8 (32.0)	15	2	17 (68.0)	5	2	7	0	0	0 (0.0)	5	2	7 (100.00)
Not stated	2	1	3	2	0	2	-	1	1									
Total	**139**	**25**	**164**	**83**	**9**	**92 (56.09)**	**56**	**16**	**72 (43.9)**	**8**	**2**	**10**	**2**	**0**	**2 (20.0)**	**6**	**2**	**8 (80.0)**

Note: Numbers in Brackets are Percentages from the total Respondents Attempted to Gain Access to Housing Land

One important condition that must be noticed when one pays attention to the data in Table 5.2, particularly to the case of government employees is that the proportion of employees who gained access to housing land decreases through time. As is clearly seen, the proportion of employees who have gained access to housing land out of the total employees that attempted to obtain land in different years decreased from 80.0 percent between 1981-83 to 32.0 percent between 1999-2001. Contrary to this trend is that the proportion of employees who have not gained access to housing land increased from 20.0 percent to 68.0 percent in the same period considered. This implies that the supply of housing land in Gondar town does not correspond to the demand created by the needy individuals.

It may be assumed that the short fall in the supply of land is caused by shortage of residential land with in the municipal boundary or by the absence of positive responses from the responsible personalities. But it must be recognized that the problem is not purely the result of these factors. However, if one considers the responses of the sample government employees and factory workers it appears to have been caused by a number of factors which will be discussed below.

5.4.1 Age, Sex and Maital Status of Respondents and Gainging Access to Housing Land

According to the results of the questionnaire survey, 139 male employees and 25 female government employees attempted to obtain housing land. The figures for factory workers were 8 and 2, respectively. Comparison of the possibilities of gaining access to housing land based on their sex distribution reveals that the proportion of males who have acquired land exceeds that of the females.

Table 5.3: Percentage Distribution of Respondents who have Attempted to Posses Land by their Age, Sex and Level of Success.

Age group	Government Employees who have						Factory Workers who have					
	applied to obtain housing land in number			obtained land in percent			applied to obtain housing land in number			Obtained land in percent		
	M	F	T	M	F	T	M	F	T	M	F	T
25-29	5	2	7	60.0	0.0	42.8	5	2	7	0.0	0.0	0.0
30-34	12	4	16	58.3	50.0	56.3						
35-39	41	6	47	61.0	33.3	57.4	1		1	0.0		0.0
40-44	38	7	45	57.9	42.8	55.6	2		2	100.0		100.0
45-49	31	3	34	58.1	33.3	55.9						
50-54	10	1	11	60.0	100.0	63.6						
Not stated	2	2	4	100.0		50.0						
Total	**139**	**25**	**164**	**59.7**	**36.0**	**56.1**	**8**	**2**	**10**	**25.0**	**0.0**	**20.00**

As shown in Table 5.3, nearly 60.0 percent of those male employees who attempted to obtain land were granted residential plots. The proportion for the female employees amounted to 36.0 percent. In all age groups, more than half of the male government employees who attempted to obtain land received plots. For female employees the proportions are lower in all age groups except for 50 to 54 years as compared to that of the males. From the total 83 male government employees who have acquired land, 71 (85.5 percent) are within the age range of 35 to 49 years. Similarly out of the total 9 female employees that acquired land, 6 (66.7 percent) are within the same range of age.

As far as factory workers are concerned, only 2 (25.0 percent) of the 8 male workers who attempted to gain access to housing land acquired residential plots. But

the two female workers who applied for land did not receive any at the time of the survey. As regards the age factor of the workers, all of those who obtained land were found within the age range of 40 to 44 years. In this case, it can be said that a factory worker in Gondar town would have money in hand for the acquisition of land with increasing age.

In general females appear to have lesser opportunity of gaining access to housing land as compared to their male counterparts. Except for the age groups 25 to 29 and 50 to 54 years, the case of government employees shows that there is no distinctive correspondence between age and the proportion of persons acquiring land. The proportion of those who acquired land is in fact highest (63.6 percent) for the age group 50 to 54 years but the second and the third significant age groups are 35 to 39 years and 30 to 34 years for that they constituted 57.4 and 56.3 percent of those persons acquiring land. Therefore, it could be said that persons of age 50 to 54 and 30 to 39 years are better in securing housing land. It appears that employees within the age group 50 to 54 years would have money in hand which they can applied for obtaining housing land. Those within the age range of 30 to 39 years appear to have stronger financial standing due to their greater saving opportunity that might be resulted from lower expenditure on supplies as they are expected to have lower numbers of household members.

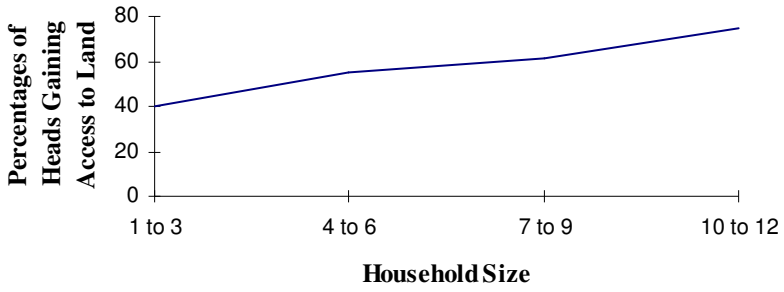
Under normal condition marital status of a person influences to some extent, his/her effort in acquiring housing land because married couples usually require space that allows them to have privacy. An evaluation of the responses obtained from the sample government employees and factory workers confirms the truth of the foregoing explanation. There is a fair relationship between marital status and gaining access to housing land by government employees and factory workers. Out of the total 92

government employees who have gained an opportunity in acquiring residential housing land, 87 (94.6 percent) were married persons. The proportions for the single and divorced employees were 2.2 and 3.2 percent, respectively. Variation in the proportions of the single and divorced employees could be the result of variation in the house hold sizes for the two groups. What ever the variation is married persons are likely to strive more in gaining access to housing land. The same is true for the factory workers. All the 2 workers who have acquired land are married persons. Here it appears that married applicants have stronger financial standing than the single applicants due to either a joint family income where both spouses are working or due to the likelihood of financial support from their offsprings or relatives.

5.4.2 Household Size and Access to Housing Land

It is normally expected that the size of a household tends to influence the efforts made by a head or its spouse to gain access to housing land for the construction of a shelter. It is unquestionable that the problem of housing for those who do not own it is more acute to head or its spouse with larger household sizes. A head or his spouse with larger household members is therefore, expected to make the utmost efforts in acquiring land if he/she is unconstrained by financial problem. In the present study also the responses of those government employees and factory workers who have attempted and obtained land show that a household size has a direct correspondence with gaining access to housing land. This relationship is bestly represented in Figure 5.2 below.

Fig. 5.2 Household Size and Gaining Access to Housing Land



As can be seen from the Figure above, the proportion of respondents gaining access to housing land increases with increasing household size. This implies that efforts on the part of individuals to acquire land is more strong if their household members are larger as compared to those with smaller members.

5.4.3 Educational Status and Access to Housing Land

It appears that there exist a direct relationship between educational status of a person who do not own a housing unit and his/her effort in gaining access to housing land because the senses of crowding and privacy are expected to be more felt to the more educated personalities. However, the results obtained from the sample survey study show that there is no positive correspondence between educational status and gaining access to housing land contrary to the above explanation.

Table 5.4: Percentage Distribution of Respondents who have Attempted and Obtained Land by Level of Education.

Efforts Made	Last Grade Completed								Not stated	Total
	1-6	7-8	9-12	12+1	12+2	12+3	12+4	above 12+4		
Attempt to obtain housing land	1.1	1.1	33.0	8.6	22.4	6.9	13.2	10.3	3.4	100.00
Obtained Land	100.0	100.0	54.4	66.7	66.7	41.7	39.1	38.9	33.3	54.0
not obtained land	0.0	0.0	45.6	33.3	33.3	58.3	60.9	61.1	66.6	45.9

As shown in Table 5.4, the proportions of respondents who have been granted land from the total of those who have attempted at each educational level are greater for those who have attended lower grades as compared to those who have completed higher grades. This would be possibily due to the fact that housing problem is much felt to those who have attended lower grades since their income, which to a large extent is determined by their educational status, would not allow them to dwell in a convenient rental housing units or rooms. And therefore, the effort made to gain access to housing land by them could be greater.

5.4.4 Duration of Stay and Access to Housing Land

The duration of the stay in a particular urban center is an important factor in influencing the residents' effort to gain access to housing land. As may be expected, the process of adjustment for house construction takes place over a period of time. So that it could be concluded that the longer the period a resident stays the greater would be the effort that he/she would made to acquire housing land if he/she does not own it and if financial problem does not exist. Moreover, the tendency for the resident to

develop a kind of personal attachment with the physical and social aspects of that urban center would become increasingly strong over time.

Table 5.5: Duration of Stay and Access to Housing Land

Years lived in Gondar Town	All respondents	Respondents who have			
		attempted to obtain housing land	gained access to housing land	not gained access to housing land	not attempted to obtain land
1-10	63	35 (55.6)	18 (51.4)	17 (48.6)	28 (44.4)
11-20	81	67 (82.7)	38 (56.7)	29 (43.3)	14 (17.3)
21-30	49	34 (69.4)	20 (58.8)	14 (41.2)	15 (30.6)
31-40	26	22 (84.6)	11 (50.0)	11 (50.0)	4 (41.7)
41-50	12	7 (58.3)	5 (71.4)	2 (28.6)	5 (41.7)
51+	4	3 (75.0)	- (0.0)	3 (75.0)	1 (25.0)
Not stated	6	6 (100.00)	2 (33.3)	4 (66.7)	- (0.0)
Total	**241 (100.00)**	**174 (72.2)**	**94 (54.0)**	**80 (46.0)**	**67 (27.8)**

Note: Numbers in Brackets are Percentages from the Respective Totals

As observed in Table 5.4, although there is no direct relationship between duration of stay and attempts made to gain access to housing land, there is more or less regular correspondence between duration of stay and gaining access to housing land. For instance the proportion of those respondents gaining access to housing land increases from 51.4 percent for those who have stayed in Gondar for 1 to 10 years to

58.8 percent for those who have stayed for 21 to 30 years. Infact, the proportion shows a random distribution for those who have stayed for more than 31 years. However the highest proportion (71.4) is exhibited for respondents that stayed for 41 to 50 years. One important matter to be noticed here is that none of those that stayed in the town for more than 51 years and attempted to obtain land has received housing land. This situation is more likely due to the fact that the elders may consider their previous environment ideal or most ideal and may not opt for a new environment. That means as they stay very long they would develope a liking and subjective feeling towards their environment even if they have no their own dwelling units.

5.4.5 Income and Access to Housing Land

On a normal situation, the amount of income earned by an individual influences his/her living condition and this circumstance is expected to be reflected in his/her effort to gain access to housing land. In other words urban residents with higher incomes are most likely to strive more for possessing their own dwelling units as compared to those with lower incomes. Therefore, it is assumed that there is a direct relationship between income and gaining access to housing land in an urban area.

The amount of income gained by a household in an urban area depends mainly upon the earnings of the head and his/her spouse. As reported by the respondents during the questionnaire survey, all of the government employees and factory workers earn regular income, though the incomes that they earn vary from one employee to another or from one factory worker to the other. What ever the causes of the variations are, 71 (33.9 percent) of the respondents in the government employees' category, are of two income earners. The majority of the respondents therefore are only one income earner. As far as the respondents in the factory workers are concerned, the proportions

are 2 (6.2 percent) and 28 (87.5 percent) respectively of those respondents with two and one income earners.

The distribution of the respondents based on the level of their monthly income and their attempt to gain access to housing land is presented in Table 5.6 below.

Table 5.6: Distribution of Total Respondents by Level of Income Earned and by their Attempt to Gain Access to Housing Land.

Gross monthly income earned in Birr	All Respondents		Attempted to gain access to housing land		Gained acccess to housing land		not gained access to housing land		not totally attempted to obtain land		Not stated	
	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp	Fact. Work.
100-500	33 (15.8)	24 (75.0)	20 (60.6)	5 (20.8)	8 (40.0)	1 (20.0)	12 (60.0)	4 (80.0)	10 (30.3)	19 (79.2)	3 (9.1)	-
501-900	64 (30.6)	1 (3.1)	51 (79.6)	1 (100.0)	24 (47.1)	1 (100.0)	27 (52.9)	0 (0.0)	13 (20.3)	-	-	-
901-1300	43 (20.6)	1 (3.1)	34 (79.1)	-	18 (52.9)	-	16 (47.1)	-	9 (20.9)	1 (100.0)	-	-
1301-1700	50 (23.9)	1 (3.1)	40 (80.0)	-	27 (67.5)	-	13 (32.5)	-	10 (20.0)	1 (100.0)	-	-
above 1701	15 (7.2)	3 (9.4)	15 (100.0)	3 (100.0)	12 (80.0)	-	3 (20.0)	3 (100.0)	-	-	-	-
Not stated	4 (1.9)	2 (6.3)	4 (100.0)	1 (50.0)	3 (75.0)	-	1 (25.0)	1 (100.0)	-	1 (50.6)	-	-
Total	**209 (100.0)**	**32 (100.0)**	**164 (78.5)**	**10 (31.2)**	**92 (56.1)**	**2 (20.0)**	**72 (43.9)**	**8 (80.0)**	**42 (20.1)**	**22 (68.8)**	**3 (1.4)**	**-**

Note: Numbers in Brackets are Percentages

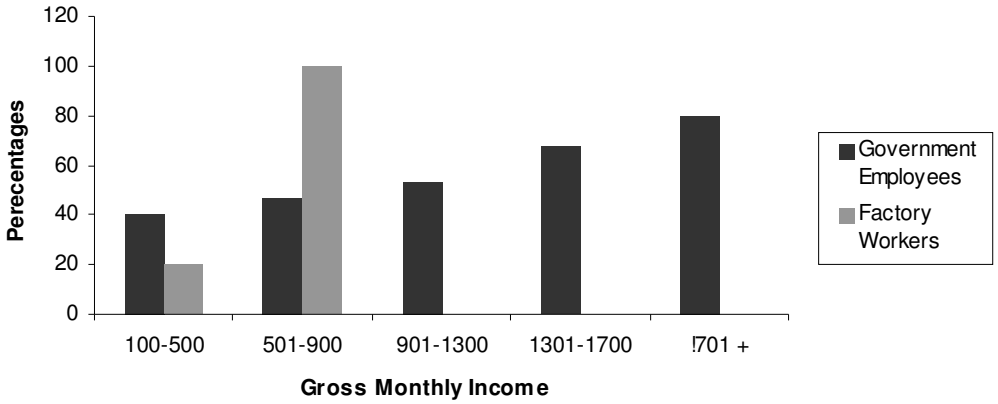
As Table 5.6 depicts, there is a great discrepancy between the distribution of incomes earned by the government employees and factory workers. While more than 82.3 percent of the respondents in the government employees category earn greater than Birr 501.00 per a month, the proportion of the factory workers that have the same income accounted for only 18.7 percent. This difference is clearly reflected in the proportion of the respondents who have attempted to acquire housing land. While 78.5 percent of the respondents in the government employees category reported that they

have attempted to obtain land for the construction of dwelling units, the proportion of the factory workers that did the same is only 31.2 percent.

It can be inferred from Table 5.6 also that the proportions of those respondents who have attempted to gain access to housing land are greater for those in the higher income groups. The proportions totally range from 60.6 percent for government employees earning Birr 100.00-500.00 to 100 percent for those earning above Birr 1701.00 The situation is similar among the respondents in the factory workers category.

As regards gaining access to housing land, the same pattern is observed for the government employees as well as for the factory workers. In both cases, the possibilities of gaining access to housing land appears to be higher with increasing income. Thus, there is direct correspondence between income and gaining access to housing land. Therefore, one of the major problems constraining access to housing land for government employees and factory workers is considered to be lack of financial resources.

Fig. 5.3. Proportion of Government Employees and Factory Workers who Gained Access to Housing Land



CHAPTER SIX

6. SPATIAL AND INSTITUTIONAL FACTORS INFLUENCING ACCESS TO HOUSING LAND IN GONDAR TOWN

6.1 Geographical Origins of Government Employees and Factory Workers and Access to Housing Land

In most cases urban residents have different Geographical origins. The present study also confirms the reality of this situation. As expected the vast majority (93.3 percent) of the government employees, and the majority (65.4 percent) of the factory workers included in the study originated from different areas outside Gondar. Only 4 about percent of the respondents among the government employees category and 34 percent of in the factory workers reported that they were born in the town when they were asked to state their places of birth. Those who were not natives of the town accounted for 93.2 and 59.3 percents, respectively of the total respondents in the government employees' and factory workers' category. This situation implies that most of the government employees and factory workers in Gondar town are migrants. The majority of the outsiders however were born in North Gondar Administrative zone. The other significant origins for the outsiders include those areas in the Amhara Region excluding North Gondar Administrative Zone. The overall picture of the relationship between geographical origins of the respondents and their gaining access to housing land in Gondar town can easly be recognized from the data presented in Table 5.7 below.

Table 6.1: Geographical Origins of Respondents and Level of Attempt to Gain Access to Housing Land.

Place of birth	All Respondents		Respondents who have									
			Attempted to gain access to housing land		Gained access to housing land		not gained access to housing land		not totally attempted to gain access to housing land		Not stated	
	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.	Govt. Emp	Fact. Work.
Gondar town	8 (3.8)	11 (34.4)	7 (78.5)	8 (72.7)	2 (28.6)	2 (25.0)	5 (71.4)	6 (75.5)	1 (12.5)	3 (27.3)	0	0
NGAZ	105 (50.2)	14 (43.8)	83 (79.0)	0	45 (54.2)	0	38 (45.8)	0	20 (19.0)	14 (100.0)	2 (2.0)	0
Amhara Region	50 (23.9)	2 (6.2)	39 (78.0)	0	25 (64.0)	0	14 (35.9)	0	11 (22.0)	2 (100.0)	-	0
Oromiya	15 (7.2)	1 (3.1)	13 (86.6)	0	9 (60.0)	0	4 (26.6)	0	1 (6.7)	1	1 (6.7)	0
Tigrai	9 (4.3)	0	7 (77.8)	0	5 (71.4)	0	2 (28.6)	0	2 (22.2)	0	0	0
Addis Ababa	12 (5.7)	1 (3.1)	8 (66.7)	0	4 (50.0)	0	4 (50.0)	0	4 (33.3)	1 (100.0)	0	0
SNNP	4 (1.9)	1 (3.1)	2 (50.0)	1 (100.0)	0 (0.0)	0	2 (100.0)	1 (100.0)	2 (50.0)	0 (0.0)	0	0
Not stated	6 (2.9)	2 (6.2)	5 (83.3)	1 (50.0)	2 (40.0)	0 (.0.)	3 (50.0)	1 (50.0)	1 (16.7)	1 (50.0)	0	0
Total	**209 (100.0)**	**32 (100.0)**	**164 (78.5)**	**10 (31.3)**	**92 (56.1)**	**2 (20.0)**	**72 (43.9)**	**8 (80.0)**	**42 (20.1)**	**22**	**3 (1.4)**	**0**

As shown in Table 6.1, about 50 percent and 44 percent of the respondents in the government employees' and factory workers' categories, respectively, reported as they were originated from North Gondar Administrative Zone. The rest of the respondents dominated by those whose birth places were in the Amhara Region excluding North Gondar Administrative Zone, Oromiya and Addis Ababa. In the case

of government employees, respondents who were born in the Amhara Region outside of North Gondar, Oromiya and Addis Ababa accounted for 24, 7 and 6 percent, respectively, of the total respondents. As far as the factory workers are concerned, respondents whose birth places are in the Amhara Region and Addis Ababa form the next substantial proportion after those who were born in NGAZ and within the town it self. They accounted for 3.1 percent each from the total respondents.

It may be assumed that residents who are not natives of a town or of its surrounding areas would have less opportunities in gaining access to housing land in that town. Because the process of adjustment for house construction could be expected to be more difficult to those who came from relatively distant places as compared to those who are natives of the town or of its surrounding areas. However, an evaluation of the data, especially of the government employees reveals different circumstance almost contrary to the foregoing explanation.

The data in Table 6.1 show that the proportion of respondents in the government employees category who have attempted to obtain land in Gondar town is higher (about 78.5 percent) for those who were born in the town itself. However, the proportion those who were granted land for the construction of housing units is highest (71.4 percent) for those who were born in Tigrai. However, those who were natives of the town were least successful in gaining access to housing land. The other respondents that appear less fortunate in gaining housing land in Gondar town are those who were born in Addis Ababa. The proportion, in fact, approaches 50.0 percent. Even when one observes the proportion of those respondents who were born in North Gondar Administrative Zone, it is lower as compared to other regions except for those who came from Addis Ababa.

The condition for the natives of the town may be attributed to psychological reasons, that is to say most of them may have attachment to their relatives and do not want to construct houses in other places away from their current dwelling units. For Addis Ababa born respondents, it seems that the may want to return to their birth place. This situation is supported by the fact that the proportion of those who did not totally attempte to obtain land, (33.3 percent) ranks second next to the proportion of those from SNNP (50.0 percent). Thus it appears that access to housing land can be made easy for those who were born in Gondar town if location of their dwellings to be constructed are considered.

6.2 Distance Between Home and Place of Work and Gaining Access to Housing Land.

In an urban environment the journey to work is an important aspect. Especially it is very important when the urban area is large and when there is limited or no choice of residential location in relation to place of work. An important criterion for most urban residents in selecting a house is accessibility to where they work. Its location should reduce the distance covered and the time spent when they move to place of employment. Accordingly, they prefer residential plots nearer to their place of work when they intend to construct their dwelling units. This preference is expected to have great influence on their motives that could derive them to acquire housing land. If for instances, new residential sites which are allotted for the construction of dwelling units are far away from their places of work, the landless residents are expected to have less eagerness in their effort to acquire housing land there. Therefore it appears that distance between the location of the new residential site and place of work could significantly influence one's effort in gaining access to housing land. When the responses of the sample government employees and factory workers are evaluated, there appears to exist

an inverse relationship between the variables considered. This can be easily observed in Table 6.2 below.

Table 6.2: Distribution of Respondents by Approximate Distance Traveled Between Home and Place of Work and by Level of their Attempt to acquire Housing Land.

Approximate distance traveled in a single trip	Respondents who have					
	Attempted to acquire land		Acquired land		Not acquired land	
	Govt. Emp.	Fact. Work	Govt. Emp.	Fact. Work.	Govt. Emp.	Fact. Work.
below 1km	61 (37.2)	3 (30.0)	40 (65.6)	2 (66.7)	21 (34.4)	1 (33.3)
1-5km	51 (31.1)	2 (20.2)	31 (60.8)	0 (0.0)	20 (39.2)	2 (100.00)
6-10km	37 (22.6)	4 (40.0)	16 (43.2)	0 (0.0)	21 (56.8)	4 (100.00)
11-15km	7 (4.2)	1 (10.0)	0 (0.0)	0 (0.0)	7 (100.00)	1 (100.00)
not known	8 (4.9)	0 (0.0)	5 (62.5)	0 (0.0)	3 (37.5)	0 (0.0)
Total	164 (100.00)	10 (100.00)	92 (56.1)	2 (20.0)	72 (43.9)	8 (80.0)

Note: Number in Brackets are Percentages.

As Table 6.2 depicts, the proportions of government employees and factory workers who have attempted to acquire land in Gondar town and travel up to 5 km from home to their place of work constituted about 68 and 50 percent, respectively. If one considers a distance of 5 km or less as reasonably short distance over which an individual can walk on foot, the effect of distance could be felt by 27 and 50 percent of the respondents, respectively from the two categories of workers. Thus it appears that this fact is also reflected in gaining access to housing land. As is observed in Table 5.8

the proportions of those who have acquired housing plots out of the total who have attempted to gain access to housing land in each distance group decreases with increasing travel distance. The opposite is true for those who do not acquired housing land. This implies that most of those who travel relatively for longer distance lack alternatives in gaining residential plots in appropriate locations, or the non availability of cheap means transport in the new residential sites allotted to the construction of houses may retard their motives.

The presence of the aforementioned problem is supported by the responses of those who were granted land in the new residential sites. When they were asked to state whether or not they were satisfied with the location of their residential units in relation to place of work. After 1990, 56 government employees and 2 factory workers were reported to have been granted land in 'kebele' 16, 17 and 18. From the government employees, 29 (51.8 percent) respondents reported that they have been dissatisfied with the location of the land that they acquired in relation to their place of work. But all of the factory workers reported as they were satisfied with the situation.

6.3 Location of Residential Sites in Relation to Service Facilities and Access to Housing Land.

On a normal condition urban residents live where they can maximize utility, that is, achieve the greatest residential profit. They seek accessibility to shops, schools, health centers, recreational facilities, main streets, etc. The advantage of a residential location interms of accessibility to such service facilities is of a particular importance. Considering this fact, the government employees and factory workers who acquired land were asked to report as the extent to which they were satisfied with the location of their residential plots in relation to selected services facilities and amenities.

Table 6.3: Percentage Distribution of all Respondents by Level of Satisfaction with the Location of their Residential Sites

Satisfied with nearness of the residential plot to	Percentage of respondents in			
	Kefitegna One	Kefitegna Two	Kefitegna Three	Kefitegna Four
Place of work	84.2	85.7	52.4	66.7
Shopping Center (market)	89.5	95.0	42.6	33.3
Health facilities	68.4	42.8	59.0	83.3
Schools	78.9	42.8	81.9	50.0
Main streets	89.5	85.7	13.0	16.6
Solid waste disposal	15.8	42.8	8.1	16.6
Sewer system	26.3	14.8	8.1	33.3
Pipe line	57.9	42.8	47.5	33.3
Street lightings	84.2	28.6	1.6	16.6
Full power electric supply	57.9	42.8	47.5	50.0
All respondents in number	19	6	61	6

As show in Table 6.3, the percentage shares of those respondents who have been satisfied with the location of their residential plots in relation to place of work and service facilities vary from location to location. The proportions of those who have acquired land in Kefitegna One are in most cases higher than the other areas. What is important to be noticed here is that the new residential sites that were alloted to those who have been in need of housing land were found in Kefitegna Three where accessibility to the selected service facilities is reported to be unattractive by most of the respondents. Especially, less than half of the total government employees and factory workers who have acquired land in Kefitegna Three replied 'satisfied' when they were asked to report whether or not they are satisfied with the location of their residential plots in providing access to shopping center, main streets, waste disposal service, sewer system, pipeline networks, street lightings and electric power supply. More over only 52.4 percent of these respondents reported that they were satisfied with

the location of their residential plots in relation to their place of work. That means about 48 percent of the total respondents in Kefitegna Three were dissatisfied with the location of their residential area from the point of view of distance to place of work. This proportion is relatively higher as compared to the other areas.

Ingeneral, the responses imply that there is a lack of provision of important service facilities including affordable public transport service in the new residential sites. And this situation is expected to influence the motives of peoples for gaining access to housing land.

6.4 Physical Constraints

6.4.1 The Direction of the Expantion of the Town

The natural direction of the town's expansion is towards the south west along the left side of the main road that extends from Gondar to Addis Ababa. The major factor contributing to this type of expansion is the nature of the topography. To the right side of the road along its direction of expansion, the town is surrounded by continuous ridges forming relatively steeper slope towards the town. Thus this is assumed to push land development in other directions. Moreover, to the east and north east the town's expansion is limited by River Angherib and continuous ridges next to the river. Thus, this physical condition of the town prohibits the selection of proper residential sites in accordance with the choice of the applicants.

6.4.2 Angherib Dam

Not only is the direction of expansion of Gondar town restricted by the presence of continuous ridges along the right side of the main road to Addis Ababa, but also it is checked by the presence of Angherib Dam at the north east of the town. According to the officials of the Urban Land Administration and Management Office of the Municipality, there are vacant lands in 'kebele' One on the western fringe of the town along the road to Axum. However these lands are preserved and protected from any use in order to control siltation and pollution of water at the Angeherib dam which is built to provide drinking water for the town. Therefore, there is shortage of land to be allotted to residential house construction in the study area.

6.5 Municipal Constraints on Access to Housing Land

6.5.1 Standards

According to the Longman Dictionary of Contemporary English, a standard is 'a level or degree of quality that is considered proper or acceptable.' Clearly to have high standards in performing any activity does not necessarily mean that they are always sustained. So that they have to be something aimed for desirable models. Unfortunately, legislated standards for housing in the case of Gondar town are not seen this way, but are high and mandatory.

As has been mentioned in the first section of this chapter, the minimum standard set for a residential housing units costs Birr 50,545.61, and the houses should have concrete foundations, blocket walls, glazed windows and doors and good roof cover. This in the first place requires a number of services before and during the houses are

constructed. Inaddition a precondition requesting a bank statement which could guarantee that an individual who is in need of constructing his house had some amount of money (Birr 7581.84 for the minimum standard houses in a closed account) that would be released after some time is also an intolerable condition for most home seekers in the town. As regards the government employees and factory workers included in the study, 31 (73.8 percent) of the 42 government employees who did not apply to the municipality reported that the standards and preconditions set to be the major reasons for their reluctance. The proportion for the factory workers is 17 (77.3 percent) out of the 22 respondents.

6.5.2 Delays in the Supply of Land

Despite excessive pressure on urban land requests, proper supply of land is not yet given responsive attention. In addition to the procedures that have to be accomplished during the process of application, the land supply takes a long time.

Although, the officials of the Urban Land Administration and Management Office of the Municipality of Gondar said that the land supply to the applicants is practiced in accordance with the time of their application, the case of government employees and factory workers show different condition. There are respondents that did not gained access to housing land for 20 years after their application. This can be easily recognized from Table 5.2. This table also shows that the proportion of respondents who gained access to housing land decreased starting from 1981. This indirectly shows that there are delays in the supply of land for certain proportion of the applicants. Of the total 184 respondents who replied 'No' when asked as if they agree with the present efficiency of the system of land supply, 103 respondents, accounting

for about 56 percent of the total, stated delays as major constraints on the supply of land in Gondar town.

6.5.3 Preservation of Vacant Lands for Leasing Through Public Tender

There are vacant lands in the already built up areas of Gondar, which can be used for residential purpose. However, parcels located centrally and in other built up areas are withdrawn from supply with out lease value. They are preserved to be sold through lease system. Only small proportion of the town dwellers can acquire these parcels as long as the lease value for a square meter of land is too high to be affordable by low-and middle-income residents. In theory every body could apply for and obtain titles of these vacant lands. In practice, most of the inhabitants of Gondar town could not meet the development and planning conditions of these plots as well as the value they are given. Their fate therefore was inevitably to retreat into reluctance or into the peripherial new residential sites that could not provide easy access to the place of work and amenities and services.

Some respondents included in this study reported that, the preservation of plots in the already built up area for tender is one of the major reasons that makes the present land supply system defective from the point of view of social equity.

CHAPTER SEVEN

7. CONSEQUENCES AND PROSPECTS

7.1 Consequences of the Problem of Gaining Access to Housing Land.

It is observed in the foregoing discussion that access to housing land in Gondar town is becoming difficult for certain portion of the government employees and factory workers, the possibilities of owning shelter are correspondingly reduced. When residents are not able to obtain land and create their own shelter they will be to some or larger extent vulnerable to economic problems. Moreover, the quality of urban living will be deteriorated considerably due to the mounting pressure of population on limited living environment.

7.1.1 Economic Consequences of Lack of Access to Housing Land

The economic implications of landlessness for an urban resident are:

a) Loss of the ability to save:

Residents in Gondar customarily use small savings to accumulate building materials when they intend to construct their own shelter. As soon as they obtained land, the savings are converted in to valuable capital: their own shelter. It is the feeling of security of home ownership is capable of mobilizing small savings in this way. The erosion of this system will not hurt only who aspire to be homeowners but in large

sense it will affect the whole society. It will also aggravate the unemployment problem because, building a house involves not only the immediate household members but also small contractors and material suppliers. Therefore, lack of access to housing land will definitely have an adverse effect on the urban economic system.

b) Lack of access to employment:

Most of the time, residents in urban areas tend to minimize expenditure on rental houses. For this reason they may settle in places where rental costs are lower regardless of distance from place of work and thus the condition will necessitate lengthy journey to work that sometimes will be hindered by the non avilability or shortage of transport service. This situation again not only hurts those who do not possess housing land or shelter but also the productivity of the nation as a whole. In fact the number of respondents in this study who reported that they are facing transport problems is not large. However the situation could be worse when the population increases and the housing deficit in the town becomes much larger.

c) Loss of access to credit or money in times of acute shortages:

A plot of land with dwelling are generally recognized as being sound security, and as such, can release money which may enable a household to set it self on the road out of poverty or acute shortage of money. Households who do not own homes, however, cannot do this. As a result their prospects for improving their living conditions will be much less promising than that of the home owners.

d) Loss of informal sector activities:

Recent studies on the economic activities of towns and cities in developing countries emphasises the importance of the so-called "informal-sector" as a main source of income for the urban population of developing countries. These activities are not only performed by those who are unemployed, but also by employees and workers with low monthly salaries and wages. One important aspect of this sector is the wide range of small commercial and industrial activities carried out inside units that also serve as dwellings. These types of home based activities are also common in Gondar town. As it is clearly known, when such activities are carried out in rented quarters, there will be a tendency for rent payments to be increased especially as the commercial or industrial enterprise flourishes. Thus transfer of part of the profitability to the owner of the dwelling will naturally discourage those who carried our the activities.

e) Impact on food supply:

It is common in Gondar town, to produce crops and dairy products on individuals' plots particularly if the plots are large enough for such activities. The amounts produced by individuals may be small, the collective contribution to the total food supply may be an important element in raising the ability to become self sufficient. However, if access to land is constrained it will have an adverse effect on the performances of urban and per-urban agriculture in the study area.

7.1.2 Physical Consequences of Lack of Access to Housing Land.

The consequences of lack of access to housing land in urban centers include:

a) Development of Slums:

Slums exist because of the presence inadequate housing at a cost that workers can afford. Slums give the urban environment an unpleasant appearance and as such, contribute considerably to the worsening of the rates of crime. Whenever lots are offered for residents who are in need of constructing their own dwelling units, the development of slums becomes slower. In the case of Gondar, it appears that a slum is being created in Kefitegna One particularly in 'kebeles' 04, 05, 07 and 011. The development of slume in such areas may not be the result of the inability of some of the dwellers to construct detached and pleasant housing units else where in the town, but is mainly due to the restriction set by regulation that additional plot can only be acquired through the lease system.

b) Pressure on Limited Housing Facilities:

When the acquisition of land in urban areas become problematic, landless people are forced to dwell in rental quarters, which constitute numerous subdivided rental rooms. Therefore, it is common in such quarters for dwellers to use shared toilets, kitchen and other facilities. Especially toilet facilities do not provide proper service. This is true of most of the older parts in Gondar town. The environment there is highly polluted. Solid wastes are thrown here and there.

c) Increase in Overcrowding:

If access to housing land is difficult for landless residents in any town, they will be concentrated in the already built up residential quarters. Some parts of Gondar are heavily congested partly due to lack of access to housing land. Overcrowding also creates environmental problems and pressure on public facilities such as on roads, recreational facilities as long as people in crowded areas tend to freed them selves for a moment and other facilities.

7.2 Prospects

It has been stated that neither the Agency for Administration of Rented Houses nor the municipality including the 'kebeles' have been in a position to provide housing for the ever increasing population of Gondar. The government has not prepared appropriate land policy through which atleast residents who can afford some kind of housing could gain easy access to plots. In a such condition adequate supply of housing is becoming increasingly difficult and as a result a segment of the population, particularly the low-income residents are hit the hardest by the problem. The respondents during the questionnaire survey reported that the present system of land supply in Gondar town only stands for the rich. Those residents in the low-and middle-income groups could not meet the development and planning condition set by the municipality.

Although, every body is legally entitled to acquire lease hold plots in side the town, few have the resources to do so and the majority live in the town with out security of tenure. The situation for government employees and factory workers is not far from this trend. When asked about what needs to increase the efficiency of the

present land supply system, almost all of the respondents reported that the preconditions set by the municipality, including the building standards and the deposition of a specified amount of money in blocked account should be lifted. They also stated that the standards should take social equality in to consideration. Otherwise the problem of gaining access to housing land will aggravated and the shortage of housing in the town could not be tackled with ease.

CHAPTER EIGHT

8. SUMMARY, CONCLUSION AND RECOMMENDATION

8.1 Summary of Findings

The recent trends of world urbanization have clearly shown that the fastest rates of growth in urban population have been in developing countries. These rapid rates of urban population growth are meant that each year, more and more people must be housed. Unfortunately, this basic need of man, which can influence his physical, psychological, social and economic well-being as well as his contribution to the development of the nation, is in acute shortage in towns and cities of these countries.

Recognizing the inevitability of urbanization and the concomitant increase in the demands for shelter, the developing countries were trying for solution through various programs. However, it was understood that their efforts have totally been inadequate to meet the growing shelter needs. Given the scarcity of governmental budgets, the problem of housing shortage could be alleviated only if the needy individuals are able to construct affordable dwellings at the right locations. However, most of the studies carried out with respect to housing in urban areas of the developing countries have shown that gaining access to housing land is very difficult.

Eventhough urban centers in Ethiopia house a small proportion of the total population of the country, most of these places, especially the larger towns, are characterized by acute shortage of housing. The problem is aggravated by the difficulties of the residents in gaining access to housing land. In this study attempts have been made to assess the housing land allocation pattern in Gondar town with a

particular emphasis on the experience of government employees and factory workers in the town.

The results of the study in general revealed that Gondar is faced with a substantial problem of housing shortage. The household to housing ratio was found to be 1.06. This means that on the average 6.0 percent of the total households in Gondar town have no access to either owned or rented private residential unit. In addition, the average number of persons living in a room was found to be 2.7 indicating that there is a considerably noticeable level of overcrowding in the town.

As far as the case of government employees and factory workers are concerned, most of them were found to live in poor housing condition. The proportion of the respondents who live in houses with wood and mud wall and with earth/mud floor in both cases exceeds 75.0 percent. Those who do not have kitchen, toilet facility, electric meter and water tap constitute more than 5.0 percent of the respondents among both the government employee and factory worker categories. Moreover, the average number of persons per room approaches 2.3 and 2.9 for the government employees and factory workers, respectively.

As far as the feeling of overcrowding is concerned, there is no exact relationship between the persons per room ratio and the feeling of overcrowding. It was observed that the proportions of respondents who have reported to have felt overcrowding increased with increas in the number of rooms per dwelling unit. Spatially, overcrowding is more strongly felt among those who live in Kefitegna One and Kefitegna Three, which are old and new areas, respectively in the historical development of Gondar. About 51.9 and 35.1 percent of those respondents who live in these areas, respectively reported that they have felt overcrowding at home.

As regards the tenure status of the government employees and factory workers, 55.5 and 65.6 percent of the respondents, respectively of the two categories, live in rented dwellings, while the proportions of those who owned houses are 37.3 and 9.4 percents, respectively.

With respect to gaining access to housing land, almost all of the sample government employees and factory workers who have attempted to possess housing land have used legal application as a means of acquiring land. However, only 56.1 and 20.0 percent of the respective categories were granted residential plots.

Out of those who have applied for housing land, females appear to have lesser opportunities in gaining access to housing land as compared to their male counter parts. As far as age is concerned, those who have acquired residential plots were found to form the highest proportions (more that 57 percent) with in the age groups ranging from 35 to 49 years.

The proportions of those respondents who have acquired land are highest for those who are married (94.6 for government employees and 100.0 percent for factory workers), are with large house hold sizes and are with lower educational levels (66.7 to 100.00 percent) for those who have completed grade 7 through 12+2 and for those who earn higher monthly income. The correspondence between duration of stay in the town and access to housing land was found to be more or less regular.

When spatial aspects are considered in relation to access to housing land, 78.5 percent of those who have applied for housing land was accounted for those who were natives to the town. Among applicants who born elsewhere, it was found that those born in Tigray were by far the most successful in gaining access to housing land in the

town. In fact 71.4 percent of the applicants that were born in Tigrai succeed in gaining access to residential land, which the corresponding figure for those who born in other zones of the Amhara Region was 64.0 percent.

As it was observed, there exists an inverse relationship between distance traveled between home and place of work and gaining access to housing land. The proportions of those who have applied for housing land and acquired the plots are higher (30.0 and 60.0 percent, respectively) for those respondents who travel less than one kilometer between home and work place. With regard to the satisfaction of respondents with the location of their residential plots in relation to place of work, most of those who obtained land in Kefitegna One and Kefitegna Two have been found to be more satisfied. But in the new residential sites of Kefitegna Three, only 52.4 percent of those who have acquired land there have reported that they were satisfied. The implication is that there is no attention to consider the location of sites in relation to place of work and the provision of affordable means of transport in the new residential sites. The nature of Gondar's relief and the presence of Angherib Dam near to the town to certain extent contributed to the aggravation of the problem of gaining access to housing land by contributing to the shortage of land around the town.

As regards municipal constraints on access to housing land, the precondition that requests a bank statement showing a specified amount of money (Birr 7581.84 for the minimum standard houses and Birr 11,000 for the maximum ones) in a closed account, housing standards, delays in the provision of housing plots and the preservation of vacant land in the already built up areas for public tendering are reported to be the major problems that constrained access to housing land in Gondar town. These experiences were reported by most of the respondents as the major factors that make the present supply system of residential housing land defective.

8.2 Conclusion

This study brings out the following conclusions that can throw light on the nature of the problem of gaining access to housing land in Gondar town.

1. Although demand for housing appears to be strong, its supply does not show significant correspondence to it.

2. The nature of Gondar's relief has to certain extent contributed to the aggravation of the problem of gaining access to housing land by contributing to the shortage of vacant flat land around the town.

3. Marriage, household size and income have positive association with the efforts and gaining access to housing land. The level of education and duration of stay in the town do not seem to have direct correspondence with gaining access to housing land.

4. The absence of infrastructural services in the new residential sites is presently detering a considerable number of home seekers or home ownership aspirants from applying for housing land.

5. Institutional constraints on the provision of urban land, by and large loosen the interest of the dwellers to acquire housing land. For instance, the preconditions set by the municipality in the process of gaining access to housing land, delays in the supply of land and the preservation of vacant land in the already built up areas for lease holding are the major drawbacks that make those who want to build their houses to return from their intention.

6. In general, it appears that the municipality of Gondar is not yet in a position to appreciate the magnitude of the problem and to provide solution for it. Moreover, the need to involve the community in solving the problem is not well recognized. All decisions concerned with access to housing land are made without public participation.

8.3 Recommendations

Given the present situations of housing shortage in Gondar town, it appears to be very difficult to solve the problem with out improving the access to housing land for the needy individuals. In general in view of the findings of this study the following measures are recommended with the hope that the may help to reduce the existing problem.

1. Alleviation of the problem of housing shortage above all needs the will of the municipality to recognize that the ultimate solution is to increase, as much as possible, the supply of land for those who are in need of constructing their own houses.

2. Because the town's expansion is checked by its relief, the supply of the existing vacant lands in the already built up areas should be made with affordable prices. This supply should be made in fact if the lands are not required for other uses that would help more in the development of the town. Moreover, owing to its population growth, it is necessary to assess favourable conditions where by compact settlements in the new residential sites could be established.

3. Efforts have to be made to connect new residential sites with other parts of the town by providing public transport with reasonable cost. In addition it is necessary to provide other basic services, as rapidly as possible, in the new residential sites. As long as inhabitants in these areas have easy access to place of activities and services, other persons who are in need of constructing their own houses will be attracted to acquire land there.

4. The current building standards need to be lowered until the existing housing needs could be met. Thus, it is necessary to assess affordable indigenous materials and technologies that could meet the capacity of the majority home ownership aspirants as well as the quality of urban environment.

5. The precondition that requests a specified amount of money in a closed account needs to be reconsidered and soften. Even though this money is known to be released step by step, it appears to burden the starting of housing construction particularly for the lower income groups. The consideration of this situation could deter those who are in need of constructing their houses from applying for land.

6. It is necessary to some extent to participate the public in matters of housing land and housing construction to promote the existing situations.

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Appendix 1: Questionnaire to be filled by government employees and factory workers

General Direction: Give your response by filling the blank space or putting a thick mark (✓) in the box provided.

Section 1: To be filled by all respondents

1. Age _____
2. Sex: Male ☐ Female ☐
3. Place of birth: Killel _____Zone _____ Wereda_____
4. Marital Status: Married ☐ Single ☐ Divorced ☐ Widowed ☐
5. Educational Level

Read only ☐	9-12 ☐	12+3 ☐
1-6 ☐	12+1 ☐	12+4 ☐
7-8 ☐	12+2 ☐	above 12+4 ☐

6. Occupation (type of work)_____
7. Years of work experience _____
8. Household member (including the head) Male____ Female___ Total ____

Section 2: To be filled by all respondents

1. For how long have you been staying in Gonder?
   Years _____ Months_____
2. In how many houses have you lived in this town? in _____ houses.
3. If your answer to question number 2 is more than one,
   - 3.1 Where you before moving in to the present dwelling unit?
     - a) With friends or relatives ☐
     - b) In hotel room ☐
     - c) Alone in rented house ☐
     - d) Other, explain_____
   - 3.2 What were your principal reasons for moving from previous residence to the present one?

     Seeking more living space ☐

     To be close to place of work ☐

     To have better home ☐

To have better social environment ☐

To live in residential neighbourhood ☐

Others, specify if any _____

4. The house that you are now living is:
   a) Your own ☐
   b) Rented from private person ☐
   c) Rented from the kebele ☐
   d) Rented from the Municipality ☐
   e) Given as care taker ☐
   f) Other, explain _____
5. In your answer to question number 4 is "rented" from any other owner,
   5.1 What is the amount of rent that you are paying per month?
   Birr_____
   5.2 Is it due to lack of your own house that you are living in a rented house? Yes ☐ No ☐
   5.3 If your say "No", why did you choose to live in a rental house?
      a) To be close to place of work ☐
      b) To be close to parents or friends ☐
      c) To have income due to rent difference ☐
      d) Other, explain _____
6. If you are living in a house that you own, how did you be come a home owner?
   a) You built it ☐ b) You bought it ☐
   c) Obtained from other person ☐ d) Other explain_____
7. If the unit was constructed by yourself, how much was the project cost?
   Approximately Birr _____
8. Your financial source for constructing or buying
   a) house was mainly ☐
   b) loan from individuals ☐
   c) Your personal savings ☐
   d) Other ☐
9. If the source of the finance for the construction of your housing unit is loan from a bank:
   9.1 How much is your monthly loan repayment? Birr_____
   9.2 How long is your term of loan?_____

9.3 The interest rate of the bank was,

very high ☐ high☐ Moderate ☐ Low☐

Section 3: To be filled by all respondent

1. What is the approximate size of the house that your are now living in? _____ squaremeter.
2. How many total rooms (excluding toilets, kitchen and corridor) does your present residence have?_____
3. Please put a thick mare (✓) to all features that your house has?

3.1 Type of building:

Non - storied ☐	Attached ☐
storied ☐	Semi-Attached ☐
Detached ☐	Very isolated ☐

3.2 Material of Construction:

For the wall	For roof	for the floor
Wood and mud ☐	corrugated iron sheets ☐	mud/earth floor ☐
Stone and mud ☐	Tatch☐	cement/concrete☐
Stone and Cement☐	Other, _____	wood ☐
Blockets ☐		plastic Tile ☐
Bricks ☐		Other_____
Other _____		

3.3 Facilities

	Private	Shared	Absent
Kitchen	☐	☐	☐
Toilet	☐	☐	☐
Electricmeter	☐	☐	☐
Water tap	☐	☐	☐

4. How do you feel about your present residence?
   a) Too crowded
   b) Not crowded
   c) Moderately crowded
   d) Ideal

5. If you are given a chance, would you like to move from your present place of residence to another?

   Yes ☐ No ☐

6. If your answer to question number 5 is 'Yes', to which area do you wan to move?

   a) To the town's fringe area ☐

   b) To the center of the town ☐

   c) Between the center and the pheriphey of the town ☐

   d) Other, _____

7. How do you view each of the following features of your house

Feature of the house	worse	good	better	very good
a) physical condition	☐	☐	☐	☐
b) nearness to place of work	☐	☐	☐	☐
c) Availability of services	☐	☐	☐	☐
d) nearness to shopping center	☐	☐	☐	☐
e) nearness to friends	☐	☐	☐	☐
f) social atmosphere	☐	☐	☐	☐
g) environmental condition	☐	☐	☐	☐

Section 4: To be filled by all respondents

1. a) What is your gross monthly income ? Birr_____

   b) What is the gross monthly income of your spouse? Birr _____

2. Where is your place of residence?

   Kefitegna _____ Kebele _____ Name of locality_____

3. How far is your place of work from your place of residence? Approximately _____kms.

4. Please indicate the mode of transport that you use in getting to work each day, the time taken for a single trip and cost incured for this trip if any.

Mode of transport	time taken for a single trip	payment for a single trip if any
☐ Walking	_____	_____
☐ Bicycle	_____	_____
☐ Bus	_____	_____
☐ Taxi	_____	_____
☐ Own car	_____	_____
☐ Institutional service	_____	_____

6. How far is your place of residence from the major road? Approximately_____km.
7. If you are facing any transport problem in getting to work each day, what is the magnitude of the problem?
   Very strong ☐ Moderately strong ☐ No problem at all ☐
8. How often do you visit your friends?
   Daily ☐ Weekly ☐ Monthly ☐

Section 5: To be filled by all respondents

1. Have you ever before attempted to obtain land for house construction in Gondar town? Yes☐ No☐
2. If your answer is 'No', what are the principal reasons behind this choice?
   a)_____
   b)_____
   c)_____
   d)_____
3. If your answer to question number 1 is 'Yes', your attempt was:
   a) through purchase of private house ☐
   b) through application to the 'kebele' /municipality/ ☐
   c) through both ways ☐
   d) Other, explain_____

4. If you applied for land to the municipality, in what way did you apply?
   a) Privately ☐ b) in cooperation with others ☐
5. If you say 'privately', it is due to the following reason.
   a) it provides easy access to housing land because it is more favoured than the cooperative way ☐
   b) it reduces money and time cost in gaining access to land ☐
   c) it is supported by financial institution ☐
   d) others, explain_____
6. If your answer to question number 4 is 'in cooperation with others', it is due to the following reason.
   a) it provides easy access to housing land because it is more accepted than the private one ☐
   b) it is more supported by financial institution ☐
   c) it reduces time and money cost ☐
   d) other, explain_____
7. When did you apply to obtain land?
   In _____year
   7.1 Please list the major formalities that you fulfilled during the process of application.
      i. _____
      ii. _____
      iii. _____
      iv. _____
8. What is your position after you have applied to obtain land?
   a) Obtain land but not start construction
   b) Obtain land and start construction
   c) Obtain land and finished construction
   d) Still do not obtain land
9. If you have obtained land for house construction, when did you acquire it?
   In _____year
10. How much was the lot size? _____ squaremeter
11. Mention the problem that you think to be prominent in the process of gaining access to housing land.
   i. _____
   ii. _____
   iii. _____

Section 6: To be filled by those who obtain land through municipal parceling

1. Determine whether you are satisfied or dissatisfied with each of the following condition of the land that you have acquired.

	Satisfied	Dissatisfied	Indifferent
a) lot size	☐	☐	☐
b) nearness to place of work	☐	☐	☐
c) nearness to market place	☐	☐	☐
d) nearness to health institution	☐	☐	☐
e) nearness to school	☐	☐	☐
f) nearness to main street	☐	☐	☐
g) nearness to street lighting	☐	☐	☐
h) nearness to refuse disposal facility	☐	☐	☐
i) nearness to ful power supply of electricity	☐	☐	☐
j) nearness to major water pipe line	☐	☐	☐
k) nearness to sewers	☐	☐	☐

List others, if any

l _____

m _____

2. Please list three major shortcomings of the land that you have acquired.
   i. _____
   ii. _____
   iii. _____

3. How was the effect of each of the following possible problem in starting the construction of your house?

	Effect strong	Less	Has no effect
a) shortage of personal fund	☐	☐	☐
b) absence of loan	☐	☐	☐
c) problem related to plan and regulation	☐	☐	☐
d) scarcity of building materials	☐	☐	☐

e) dissatisfaction with the location of the size ☐ ☐ ☐
f) absence of road to transport building material ☐ ☐ ☐
g) lack of water supply ☐ ☐ ☐
h) difficulties in site leveling ☐ ☐ ☐

List others, if any

i _____

j _____

k _____

4. List three of the major problems that you have faced during the time when your start to build your dwelling unit.

   i. _____

   ii. _____

   iii. _____

<u>Section 7:</u> To be filled by all respondents

1. Do you agree that the present system of land distribution would satisfy demand for housing land in Gondar town? Yes ☐ No ☐
2. If 'Yes', how?

   _____

   _____
3. What suggestions do you make to improve gaining access to housing land by the needy individuals in the town?

   i. _____

   ii. _____

   iii. _____
4. List three 'kebeles' that you think to be the best location for your residence

   i. _____

   ii. _____

   iii. _____

Appendix 2a: Distribution of Government Employees by Type of Institution- Gondar (2002).

No.	Name of the Institution	Total number of employees	Source of the Data
1	Zonal Administrative Office	75	Zonal Finance Office
2	Department of Justice	30	"
3	Department of Agriculture	169	"
4	Department of Finance	120	"
5	Department of Health	72	"
6	Department of Culture, Tourism and Information	73	"
7	Department of Education	81	"
8	Department of Water, Energy and Mines	47	"
9	Department of Labour and Social Affairs	37	"
10	Department of Planning and Economic Dev't	75	"
11	Department of Trade and Industry	75	"
12	Department of Transport and Communication	40	"
13	Department of Works and Urban Dev't	44	"
14	Zonal Police Head Quarter	159	"
15	Zonal Higher Court	72	"
16	Administration for Prisoners	115	"
17	Agency for the Administration of Rented Houses	15	AARH Office
18	Department of Pension Expense	20	Pension Expense Office
19	Ethiopian Airlines Branch Office	14	Ethiopian Airlines Office Gon. Branch
20	Ethiopian Electric Light and Power Authority	79	EELPA Office

No.	Name of the Institution	Total number of employees	Source of the Data
21	Disaster Prevention and Preparedness Commission	73	Zonal Finance Office
22	Telecommunication and Postal Service	115	Office of Telecom.
23	Educational Broadcasting Service	35	Zonal Finance Office
24	Arada Market Commercial Bank	30	Arada Market Com. Bank
25	Commercial Bank of Ethiopia Main Branch	41	Comm. Bank Main Branch
26	Business and Construction Bank	12	Business and Cons. Bank
27	Agency for the Development of Cooperative works	16	Zonal Finance Office
28	Urban Water and Sewerage Service	39	Woreda Administration Office
29	Sport Commission	39	Zonal Finance Office
30	Gondar Technical School	48	Zonal Finance Office
31	College of Health Science	793	College of Health Since
32	Gondar College of Teachers Education	172	College of Teacher Education
33	Ploy-Clinic	26	Ploy-Clinic
34	Gondar Wereda Department of Justice	13	Wereda Administration Office
35	Gondar Wereda Court	21	"
36	Gondar Wereda Educational Office	26	"
37	Gondar Wereda Finance Office	22	"
38	Gondar Wereda Administrative Office	11	"
39	Gondar Printing Press	93	Zonal Finance Office
40	Fasiladas Comprehensive High School	115	Wereda Administrative Office
41	Anghereb High School	32	"
42	Azezo Secondary High School	41	"
43	Edget Feleg Secondary High School	65	"
44	Felege Abiyot Primary School	40	"
45	Hibret Primary School	62	"
46	Fasiladas Primary School	55	"
47	Atse Fasil Primary School	63	"
48	Abiyot Fre Primary School	47	"

No.	Name of the Institution	Total number of employees	Source of the Data
49	Meseret Primary School	44	"
50	Maremia Bet Primary School	9	"
51	Chechela Primary School	18	"
52	Atse Bakafa Primary School	47	"
53	Kebele 02 Primary School	20	"
54	Addis Alem Primary School	15	"
55	Key Amba Primary School	24	"
56	Kebele 03 Primary School	19	"
57	Kebele 10 Primary School	14	"
58	Edget Feleg Primary School	30	"
59	Tsadiku Yohannes Primary School	93	Wereda Administrative Office
60	Andinet Primary School	12	"
61	Kebele 16 Primary School	22	"
62	Kebele 19 Primary School	20	"
63	Kebele 20 Primary School	18	"
64	Azezo Primary School	25	"
Total		***3984***	

Appendix 2b: Distribution of Workers by Type of Factory

No.	Name of the Factory	Total number of workers	Source of the Data
1	MOHA Soft Drinks	154	Wereda Administrative Office
2	Gondar Coton Ginning Factory	50	"
3	Gondar Oil Factory	50	Gondar Oil Factory
4	ELFORA Gondar Meat Plant	39	ELFORA Gondar Meat Plant
5	Des Cotton Ginning Factory	102	Des Cotton Ginning Factory
6	Gondar Plastics Factory	60	Gondar Plastics Factory
7	Dashen Brewery	137	Dashen Brewery
8	Gondar Flour Mill	11	Gondar Flour Mill
Total		***603***	

Appendix 3.1: Exponential Growth Model of Population

$$R = \sqrt[t]{\frac{P_t}{P_o}} - 1$$

Where R = Rate of Growth

P_t = Population of the recent year considered

P_o = Population of the initial year considered

t = Time interval between the years

Appendix 4.1: Relationship Between Demand and Supply of Housing Units for Residence in Gondar Town: 1989/90 - 2000/2001

Year	Number of Applicants demanding residential units (X)	Number of applicants supplied with residential units (Y)	X^2	Y^2
1989/90 - 1990/91 (1)	4	0	16	0
1991/92-1992/93 (2)	57	0	3249	0
1993/94-1994/95 (3)	64	0	4096	0
1995/96-1996/97 (4)	92	92	8464	8464
1997/98-1998/99 (5)	257	27	66049	729
1999/2000-2000/2001 (6)	176	15	30976	225
n = 6	$\Sigma x = 650$ $x = 108.33$	$\Sigma Y = 650$ $Y = 22.33$	$\Sigma x^2 = 112850$	$\Sigma Y^2 = 9418$

Source: Office of AARH

$$r = \frac{\Sigma xY - nxY}{(\Sigma x^2 - nx^2)\ (\Sigma Y^2 - ny^2}$$

where, r = Coefficient of Correlation

r = 0.2136

Appendix 5.1: Rates of Lease Value and Rent Per squaremeter in Amhara Region

Level of Town	Grade of land 1	Grade of land 2	Grade of land 3	Grade of land 4	Grade of land 5
4	0.26	0.21	0.17	0.13	0.09
3	0.21	0.17	0.13	0.09	0.04
2	0.17	0.13	0.09	0.04	0.02
1-A	0.13	0.09	0.04	-	-
1-B	0.09	0.04	0.02	-	-

Source: Zikre Hig (1995)

Appendix 5.2: Relationship Between Demand and Supply of Residential Housing Land in Gondar Town: 1994-2001.

Year	Persons applied to obtain land in		Applicants supplied with residential housing land in		Applicants not supplied with residential housing land in	
	Number (x)	Percent	Number (Y)	Percent	Number	Percent
1994	330	100.00	0	00.00	330	100.00
1995	1607	100.00	123	7.7	1484	92.3
1996	796	100.00	413	51.9	383	48.1
1997	661	100.00	530	80.2	131	19.8
1998	1075	100.00	698	64.9	377	35.1
1999	726	100.00	627	86.4	99	13.6
2000	782	100.00	273	34.9	509	65.1
2001	157	100.00	79	50.3	78	49.7
Total	**6134**	**100.00**	**2743**	**44.7**	**3391**	**55.3**

Source: The registers of Applicants for Obtaining land and of those who have supplied with the requested land.

- procedure as in Appendix 4.1
- $\Sigma xy = 2308180$
- $x = 766.75$
- $Y = 342.875$
- $\Sigma x2 = 6080760$
- $\Sigma Y2 = 1427701$
- $n = 8$

$r = 0.2502$