



# **Addis Ababa University College of Business and Economics School of Commerce**

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## **Assessment of Neighborhood Indicators in Addis Ababa Condominium Housing Projects to Enhance Sustainable Urban Development**

By: Amanuel Della

A project work submitted to Addis Ababa University College of Business and Economics  
School of Commerce in Partial fulfillment of the requirements for the Degree of Master of  
Arts in Project Management

Advisor: Wubshet Bekalu (PhD)

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AAU, Ethiopia*

**Addis Ababa University**  
**College of Business and Economics**  
**School of Commerce**  
**Department of Project Management**

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**By: Amanuel Della**

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## Declaration

I, Amanuel Della, declare that this Research project entitled “*Assessment of Neighborhood Indicators in Addis Ababa Condominium Housing Projects to Enhance Sustainable Urban Development*” is the outcome of my own effort on my study and that all sources of materials used for this study have been acknowledged. I have produced it independently with the guidance and suggestion of my research advisor.

This research study has not been submitted for any degree in this University or any other University. It is submitted for the partial fulfillment of the degree of Masters of Art in Project Management.

By: Amanuel Della

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Letter of Certification

This is to certify that Amanuel Della has carried out this research work on the topic entitled *“Assessment of Neighborhood Indicators in Addis Ababa Condominium Housing Projects to Enhance Sustainable Urban Development”* under my supervision. This work is original in nature and suitable for submission in partial fulfillment of the requirement for the award of Master of Arts Degree in Project Management and the student has my permission to present it for assessment.

Advisor: Wubshet Bekalu (PhD)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **Acknowledgment**

First and foremost, my profound gratitude goes to my God and my Lord, Jesus Christ who is the maker of Heaven and Earth and created the unique opportunity for me to attain this level.

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*Jesus Saves! Hallelujah!*

## **Dedication**

This research work is dedicated:

- To the glorious Lord, wonderful God, Jesus Christ. He is a fountain of all knowledge and wisdom through his grace. I have no words to express your love and mercy. My king and my father, I'm so lucky to have you in my life. You called me to your kingdom as your son and appointed me as a prophet to preach the good news of the gospel in this world. Yes Lord! I am your priest and will live in your home forever. Amen!
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- For my dream and revelation of empowering the generation to enhance sustainable development in the world especially in Africa.

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## **Ethiopian Local Terms**

Injera- The traditional pancake in Ethiopia

Idir- Traditional social insurance

Equb- Traditional saving institution in Ethiopia

## **Abbreviations**

AANPDM - Addis Ababa Neighborhood Planning and Design Manual

AAHDA- Addis Ababa Housing Development Agency

AAHCP- Addis Ababa Housing and Construction project office

IHDP- Integrated Housing Development Program

UN- United Nations

EU- European Union

EPC- Ethiopian Planning Commission

## **ABSTRACT**

This study has assessed the neighborhood indicators of Addis Ababa condominium housing program to encourage the use of physical proximity and disparity for sustainable urban development. Neighborhood indicators are quantitative measures of neighborhood quality, including measures of attributes such as crime, noise, proximity to parks, transit services, social capital, and student performance. However, condominium housing neighborhood is very complex and it has multi-dimensional impact, there is an opportunity of physical proximity and a potential of disparity hidden in the society. Thus, the research design used was a mixed approach; which incorporates both qualitative and quantitative approaches. Questionnaires have been distributed for condominium house inhabitants on a random basis by using proportionate sampling method in Jammo, Gofa Mabirat, Gotera, Summit, Bole Arabisa and Yeka Abado sites. Personal Interview and discussion was conducted with housing officials from AAHCP office, AAHA, and MUDH. Percentage, mean, tables, and graphs were generated using SPSS to analyze and examine the quantitative data. Furthermore, group discussions were made with the residents and LDP document analyzed and elaborated qualitatively. Although the program has introduced new way of housing for the society that has never imagined, the result of this survey shows that the low level of neighborhood quality is affecting the day to day life of the residents. According to the survey results, there is very weak social cohesiveness that results in different social costs; poor safety and security level that exposed inhabitants to different crimes, disturbance, drugs and immoral practice. On other hand, there is poorly developed neighborhood with respect to open space and recreational centers like children playground and youth center and also shortage of social service centers in nearby like health centers and schools that affect the future human capital development. In addition, there is low level of infrastructure investments, poor linkage with employment centers and industries that affecting the wellbeing of the inhabitants. In general the idea of condominium houses is noble but the implementation has many problems. Therefore, this study can be used as a reference on future condominium projects to improve the neighborhood quality for sustainable urban development.

**Key Words:** Condominium, Neighborhood Indicators, Proximity, Disparity, Social Capital and Sustainable Urban Development

# Chapter 1

## Introduction

This chapter presents the introductory part of the study. It attempts to highlight the background of the study, statement of the problem, research questions, objectives, significance of the study, limitation of the study and organization of the paper.

### 1.1 Background of the project

UN-Habitat (2016), reported that global housing has slipped from the development agenda since 1996; housing shortfalls represent a challenge that is hard to measure. In 2010, as many as 980 million urban households lacked decent housing. In addition, shortages in quality are much larger than those in quantity. This suggests that long-term international vision and commitment are overdue to turn housing into an integral part of planned urbanization. Again, UN has listed the urban development challenges on the spatial concentration of low-income unskilled workers in segregated residential quarter's acts as a poverty trap, which is characterized by six distinct challenges: (a) severe job restrictions; (b) high rates of gender disparities; (c) deteriorated living conditions; (d) social exclusion and marginalization; (e) lack of social interaction, and (f) high incidence of crime. Segregation is a proxy for the "social distance" between groups, i.e. segregated minority populations who would benefit from spatial proximity to higher-income white groups, lack access to the quality schooling, safety and social connections that could lead to new employment opportunities.

Besides, at the dawn of 2016, many serious challenges face the housing sector. These include rapid urbanization, urban poverty, rising levels of inequality, the impact of unprecedented immigration, HIV/AIDS and environmental concerns. Given the daunting proportions of both the policy failure and the challenges around the world, housing must become a major part of international policy and the development agenda in the future.

The division of urban indicators along the lines of four 'pillars' like social, economic, environmental and institutional is no longer explicit in the newly revised set. This

emphasizes the multi-dimensional nature of sustainable development and reflects the importance of integrating its pillars (UN, 2007).

In GTP II (2016), housing development program in Addis Ababa targeted to build 150, 000 housing units during the five years plan period. Housing project Addis Ababa was the first to implement a large-scale housing development program in Ethiopia since 2003, which was later scaled up as Integrated Housing Development Program (IHDP) in 2005. But, according to the current report of the city administration, in Addis Ababa only 180,000 housing units are transferred to their owners last 15 years. According to Alazar (2016), the condominium housing also has plenty of critics, including the World Bank, which considers it fiscally unsustainable. Even those who can afford the deposit and manage to win the lottery that allocated apartments often struggle to pay off the mortgage; again water, light, sewerage system, neighborhood space and transport service are another problem to live in condominium. Still, there seems to be a concerted effort to use the condominiums to suck people out of the center of the city.

For sustainable urban development, neighborhood indicators have several uses in urban planning and community development. Indicators identify neighborhoods and neighborhood attributes that need improvement. Institutions responsible for urban planning and economic or community development can then use indicators to guide the selection, location, and design of infrastructure and programmatic investments to address these needs. Indicators serve a monitoring function prospectively, and institutions can use them to trigger course corrections when a program or investment does not result in the expected progress. Planners, many community members argued, were not considering residents' needs and priorities, including their needs for basic neighborhood infrastructure such as parks, schools, and libraries. Many community members were concerned that plans did not anticipate environmental hazards that would result from the location of new housing in industrial areas.

Neighborhood indicators are quantitatively measures of the neighborhood quality, including measures of attributes such as crime, noise, proximity to parks, transit services, social capital, and student performance. Local public agencies, businesses, and citizens' groups used the indicators to identify disparities in environmental and social conditions,

inform and shape neighborhood land use plans, select appropriate sites for development projects, craft new environmental regulations, and justify demands on developers to make financial contributions to community infrastructure. Neighborhood indicators, a subset of social indicators, measure the physical and social characteristics of a place. For example, a neighborhood indicator could be the crime rate, the level of noise, the frequency of transit service, or the proximity to or size of parks. Because neighborhood indicators are proxies for several determinants; they can be used to promote healthy urban development (Bhatia 2014).

In addition, social impacts resulting from city development and neighborhood change can result in improvements to, or decreases in the health and well-being of residents. The main types of social impacts resulting from development and neighborhood change include: lifestyle impacts, community impacts, quality of life impacts, health impacts, emotional impacts, cultural, and politics (Centre for Good Governance, 2006).

To create a sustainable urban environment, it is crucial to measure and assess policies, infrastructure, socio-economic factors, resource use, emissions and any other processes that contribute to and profit from the city's metabolism, prosperity and quality of life. This will allow city planning authorities officials, and governments in general, to identify areas of opportunity as well as concern, and to respond by developing realistic sustainability goals (European Commission, 2015).

Accordingly, the neighborhood indicator has multidimensional effect on lives of the resident and the related challenges on inhabitants' daily life. Therefore, this paper will assess the use of neighborhood indicators to encourage sustainable urban development in Addis Ababa condominium housing project. Hoping that, the finding will help for future planning and implementation of new condominium housing project.

## **1.2 Problem statement**

Like all living systems, a neighborhood undergoes changes. It's important for neighborhood residents to acknowledge those physical, social and economic changes to anticipate the impacts they will have on neighborhoods and to undertake actions to discourage changes which is harmful (Hills, 2013).

The condominium housing program has created amounts of housing units unseen in Ethiopian history; the Addis Ababa low-cost housing program has revealed substantial socio-economic and spatial challenges. For over a century the rapidly growing Ethiopian capital has been unable to provide adequate and sufficient housing, particularly for its low-income citizens. It lacks design features and spaces that reflect local lifestyles and daily needs; and it has accelerated the peripheral expansion of the city. It's inevitably connected to the mechanisms of privatization, the corresponding building and urban designs that have produced disputable spatial results, which can be observed at the unit, building, neighborhood, and urban scale. As a social housing program, the units are obviously planned within minimal spatial constraints (Delz 2014).

In fact, living in condominium neighborhood is a very recent experience for Ethiopians who has a diverse culture and tradition. Particularly, the residents of Addis Ababa are a mixed people from different part of the country who has its own culture and tradition, which requires suitable living environment to live in, in terms of indoor and outdoor spaces. So that the occupants of newly developed condominium houses are experiencing a major changes from living close to the ground into a multi-story building where every outdoor space is going to be shared by the local community. But, the built environment in formerly developed areas is not responsive enough for occupants to continue their previous life style (Yonas, 2016).

However, the government of Ethiopia has an ambitious plan of building much more houses in IHDP, Addis standard (2012), argued that as majority of the residents found themselves struggling to adapt to a new life style in a four story condominium complexes, abuses of insufficient sewerage system have become widespread; a few open areas that were meant to be used as green areas or parking lots are shamelessly used as garbage disposal lots; houses found in the first floors of the four story building are rented out as bars, night clubs (both for straight and gay people) and chat house (also selling drugs). As the time goes by the residents are waking up to unexpected nightmare- these places are serving as breeding grounds for criminals and security has become one of the most threatening factors. Rapes, killings, robberies and petty thefts are now day to day activities in most sites that recently a

state TV police program has publicly broadcasted and advised the residents of Jemmo site to be “extra careful at all times.”

In addition, Tesfaye (2016) noted the report of Ministry of Urban Development and Housing (MUDH) which says “Addis Ababa’s condominiums are becoming sites of criminality.” It revealed incidents of looting, sexual as well as human trafficking within the housing complexes, with Jemmo and Summit sites being deemed prone to higher levels of crime. On other hand, dwellers can expect to be continually disturbed by bars and clubs located on their ground floor. Their health is also at risk with poor sanitation and weak drainage and sewerage systems in place and dust and residue from nearby chemical factories polluting the air. In relation to this, the main problem lies in weak coordination between neighbors which allows burglars and gangsters to do what they want. Thus, the stakeholders are concerned and are currently in need of preparing new regulation to create strong association that ensure security on condominium sites.

The high housing demand is covering the poor practice of the neighborhood indicators. Because, most of the beneficiaries were the people who suffered a lot in rent and consider the life in condos as if it’s a save heaven. These social fabrics and other indicators problem become an issue for different media. According to weekly Amharic reporter newspaper of February (2018), most of the people don’t prefer to live in the Addis condos. Because of lack of social cohesion, physical proximity and mental disparity is opening doors to different social fabric like crime and robbery in Addis Ababa condominium. Most of the residents don’t know each other even though they live in the same building where they share everything including the corridor and elevator of the building.

Social housing may either create ground for social cohesion or unwanted interaction (Ely, 2007). Dense settlement may create an opportunity to form stronger social interaction than the scattered one. This is because of spatially proximity of household units. Samuel (2017) the settlement such as high-rise condominium is not an opportunity to form strong social interaction. Beside to this some residents in condo housing explain that social interaction at such settlement is weaker while others say the opposite.

Therefore, this study will assess the existing situation of neighborhood indicators in condominium housing project. Besides, this study combines aspects of the physical proximity and mental disparity for sustainable urban development. What makes this research different is that it's new study area. Considering those problems that the dwellers and societies are facing with the current situation, there is a high need to an immediate solution.

### **1.3 Research Question**

#### **1.3.1 General question**

How to encourage the use of the opportunity of physical proximity and disparity to sustainable urban development by improving the quality neighborhood indicators?

#### **1.3.2 Specific questions**

1. What social challenges exist in relation to public safety and security?
2. How does the condominium housing project affect the performance of student?
3. What is the situation of transit service?
4. What is the condition of proximity to parks?
5. What are the efforts towards physical proximity and neighborhood disparity to build social capital for sustainable city?

### **1.4 Objectives**

#### **1.4.1 General Objective**

The objective of the research is to assess the neighborhood indicators in Addis Ababa condominium housing project to encourage the use of physical proximity and disparity for sustainable urban development.

#### **1.4.2 Specific objectives**

- ✚ To examine the social problems related to public safety and security
- ✚ To evaluate the social cohesiveness in condominium neighborhoods
- ✚ To assess the effect of condominium housing system on student performance
- ✚ To evaluate the current situation of proxy to parks
- ✚ To assess the situation of transit service

- ✚ To examine the stakeholders' effort to use the opportunity of physical proximity and disparity for building quality neighborhoods for sustainable city

### **1.5 Significance of the Study**

Since it's a new area of study, it is expected to serve as a reference for further studies in this area. The quality of neighborhood is an indicator of the quality of life in condominium houses. However, the existing condition of previously developed residential areas shows a need for improvement on neighborhood indicators for sustainable urban development. Consequently, this study will address the key issues in understanding the existing situations and related problems in condominium neighborhood indicators. Therefore, the major significances of the study are:

- ✚ It will create an awareness to policy makers on the neighborhood indicators how they are influencing IHDP in achieving sustainable urban development
- ✚ It will enable to identify the basic problems related with neighborhood indicators
- ✚ It is supposed to explore for possible solution to enhance the quality neighborhood for sustainable urban development by giving insights for residents and administrators to improve the existing condition
- ✚ It will contribute some insights for the respective housing development agencies in early identification of neighborhood indicators for planning and designing IHDP
- ✚ It might encourage professionals to study about the problem in a wider scope and contribute for impact evaluation of housing schemes in terms of neighborhood indicators and also it will serve for different purposes for different stakeholders.
- ✚ Since the city has a huge plan to build more condos, this study engagement would lead to the identification of specific actionable indicators in future projects for condo planners.
- ✚ Furthermore, the findings and recommendations of the project can be used as a reference material by policy makers, planners and practitioners. Generally, it will be used for condominium housing projects in the other regional states of Ethiopia since the nation is planning to build more.

## **1.6 Scope of the Study**

However, condominium houses are being constructed in different parts of Ethiopia, this study focuses on the IHDP of Addis Ababa. According to Belli et al. (1998), projects should be analyzed from different perspectives from early in the project cycle and used throughout the project and may also include post implementation analysis. The neighborhood indicators can be assessed in multidimensional way from the inception of the project to post-evaluation. But, this research will address the issue of neighborhood indicators in relation with current situation of it. In terms of geographical boundary, the study will cover six sites. They are: Bole Arabsa, Summit, Gotera, Gofa Mebrat Haile, Jammo, and Yeka Abado. It will assess the challenges the residents facing due to neighborhood indicators and investigates possible solutions to enhance sustainable city development

## **1.7 Limitation of the study**

The limitation of the study was shortage of relevant empirical studies in the case of developing countries like Ethiopia. Another limitation is taking only six site of condominium purposively. On other hand, the margin of error is increased 5% to 10% to choose manageable sample size by assuming the population is homogeneous in each project site.

## **1.8 Organization of the paper**

The paper is organized in five chapters, in chapter one: introduction and back ground of the study, statement of the problem, objective, significance, scope and limitation of the study are included. In chapter two is literatures from different articles. In chapter three is about methodology of the research; including data collection, data analysis and data presentation of the research. Chapter four includes the main findings, result and discussion. Finally, chapter five includes summery, conclusion and recommendations of the research.

## Chapter 2

### Literature Review

#### 2.1 Theoretical Literature Review

This chapter deals with the theoretical and empirical evidences of the study area. In addition, basic concepts and terms used in the study will be discussed. The empirical evidence that guides the study is provided lastly.

##### 2.1.1 Definition of Basic Concepts and Terms

**Condominium Housing:** Condominium is common interest based types of house. It consists of two parts: the individual unit and common properties (CMHC, 2009). The individually owned property is only the air space within the walls of their units. In this case, owners do not own any portion of the floors, ceiling, and walls enclosing their unit. Their physical ownership is limited to the air rights within those floors, ceilings, and walls. The owners of the individual units collectively own the common areas of the property, such as hallways, walkways, laundry rooms, etc.; as well as common utilities and amenities, such as elevators, and so on. The common areas, amenities and utilities are managed collectively by the owners through their association, such as a homeowner association.

The Federal Negarit Gazeta of FDRE under Proclamation Number 370/2003 defines condominium as follows: “Condominium means a building for residential or other purpose with five or more separately owned units and common elements, in a high-rise building or in a row of houses, and includes the land holding of the building.”

**Neighborhood Indicators:** is a demonstration of key characteristics and various indicators that relate to the quality of life in the neighborhood level. Neighborhood indicators are quantitative measures of neighborhood quality, including measures of attributes such as crime, noise, proximity to parks, transit services, social capital, and student performance (Bhatia, 2014). Neighborhood indicators in projects seek to quantify the diverse and changing social conditions in the neighborhoods (Elvehjem, 2013).

**Physical Proximity:** Physical closeness. Proximity: The dictionary definition is “proximity comes from the Latin Proximus, “nearest,” which also gives us approximate, “close to

actual.” You can use this noun to talk about a physical closeness, or something that’s near in time, like the proximity of the months April and May.” (Vocabolary.com). Physical Proximity (Social psychology) in attraction is many factors that influence whom people are attracted to. Proximity in business is the state, quality, sense, fact of being near or next; closeness.

**Disparity:** A condition of being unequal, a difference in economy, age, gender, race, income, education, etc.

### 2.1.2 Urban Development In Ethiopia

Cities are vulnerable to many types of shocks and stresses including natural hazards and also man-made ones like economic transformation and rapid urbanization. These shocks and stresses have the potential to bring cities to a halt and reverse years of socio-economic development gains. Cities that are to grow and thrive in the future must take steps to address these shocks and stresses. The unprecedented urban growth that Addis Ababa will face over the coming decades could create the agglomeration of people and economies that can catapult the city towards its long-term goals, but if not well managed, it could also exacerbate existing shocks and stresses related to natural hazards, access to basic services, congestion, economic opportunity, and individual well-being. The provision of infrastructure, which underpins urban economic productivity and service delivery, is significantly lagging despite the major investments being made by the city (World Bank Group, 2015).

Ethiopia is one of the least urbanized countries in Africa, with some of the largest number of people living in cities. This apparent contradiction is owed to our agricultural heritage, where the majority has been working the land. The growth of Ethiopian cities presents enormous challenges to the nation. Not only are the markets in cities essential for the prosperity of rural areas, but they can also provide additional economic growth, opportunities, and improved access to education and health.

The major challenges of Ethiopia in different sectors include social, economic and environmental. Furthermore, population growth, expected to be over 120 million in 2030, reduced quality of education that transpires due to the rapid growth of the sector, cultural

barriers to achieve desired goals in girls education, urban squalor and supply of housing which is not commensurate with the urban population growth, scattered rural settlement, slow progress in the provision of sanitation services, unemployment in urban areas, meeting the growing needs of the urban population, lack of infrastructure in remote areas Pollution in industrial and urban areas, land degradation, fragmentation and impacts on rural-urban migration and the like (UN, 2012).

An additional factor worth considering is the presence of destitute children who migrate from smaller urban centers and rural areas to larger urban centers. Apart from their limited access to adequate nutrition, clothing, shelter, education and medical care as well as exposure to addiction, unprotected sex and unwanted pregnancy, street children may be involved in child labor, begging, petty crimes and, in case of young girls, commercial sex to earn a living. The implications of population increase on urban development in Ethiopia especially increases in urban population would undoubtedly require making investments to address the ever increasing demand for jobs, housing and other kinds of urban-based services, infrastructure and facilities. Failure to meet these requirements would result in unemployment, housing shortage and congestion, proliferation of informal settlements, environmental degradation, and inadequate basic social services and incidence of crime that would compromise the productivity and livability of cities. Therefore, the government should create an enabling environment for inclusive local economic development that will create jobs and employment opportunities to the youth, among others. Failure to achieve these will result in exposure of the youth to social problems such as juvenile delinquency, drug addiction and violent crime as well as forced engagement in commercial sex or desperate migration (MUDHC, 2015).

The demographic dividend will not be realized unless there are timely multi-sectorial interventions including HIV/AIDS prevention and support, provision of quality education, employment creation, and improved access to housing and related services. The consequences of failure to anticipate the implications of this demographic transition include huge youth unemployment, crime and social unrest. As the population ages, the consequences become more severe as the burden on social services becomes heavier (WB, 2015).

According to national planning commission report of GTP II (2016), the strategies for urban development of Ethiopia include urban planning and implementation program, urban land development and management reform program and housing development and management program among the others. Thus, strategy for tackling financial constraints will be developed and implemented in order to develop urban expansion areas and upgrade slum areas of cities and reconstruction of old centers of cities and towns. New houses will be built in both urban and rural centers. Increasing the supply of quality and standardized urban housing and improved rural residential houses will be undertaken. Besides, based on government decision and by undertaking studies, strategies will be developed for private real states developers to supply housing units for low income groups. Similarly, equitable government housing management system will be established.

### **2.1.3 The Concept of Condominium Housing**

Condominium housing program is one of the social housing programs that designed by public administrators mostly to assist low-income housing developments. When we briefly see the history of condominium housing programs, in Europe the history of condominium houses reckons back to the time of Romans as early as the 6th century BC. According to the United Nations, from the beginning of the twentieth century up to the Second World War, the development of housing policies in Western Europe was characterized mainly by market forces. Public involvement in housing markets was rather weak and temporary, and housing efforts in many large cities were aimed at poor households (United Nations, 2006).

The concept of condominium is quite old. It was during the Middle Ages, when walls were constructed to enclose cities in order to provide security, that building space became even scarcer in many European cities. This lack of space led to individual ownership of parts of a building, sometimes even individual ownership of single rooms, in cities such as Orleans and Paris. Ownership of floors of houses, and even rooms, in the hand of different persons was common in various parts of Europe. The condominium concept of home ownership became especially widespread in the French cities of Nantes, Saint Malo, Caen, Rouen, Rennes, and Grenoble. "In Rennes a catastrophic fire in 1720, which destroyed most of the city, forced inhabitants to build under a new system of wider streets and taller, multi-family buildings. The condominium concept spread to other European countries and, eventually,

to other parts of the world as Europeans immigrated to other continents. Among the industrialized countries, the United States was the last to embrace the condominium concept. The first attempt in the United States or its territories to develop condominiums was the Horizontal Property Act of Puerto Rico, passed in 1948, utilizing a model statute developed by the Federal Housing Authority. After World War II, essentially the only type of commonly owned housing that was available to the general population was the cooperative (Berhanu & Adane, 2012).

#### **2.1.4 Integrated Housing Development Program (IHDP)**

The integrated approach to urban housing development aimed to raise poor people's incomes (financial capital) and thereby increase their access to adequate shelter (physical capital) through group-based IGAs (strengthening social capital while increasing financial capital), skills upgrading and training (improving human capital), and access to productive assets, e.g., equipment/machines for Micro and Small Enterprises (physical capital). Improved housing and sanitation conditions (physical capital) would have not only health benefits (human capital) but also impact positively on the environment (natural capital). But to achieve the desired livelihood outcomes, partnerships involving a range of stakeholders are vital to the effectuation of an integrated approach. Integrated development is only possible if there is a strong presence of multiple development institutions within poor communities and in civil society more broadly, to support and empower grassroots organizations and empowerment processes (UN-Habitat, 2016).

#### **2.1.5 Urban Neighborhood Trends**

Allied (2005), notes knowing the trend can show the objectives of planning which include understand residents' concerns and wishes regarding their physical environment; determine existing site conditions through a thorough site analysis, mitigate the negative effects associated with, recommend physical infrastructure improvements and the like. Neighborhoods powerfully shape residents' access to social, political, and economic opportunities and resource. Over the last few years, neighborhood has been experiencing physical, social and economic changes. An upsurge of non-violent crimes like noise disturbance, suspicious persons and parking complaints that have brought the issue of

safety to the surface; multi-cultural diversity in the area has sparked some misunderstandings between communities. The inadequate and deteriorating public infrastructure such as street lighting has created the sense of neglect. Because of these and other social factors the neighborhood issues become the concern of the local residents to reverse the situation and to solve the problem.

In addition, it listed the urban development challenges on the spatial concentration of low-income unskilled workers in segregated residential quarter's acts as a poverty trap, which is characterized by six distinct challenges: (a) severe job restrictions; (b) high rates of gender disparities; (c) deteriorated living conditions; (d) social exclusion and marginalization; (e) lack of social interaction, and (f) high incidence of crime. Segregation is a proxy for the "social distance" between groups, i.e. segregated minority populations who would benefit from spatial proximity to higher-income white groups, lack access to the quality schooling, safety and social connections that could lead to new employment opportunities.

Cultures are the systems of values, which guide individual and social behavior while also serving individual and collective lenses of interpretation. Both tangible and non-tangible cultures can also be identified by location, religious and other beliefs, and by other characteristics such as common historical roots or experience. The most significant cultural trends which are affecting cities and influencing the new urban agenda that mounting evidence of racial, ethnic, and class disparities in income, wealth, and opportunities, leading to competition and conflict among groups seeking upward mobility within cities (UN-Habitat, 2016).

### **2.1.6 Sustainable Neighborhood Design and Planning**

The principles of sustainable development can realize a sustainable neighborhood design that is characterized by a balance among its environmental, social, and economic factors. The lack of sustainable neighborhood indicators portion of lands that provide accessibility from and within the neighborhood as well as the major decisions on the issues within the neighborhood must be first addressed in the design and planning processes because such limitation affects a significant. The planning and designing stages must consider all necessary sustainable neighborhood components in the design to facilitate the implementation of certain neighborhood indicators (Ahimed and Lokman, 2016).

Neighborhood plans are developed by urban planners, who work closely with community members to generate ideas on how best to accommodate anticipated growth within established areas. Plan topics include land use, zoning, mobility housing, community services, economic development, historic preservation, urban design, open space, health, safety, and infrastructure. To translate the indicators into an evaluation tool for planning, the San Francisco's department of public health also produced a checklist of development targets. Similar in structure to the Leadership in Energy and Environmental Design (LEED) instrument for the assessment of green building designs, the Healthy Development Checklist included targets for a project's location, design, and community benefits. The planners had been confronting various community concerns in course of the planning process. The department used the indicators and the checklist to provide qualitative estimates of the likely effects of the draft plans on each of the neighborhood indicators. On the basis of this analysis, the department provided the planners with detailed recommendations for plan revisions to improve the indicators. The planners and department staff then discussed the recommended changes (Bhatia, 2014).

Neighborhood plans serve as guide for actions and changes that will strengthen established neighborhoods. These plans are prepared by urban planners working in concert with steering committees made up of residents and business people. Neighborhood plans are a framework for physical redevelopment that includes short and long-term strategies to address specific challenges, issues and opportunities in established neighborhoods.

The planning process included extensive public outreach. There were many opportunities for input from residents, the business community, and locally based community organizations. There were also interviews with community groups, centers of worship and different agencies from the city residents. Other education and input opportunities included presentations and facilitated discussions with neighborhood associations, stakeholder meetings, individual meetings with the school principal and other stakeholders, an interactive webpage where members of the public could submit written comments, and articles and announcements about the neighborhood plan in area newsletters and webpages.

Arbor Hills (2013), Neighborhood Plan addresses the elements of what makes a great neighborhood:

- ✚ A mix of uses, services, and amenities that serve residents and attract newcomers to live in the neighborhood.
- ✚ Preserve the quiet enjoyment of homes, parks and neighborhoods.
- ✚ Local businesses such as grocery stores, restaurants, coffee shops, financial institutions, Laundromats, hair salons, and other businesses all within walking distance.
- ✚ A strong business climate that includes commercial, industrial and office spaces and relationships that help people find jobs and start new businesses.
- ✚ A variety of housing choices for people in different stages of life and with various income levels.
- ✚ Walk ability and connectivity to neighborhood serving places, such as shopping districts, community centers, employment centers, schools, and recreational areas.
- ✚ Programmed activities for people of all ages to enjoy.
- ✚ Community connectedness and cohesion between people of different ethnic and cultural backgrounds.
- ✚ Place making to provide gathering spots for community, educational, recreational, and social enjoyment.

To realize the neighborhood vision and achieve the goals, the neighborhood plan includes recommendations, strategies and implementation steps that are categorized into five themes: 1. Revitalize commercial/employment and housing sub areas and guide new development neighborhood gathering area, evergreen view business area and increase owner occupancy of condominiums. 2. Strengthen local economic development and employment. 3. Improve safety and efficiency of transportation-focus on improving safety and efficiency for pedestrians, bicyclists and public transit riders, while also improving movement and safety of motor vehicles; 4. Enhance parks, recreation and open space focus on expanding structured recreational activities and attracting people of all ages and abilities; 5. Enhance community health and wellness. These five themes are top priority recommendations are identified within each theme in order of importance to the public, stakeholders and city agency representatives.

## **2.1.7 Neighborhood Indicators and It's Challenges**

### **2.1.7.1 Public Safety and Security: Crimes:**

Neighborhood association is in an effort to address crime and security issues. Association members put an emphasis on building a strong sense of community and cohesiveness. The group strives to function in a democratic way to represent the interests, values, and concerns of area residents and other interested persons. The group engages residents in supporting and participating in the welfare of the neighborhood and encouraging, adhering to, and enforcing the standards, values, and priorities adopted by residents. Rather than playing typical crime enforcement role, this officer forges relationships with community members and participates in community building projects that complement ongoing crime and safety enforcement efforts.

According to Hills, (2013), crime includes:

- ✚ Crime against a person: total crimes against persons (such as robbery, battery, sexual assault),
- ✚ Crimes against property: total crimes against property (such as residential burglary, retail burglary, auto theft),
- ✚ Crimes against society: total crimes against society (such as disturbances, liquor violations, and drug incidents).

By complicating matters, many domestic crimes go unreported. For instance, victims may not want their partners to be arrested, especially when they are not yet citizens. Victims may also fear retribution from their attackers or they may be concerned that their children will be taken from them, if they contact the police or a social worker to report domestic crime. Violent crimes, property crimes, and drug crimes are also of concern in the city. Police has been witnessing an increase in the number of residences where drugs are being sold. Additionally, business owners and residents occasionally report seeing people selling drugs, prostitutes walking the streets, and people getting drunk in the commercial areas (Hills, 2013).

Despite the fact that there is a public safety and security issues reported in the Addis Ababa condominium repeatedly, according to MUDHCo (2015), there are prevailing low levels of violent crime in Ethiopian cities giving them a competitive edge over other African cities. Although crime is currently not a major threat in Ethiopian cities, proactive measures to

reduce its occurrence should remain a priority if urban dwellers are to continue enjoying the dividends of urbanization. Cities need to continue refocusing on programs that pre-empt the propensity of committing crime by some residents. Unless this is addressed, cities will be forced to spend more and more on policing thereby diverting resources from other aspects of city development. Neighborhood design programs that combine economic objectives and crime prevention must be strengthened.

#### **2.1.7.2 Noise pollution**

One of the biggest public safety issues in the city is the number of disturbances. Disturbances are limited to noises such as fights, music, parties, or other sounds. As disturbances increase, quality of life tends to go down (Hills, 2013). Environmental noise pollution continues to pose a significant threat to human health and the quality of life for millions of people worldwide. Urbanization and associated growth in mobility and industrialization have resulted in the intensification of noise in densely populated areas causing an increase in noise exposure. As the population increases in an urban area, industrial activities also increase to meet people's needs. This results in increased noise levels. In order to understand what noise and thus noise pollution is, it is first vital to understand what sound is, how it is produced and how it consequently becomes noise.

Noise has gradually and steadily increased as civilization advanced and is considered among the most pervasive and frustrating sources of everyday annoyance. Noise is considered an environmental pollutant because of the danger it poses to health and the way it affects our well-being and quality of life. It differs from any other forms of pollution since it is transient; once the noise stops, the environment is free of it. It comprises the fourth pollution area after air, water and soil pollution. Noise pollution which has arisen with the development in technology is one of the most important issues nowadays (WHO, 1999). Urban noise pollution is one of the problems of the people who live in urban area and it is a cause of health and social problem. The main purpose of this work is to identify the major cause of the pollution and to determine the noise pollution levels in the city (Belay, 2017).

### 2.1.7.3 Social capital

Social capital is the networks of relationships among people who live and work in a particular society, enabling that the society function effectively. It is a form of economic and cultural capital in which social networks are central. Its resources' transactions are marked by reciprocity, trust, norms, values, networks and cooperation.

The most effective place-specific crime prevention strategies are those that take into account the geographic, cultural, economic, and social characteristics of the target community. It is also important that place-specific strategies respect the habits and behavior of area residents. Crime prevention is not a “one size fits all” effort, and some communities may require more attention and ingenuity than others in crafting effective strategies. Thorough analysis of the problems and needs of a given community, as well as ongoing monitoring and evaluation of the place-specific strategies selected, are vital (Feins et. el, 1997).

Chinchilla (2010), stated that social cohesion is important for health and feeling connected can help residents transition to new spaces, deep-rooted challenges exist to promoting social cohesion in new ethnically diverse, mixed income developments.

**Table 2.1 Promoting social cohesion**

<b>Promoting social cohesion</b>	
Resident engagement	<ul style="list-style-type: none"> <li>• Begin conversations with residents around goals and challenges to mixed income housing.</li> <li>• Facilitate participation by acknowledge and addressing obstacles to involvement.</li> <li>• Establish trust and building relationships by having ongoing community participation in decision-making event planning and social activities.</li> </ul>
Tenant and homeowner associations	<ul style="list-style-type: none"> <li>• Consider the formation of a single organization that can address housing concerns that cut across tenure.</li> <li>• Be attentive to power dynamics and representation (who represent who).</li> </ul>
Relationship building	<ul style="list-style-type: none"> <li>• Support resident driven solutions for dealing with safety concerns.</li> <li>• Use individuals trained in restorative justice techniques to help facilitate</li> </ul>

with law enforcement	<p>dialogue post-conflict, and overtime train residents to facilitate restorative justice conversations.</p> <ul style="list-style-type: none"> <li>• Facilitate dialogue between residents about their preferred methods of accountability for violence or crime and develop a survey or process for establishing consensus about rules of conduct.</li> </ul>
Management	<ul style="list-style-type: none"> <li>• Hire managers, wherever possible, that are willing to go beyond their managerial role to facilitate dispute resolution.</li> <li>• Consider the implementation of on-site security and make sure to incorporate a sustainable funding source.</li> <li>• Maintain and attend to all portions in the development equally, regardless of resident income.</li> </ul>
Communal space	<ul style="list-style-type: none"> <li>• Incorporate visual representations that reflect a community's history through public art</li> <li>• Incorporate a variety of uses and activities into public spaces</li> <li>• Include service for residents in community centers such as recreational activities, educational opportunities, employment assistance, meeting space, and family support services.</li> </ul>

The creation of new mixed-income communities in formerly low-income neighborhoods creates complex tensions and barriers to social cohesion. Some of the challenges highlighted by the literature include: systemic segregation, barriers to participation, different perceptions about safety, different responses to conflict, different expectations of neighbors and the relationships to be formed, and the length of time needed for relationship and trust building. While attempting to identify tactics that have been connected to increased social cohesion and which may also directly or indirectly affect neighborhood safety, the following became recurring themes in the literature: community participation and resident engagement, tenant and homeowner associations, community safety, equitable and fair management, communal spaces, complete neighborhoods, and integrated and coordinated resident service.

Kingsley, Coulton and Pettit (2014), argue that many think of the social indicators field in urban neighborhood as being mostly about selecting a set of outcome indicators (measures

of the ultimate well-being of a community) and then monitoring trends in those indicators to see whether conditions are getting better or worse. However, this function (which we will call situation analysis) is only one of several indicators that can be used to perform. It has been recognized from the outset that a broader range of indicators (outcome indicators and other types) needs to be used in different ways and in other types of activities if sound public programs and policies are to be developed.

The situation analysis examines the social indicator values on conditions and trends to determine whether the circumstances in a community are getting better or worse, to identify problems and opportunities, and to gauge the relative importance of each. In relation to this, policy analysis and planning use the data to formulate courses of action (adopting new laws as well as designing new programs) in response to findings from the situation analysis and to assess the advantages and disadvantages of alternatives. Furthermore, monitoring change for all the types of indicators in the system, reporting results, and in effect reentering an analytically based planning mode to adjust the course of action for the period ahead. Neighborhood research uses data to improve the understanding of how the overall social system works by examining changes in indicators and their interactions. This sheds light on the patterns of cause and effect through which social interventions and other forces interact to influence outcomes. One of the key forces is the effect of neighborhood conditions on individual outcomes.

#### **2.1.7.3.1 Social challenges in Neighborhood**

Settlement in high-rise residential condominium housing saves land from encroachment and improper utilization. The open space reserved at sites of condominium is not proportional to the number of residents, and it is not used properly. Residents of condominium are satisfied with their spatial accessibility to some selected social and infrastructural service centers. At some sites, the roads leading to or passing along sites of condominium is not paved or asphalted. Of residents, those who moved to their condominium unit before the proper functioning of the installation suffered from the problem of water and electric power for four to eight months. The strength of social interaction among residents of condominium is weaker. When residents move to their condominium unit, they quit their membership of Equb and Idir associations, to which they

were member and the livelihood activities that they were practicing at their former residence. Sound disturbance and theft crime are common social problems at sites of such settlement (Samul, 2017).

Social challenges in communal residence are common. Both Boston and Schill explained challenges related to public housing units. As it has been mentioned in their 2005 and 1993 works, respectively, most public housing units often did not meet safety standards, and were generally unsafe, unsanitary, poorly managed, and rife with atrocious physical conditions. Common complaints regarding the infrastructure of public housing include poor plumbing, poor water quality, peeling paint, the existence of lead pipes and paint, noise, accessibility of housing units for families with physically disable member, limited transport to move in out from the site etc. (Dereje, 2016).

As cited in Heinrich, et al. (2007) health can also be shaped by the social environments of neighborhoods that is, by characteristics of the social relationships among their residents, including the degree of mutual trust and feelings of connectedness among neighbors. Residents of “close-knit” neighborhoods may be more likely to work together to achieve common goals (e.g., cleaner and safer public spaces, healthy behaviors and good schools), to exchange information (e.g., regarding childcare, jobs and other resources that affect health), and to maintain informal social controls (e.g., discouraging crime or other undesirable behaviors such as smoking or alcohol use among youths, drunkenness, littering and graffiti),all of which can directly or indirectly influence health. Children in more closely-knit neighborhoods are more likely to receive guidance from multiple adults and less likely to engage in health damaging behaviors like smoking, drinking, and drug use or gang involvement. Neighborhoods in which residents express mutual trust and share a willingness to intervene for the public good have been linked with lower homicide rates. Conversely, less closely-knit neighborhoods and greater degrees of social disorder have been related to anxiety and depression.

### **2.1.7.3.2 Community Fabric and Civic Engagement in Neighborhood**

Community organizations and neighborhoods associations are critical to plan implementation. Neighborhood Association reaches out to all residents. It unites the neighborhoods to solve mutual problems and promote fellowships among residents, promote recreational activities and initiate neighborhood based events to improve and enhance the beauty of the area. It prides itself on being the custodian of community's ideals, its permanent expectations, and of the cohesion that forges a neighborhood out of a mere aggregation of residents. Community associations fosters a sense of neighborhood cohesiveness and promote programs, activities and events among the residents the residents of neighborhood to create an environment where residents can gain better understanding and acceptance of their social, economic and cultural differences (Allied, 1990).

Bhatia (2014) states that neighborhood indicators are a resource not just for planners and government officials but also for residents engaged in making community decisions. To support community applications, the department of public health conducted workshops to promote the indicators' use by community organizations, architects, and development professionals. In San Francisco many of the community organizations whose representatives participated in the selection of the neighborhood indicators and in the workshops used the indicators in their activities related to planning and development issues. They allow multiple high-rise residential condominiums should include a mix of affordable and market-rate housing and should set aside land for parks, schools, and community centers.

He argued that, the city's planning commission did not fully address these concerns in approving a neighborhood land use plan of the city. However, residents were able to negotiate directly with developers for community benefits, using neighborhood indicator maps as evidence of disparities in access to community infrastructure. Ultimately, developers and community organization reached an agreement whereby developers paid an additional impact fee, to be used for affordable housing and other community infrastructure.

In neighborhood plan of improve community health and wellness focus on improving community safety of the area, enhancing and expanding programming for children and youth, establishing a neighborhood based network to assemble and disseminate community information, improving residents' access to healthy, affordable food, cultivating more engagement across diverse cultural and ethnic groups, and exploring options to improve community support resources and social services.

Furthermore Hills, (2013), stated that the priority issues in this plan are: explore crime and safety issues further with resident and business focus groups; identify challenged areas and create strategies, consider establishing community and economic empowerment services and programming in the neighborhood gathering area for city, and strengthen existing neighborhood associations and consider establishing resident associations in apartment and condo complexes to strengthen relationships among tenants, and between tenants and landlords; encourage connection and coordination with area neighborhood association.

#### **2.1.7.4 Student performance**

Reece (2009) argues that a high quality education, a healthy and safe environment, sustainable employment, political empowerment and outlets for wealth-building are the essential opportunities needed to succeed, thrive and excel in our 21st-century society. Opportunity is broadly defined as a situation or condition which is conducive to meeting a goal or objective, placing an individual in a position to be more likely to succeed or excel. In the context of regional development or community development, neighborhoods are the primary environments in which we access key opportunity structures. Neighborhoods often determine access to critical opportunities needed to excel in our society, such as high-performing schools, sustainable employment, stable housing, safe neighborhoods, and health care.

Under-funded schools, high-poverty classrooms, and inadequate educational facilities can undermine educational success in low income communities, while their economic opportunities are limited or unsustainable. Unsafe environments, declining housing stock, vacant buildings and crime impede the well-being of residents while inflicting long-term detrimental effects on children. Today, poor educational opportunities, economic distress,

poor health, and crime are not confined only to inner cities, but can be found in rural areas and even in some suburban communities in every state. The profound impact that a lack of opportunities has on people's life-outcomes fuels the persistent regional, social, and racial inequities of communities across the nation.

The neighborhood conditions can play a substantial role in the life outcomes of inhabitants. Although individual characteristics play a role in determining who excels in our society, neighborhood conditions are critical in promoting or impeding people, even the most motivated individuals. The cumulative impact of having access to these levers of opportunity can be profound. Although personal motivation and individual determination can help people transcend the impediments in depressed communities, these strivers are the exception and not the norm. By assuring access to these critical opportunity structures we dramatically increase the likelihood that people can meet their full development potential, benefiting both the individual and society as a whole.

Unfortunately, access to these critical building blocks of opportunity is not equal or even possible for many people. This isolation from opportunity is even more pronounced for people living in low income communities. Many low income communities are deprived of the essential elements needed to promote advancement and success in our society. The stakes are tremendous and have substantial impact on our society: will a child growing up in public housing in a distressed inner-city neighborhood end up in college, or victimized by crime or incarcerated? To remain economically vibrant, competitive and healthy, the nation must nurture and develop its most important asset, namely its people and human capital. The nation cannot achieve this goal unless it confronts these barriers to opportunities, which impede the success and development of so many of its residents.

#### **2.1.7.5 Transit service**

According to Hills, (2013), lack of affordable housing in close proximity to public transportation produces significant and the aggregate social cost of failing to address the transport problem is very high. Transit services include adding crosswalks, sidewalk connections, bike lanes, and aesthetic improvements to gateway corridors would improve access and the look and feel of the entryways to the study area. Improvements to bus

waiting areas such as additional bus shelters, benches, crosswalk improvements, lighting and other enhancements could improve the safety and comfort of bus riding. The goals of transportation are:

- ✚ Provide convenient public transit routes to major employment, education, and shopping destinations; develop and clarify future transit route options to guide long-term and future land use decisions.
- ✚ Through improvements to roads, bicycle routes, pedestrian routes, and public transportation, all members of the community will have access to safe and efficient transportation options throughout neighborhoods.
- ✚ Promote a system of safe pedestrian and bicycle connections linking key activity areas and destinations, such as community service areas, open spaces, schools, and shopping areas.
- ✚ Develop strategies to improve pedestrian crossings at key arterial intersections while implementing traffic calming features to address safety issues on local streets.

#### **2.1.7.6 Proximity to Parking and open space**

According to Hills, (2013) the goals of parks, recreation and open space are:

- ✚ Support and encourage sustainability in community improvement efforts to minimize environmental impacts and resource consumption and help ensure all may enjoy the area's natural resources, green space, and recreational opportunities.
- ✚ Encourage involvement by neighborhood environmentalists and conservationists in community improvement efforts.
- ✚ Develop an interconnected system of parks, greenways, and trails to take advantage of the close proximity to natural resources within and streams that flow through these natural areas.
- ✚ Develop parks adjacent to, or provide a recreational linkage to, public schools or other open space to capitalize on the benefits provided by combining public private lands for recreational use.
- ✚ Improve and enhance the quality of existing park and open spaces, including seasonal activities such as boat rental, ice skating, and cross country skiing.
- ✚ Promote neighborhood type, passive recreation uses in community parks.

#### **2.1.7.6.1 Social Activities practice in open space**

The level of inhabitants' engagement on communal open spaces for social activities is relatively higher for gathering in case of funeral ceremony and gathering for *Idir* related issues. On the contrary using the open space for other social activities like wedding ceremonies, birthday parties, and holiday ceremonies is limited. However, the residents use their house and corridor spaces in the building for such activities mainly because of inconvenience of available open space in terms of the area inadequacy and its location relative to the inhabitants' flat.

#### **2.1.7.6.2 Social Interaction and Recreational Activities**

Besides, the level of social interaction between inhabitants is found to be weaker. The reasons for this situation is mainly because of high percentage of tenant resident living in the area in which majority of them don't involve in social activities and don't have a social relation with their neighborhood (Yonas, 2014).

Making neighborhoods comfortable for recreational activities is a basic step of creating a livable environment. The physical quality of available open spaces are not attractive enough for recreational activities like relaxing, playing, hanging out with people, or leisure time activity like reading etc. the available green space is very small as a result of being fragmented roads therefore it is inadequate and uncomfortable for recreational activity.

#### **2.1.7.6.3 Other challenges related with open space usage:**

Absence of integration policies can lead to the formation of ghettos and marginalized communities, which could serve as breeding grounds for frustration, disenchantment, vulnerability and even radicalization. In condominium housing integration may not be easy and end up with challenges sustainable urban development. In the context of a city like Addis Ababa, where a substantial amount of social, cultural and economic activities take place on the ground floor and street level, this spatial feature of the program clearly misses a crucial opportunity to provide adequate room for such activities. On the architectural level, the rectangular, stand-alone buildings create two main distinct conditions: the street facade is fairly sealed on the upper levels but can be opened for commercial uses on the

ground floor, while the back facade's open staircases and access balconies create permeability for immediate outdoor activities. As it turns out, these zones are almost completely appropriated by daily activities such as laundry, cooking, drying spices, or are used as improvised storage spaces. Thus, the lacks of suitable or well-defined additional areas for such activities contribute to cramped and often non-functional immediate outdoor spaces. In addition, due to the resulting lack of spatial integration into the immediate urban environment, this strategy usually creates morphologically and programmatically disconnected 'urban islands' (Delz, 2014).

According to Yonas (2014), there are the following challenges in open space usage: 1) losing the Scenic Quality: The outdoor living environment has lost its desirability because of poor physical quality condition of existing communal open spaces. The major causes, which contribute for losing the scenic quality of the available communal open spaces, include: maintenance problem, low standard fencing, dumping dry waste and wires for cloth drying; 2) Inaccessibility: green areas are fenced to deny access children from playing inside green area 3) Unsuitableness: inhabitants have trouble to find suitable open space to construct a tent in case of social events and adequate playground for children playing. 4) Interference of activities: activities like cloth drying and children playing; gardening and satellite dish mounting; children playing and food preparation; gardening and cloth drying are the most common ones. 5) Conflicts in using the space: unwillingness to participate on maintenance 6) Noise Pollution: residents living close to the parking space and children playing area are suffering from noise from activities on open spaces.

Moving to the condominium site made the dwellers to face various challenges that can be categorized as social, economic and infrastructural. The major economic challenges include a house renting price that continually rising from time to time, limited supply of the household goods and their slightly high expense compared with other local markets, distance of the site from the center of the city and households obligation to spend additional money on daily basis for transport. Residents of the site are also facing various challenges that can be associated with infrastructural development of the site which includes poor plumbing system, bad internal roads and inaccessibility of some parts of the site. Residents also facing some social challenges which includes meeting new neighbors, presence of few

schools, presence of ambient noises that on daily basis disturb their families and occasional breaking of houses or stealing parts of private automobiles (Dereje, 2016).

There are different challenges that are related with IHDP. Some of them are: Number of houses constructed so far is small compared to the demand, finalizing and transferring the housing units to beneficiaries took quite longer period, some of the families that won the condominium lotteries could not readily take the units for they found their cost to be unaffordable, the project is focused more on 'cost efficiency' rather than the low-income, most of the actual beneficiaries have been better-off families who could readily pay down-payments or the full selling price of the condominium units, some could not raise additional finance to complete the finishing work, some households with large family size could not readily take the smaller units because of their small size, lack of provision of administrative and social services such as schools and health facilities, market places, absence of access to infrastructure such as local roads water and electric power, poor quality of construction; especially sanitary and electrical installations (EU, 2017).

#### **2.1.8 Sustainable Neighborhood Indicator for Sustainable Urban Development**

Sustainable neighborhood indicators reflect major trends in the environment, social system, economy, human wellbeing, and quality of life. In other words, these indicators measure what is important to the people. The sustainability of a neighborhood has a crucial role in preserving the environment for future generations. The development of neighborhoods consumes an excessive amount of land that needs to be protected (Ahimed and Lokman, 2016).

Samson K. and Alok T. (2012) argue that in developing countries, the practice of sustainable development is weak due to several internal and external factors. Internally, most of the developing countries lack appropriate policies which focus on sustainable development. On the other hand, there is a strong demand from the multilateral organizations in developing countries to design and implement policies which underpin sustainable development. Hence, developing countries need to deliberate with different

stakeholders in the process of developing policies for sustainable development and their implementation.

According to UN-Habitat (2016), there are too many people living in poor quality housing without adequate infrastructure services such as water, sanitation, and electricity, without stable employment, reliable sources of income, social services, or prospects for upward social mobility. The urban dynamics and imbalance that can be analytically understood as consisting of six dynamic components: geographies, ecologies, economies, cultures, institutions, and technologies, all of which affect the sustainability of urban development. Each of these components is dynamic, not static. They are changing in themselves and most importantly in relation to one another. The dynamics of cities' emerging futures will result in new urban forms and new patterns of wellbeing and prosperity for people, new patterns of behavior and resource use, and new opportunities and risks. Most importantly, inequalities, deterioration of housing conditions and slum expansion, as ineffective housing policies remain unable to keep up with demand for low-cost housing. While the unsustainability of this type of urban growth and the incidence of these problems vary across cities, scarcity and deprivation problems generate patterns of cumulative causality frequently resulting in high youth unemployment, frustration, crime, and violence.



**Fig. 2.1**Source: (Has, 2005 as cited by Ahimed, 2016).

Sustainable development can be defined in technical terms as, a development path along which the maximization of human well-being for today's generations does not lead to declines in future well-being. And attaining this path requires eliminating those negative externalities that are responsible for natural resource depletion and environmental degradation. It also requires securing those public goods that are essential for economic development to last, such as those provided by well-functioning ecosystems and a healthy environment.

(Lynch 2010) and adopted a definition of sustainability:

*Sustainable communities are those that flourish because they are governed in a responsible and responsive manner and build a mutually supportive, dynamic balance between social wellbeing, economic opportunity, and environmental quality” within a larger global framework of sustainable development.*

Indicators for sustainable development or livability has been part of a move away from purely economic definitions of wellbeing toward a more holistic or sustainable approach. Sustainability, often taken as a much broader concept than simply maintaining the environment, is used to reflect the whole overlay of economy, society, and environment. Themes such as population, poverty, labor market conditions, crime, and governance have been considered to fall under the sustainable urban development umbrella, to the point where it can actually be used as an encompassing framework for all urban indicators.

To ensure a sustainable urban development, coverage of social wellbeing and economic indicators is insufficient, and the number of indicator systems in the review must be expanded. Additionally, separation of the dimensions of sustainable urban development (i.e. environmental quality, economic opportunity, and social wellbeing) hinders the ability of most systems to accurately understand broad movements toward sustainability. As the project moves forward, efforts should be made to include mainly indicators that emphasize and incentivize coordination between these dimensions (Lynch, 2011).

## 2.2 Empirical framework

According to UN-HABITAT(2016), the major emerging urban issue concerns insecurity and increasing risk. Over the past two decades, urban population growth and the effects of globalization have enhanced the complexities and manifestation of crime and violence in cities.

*The fear of crime and violence continues to be pervasive in cities and is one of the top concerns in citizens' everyday lives. One study showed that 60 to 70per cent of urban residents have been victims of crime in those developing or transitional countries where rapid urban population growth is at its highest. New and pervasive risks affecting cities include terrorism, urban warfare, heightened securitization, and disease and pandemics. Insecurity and risk undermine the long-term sustainability of cities worldwide. Rapid urban growth and the globalized nature of cities have added new levels of urban health risks.*

The spread of disease in cities often occurs as a result of inadequate infrastructure and services. High incidence of traffic fatalities, air pollution related respiratory infections and premature deaths, and communicable, vector, and waterborne diseases can all be related to inadequate, poor, or inefficient urban infrastructure.

Chinchilla (2010) has developed a framework for recognizing that the revitalization of public housing offers numerous opportunities to improve resident and community health needs through planning, site design and rebuilding. A framework for advancing the consideration of health in San Francisco (SF) revitalization.

**Table 2.2 Framework for revitalization of public housing**

<b>Guiding Principles</b>	<b>Community Health Objectives</b>
1. Ensure No Loss of Public Housing	<ul style="list-style-type: none"><li>• Preserve and construct housing in proportion to demand with regards to size, affordability, and tenure</li><li>• Protect residents from involuntary displacement</li></ul>
2. Create an Economically Integrated Community	<ul style="list-style-type: none"><li>• Decrease concentrated poverty</li></ul>

3. Maximize the Creation of New Affordable Housing	<ul style="list-style-type: none"> <li>• Preserve and construct housing in proportion to demand with regards to size, affordability, and tenure</li> </ul>
4. Involve Residents in the Highest Levels of Participation in the Entire Project	<ul style="list-style-type: none"> <li>• Assure equitable and democratic participation throughout the planning process</li> <li>• Increase participation in social decision-making process</li> </ul>
5. Provide Economic Opportunities through the Rebuilding Process	<ul style="list-style-type: none"> <li>• Increase high-quality employment opportunities for local residents</li> <li>• Increase equality in income and wealth</li> </ul>
6. Integrate Process with Neighborhood Improvement Plans (school, parks, transportation, public safety, economic development)	<ul style="list-style-type: none"> <li>• Assure accessible and high quality educational facilities</li> <li>• Increase park, open space and recreation facilities</li> <li>• Provide affordable and accessible public transportation options</li> <li>• Create safe, quality environments for walking and biking</li> <li>• Assure adequate public safety</li> <li>• Increase accessibility, beauty, safety &amp; cleanliness of public spaces</li> <li>• Increase jobs that provide healthy, safe and meaningful work</li> </ul>
7. Create Environmentally Sustainable and Accessible Communities	<ul style="list-style-type: none"> <li>• Decrease consumption of energy and natural resources</li> <li>• Protects and enhances natural resources and the environment</li> </ul>
8. Build a Strong Sense of Community	<ul style="list-style-type: none"> <li>• Promote socially cohesive neighborhoods, free of crime and violence</li> </ul>

Building a strong sense of community is one of the principles established by the SF task force to guide revitalization. SFDPH acknowledged that although social cohesion is important for health and feeling connected can help residents transition to the new spaces, deep-rooted challenges exist to promoting social cohesion in new ethnically diverse, mixed income development projects.

The annual urban growth rate in Sub-Saharan Africa is almost 5 percent twice as high as in Latin America and Asia. It also has the world's largest proportion of urban residents living in slums, which today are home to 72 percent of urban Africa's citizens. As more and more people seek a better life in towns and cities, the urban slum population in Africa is projected to double every 15 years in a process known as the urbanization of poverty. African cities are thus confronted in the new millennium with the problem of accommodating the rapidly growing urban populations in inclusive cities, providing them with adequate shelter and basic urban services, while ensuring environmental sustainability, as well as enhancing economic growth and development. Africa is growing through its cities every day, with an annual urbanization rate of 3.5% over the past two decades; Africa's cities are the fastest growing in the developing world (WB, 2015).

Since 2005 Ethiopia has been implementing an ambitious government led low and middle income housing program called the Integrated Housing Development Program (IHDP). However, So far, in Addis Ababa 180,000 housing units were transferred to their owners, about one million dwellers of Addis Ababa have been registered for units in the IHDP Condominium. In general, all major urban centers of Ethiopia have high housing demand due to their favorable locations along major transport and trade routes, their status as regional/zonal administrative centers, and the demolition of low-rent public housing during urban renewal: Addis Ababa has the highest housing demand ratio of 361 per 1,000 populations according to EU (2017). Condominium houses will be built in Addis Ababa and major regional cities to address the existing housing shortage based on the saving capacities of the beneficiaries. Accordingly, it is planned to construct 750 thousand new residential housing units in urban centers of the country by improving its quality and standard by 30%. Until 2020, it is also planned to provide improved residential houses for 25% of the rural community. Moreover, by identifying the extent of existing slum area in 2016, huge efforts will be made to reduce its coverage by 20% (NPCE, 2016).

Decades of social science research support the finding that neighborhood conditions play a substantial role in the life outcomes of inhabitants. Nearly 70% of the subsidized housing sites or projects in the Ohio state were found in the low opportunity communities. While only 15,000 units of subsidized housing were located in the high opportunity communities,

nearly 100,000 units were located in the low-opportunity communities (Reece, 2009). According to Lynch (2010), the framework for sustainable urban development has three dimensions of sustainable urban development: Social Wellbeing, Economic Opportunity, and Environmental Quality and agreed upon the elements necessary to ensure.

**Table 2.3: framework for sustainable development**

<b>Dimension of Sustainable Urban Development</b>	<b>Elements Necessary for Sustainable Urban Development</b>
Social Wellbeing	<ul style="list-style-type: none"> <li>• Health</li> <li>• Safety</li> <li>• Local or civic identity/sense of place</li> <li>• Access to decent, affordable housing and services</li> <li>• Access to public recreation and open space</li> <li>• Access to a variety of transportation options</li> </ul>
Economic Opportunity	<ul style="list-style-type: none"> <li>• A diversified and competitive local and regional economy</li> <li>• Transportation, other infrastructure and land use</li> <li>• Growth plans that leverage existing assets</li> <li>• Access to capital and credit</li> <li>• Access to education, jobs, and training</li> </ul>
Environmental Quality	<ul style="list-style-type: none"> <li>• Efficient land use and efficient resource use</li> <li>• Waste/pollution minimization and management</li> <li>• Climate change and natural disaster mitigation, and resilience</li> <li>• Carbon efficient, environmentally sound transportation</li> <li>• A diverse natural environment and ecological systems</li> </ul>

Housing, economic security, education (children and youth), health and security, and environment are city neighborhood indicators. Specially crime rates are one of the most direct and recognizable indicators of public safety and well-being. Reflecting a community's ability to protect its people and their property, crime statistics depict the probability that a person will become a victim of a crime. Safe living conditions are determinants of people's quality of life, as well as the socioeconomic vitality of a region.

High crime rates discourage employers from conducting business and people from spending time out in the community. Subsequently, municipalities are required to spend more money protecting public safety, thus diverting public funds from other important areas. The number of reported violent and property crimes per 1,000 people is represented by this indicator. Violent crimes like murder, rape, robbery, and aggravated assault. Property crimes include burglary, larceny, and motor vehicle thefts (PVPC, 2014).

**Table 2.4: Bhatia’s (2014), Selected San Francisco Neighborhood Indicators**

<b>Domain</b>	<b>Indicator</b>
Housing	<ul style="list-style-type: none"> <li>• Proportion of renter households whose gross rent is 50% or more of their household income</li> <li>• % of households living in with one person or fewer per habitable room</li> <li>• Number of dwelling units per acre</li> <li>• Number of health, habitability, and building code violations</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Proportion of households without access to a motor vehicle</li> <li>• Number of severe and fatal traffic injuries annually per 100 road miles</li> <li>• Annual average miles of vehicle travel per square kilometer per day</li> </ul>
Economy	<ul style="list-style-type: none"> <li>• Employment rate</li> <li>• Jobs per square mile</li> <li>• Number of local businesses owned by minorities or women</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Number of children ages 0–14 per available position in a licensed or family child care center</li> <li>• Average age-adjusted child care costs as a share of the median household income</li> <li>• School Academic Performance Index</li> </ul>
Public realm	<ul style="list-style-type: none"> <li>• Proportion of the population within a half-mile of a public library</li> <li>• Proportion of the population within a quarter-mile of a public recreational facility</li> <li>• Number of street trees per road mile</li> <li>• No. of supermarkets, produce stores, and farmers markets</li> </ul>
Health system	<ul style="list-style-type: none"> <li>• Annual age-adjusted rate of preventable hospitalizations</li> <li>• % of women receiving prenatal care in their first trimester of pregnancy</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Annual number of reported violent crimes per 1,000 people</li> </ul>

cohesion	<ul style="list-style-type: none"> <li>• Proportion of the population who feel safe walking alone</li> <li>• No. of outlets selling liquor for off-site consumption per square mile</li> <li>• % of registered voters who voted in the last congressional election</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• Annual per capita residential electricity use in kilowatt hours</li> <li>• % of the population living where the concentration of particulate matter smaller than 2.5 microns is greater than 10micrograms per cubic meter</li> <li>• Percent of the population living where the average twenty-four-hour noise level is above 60 decibels</li> </ul>

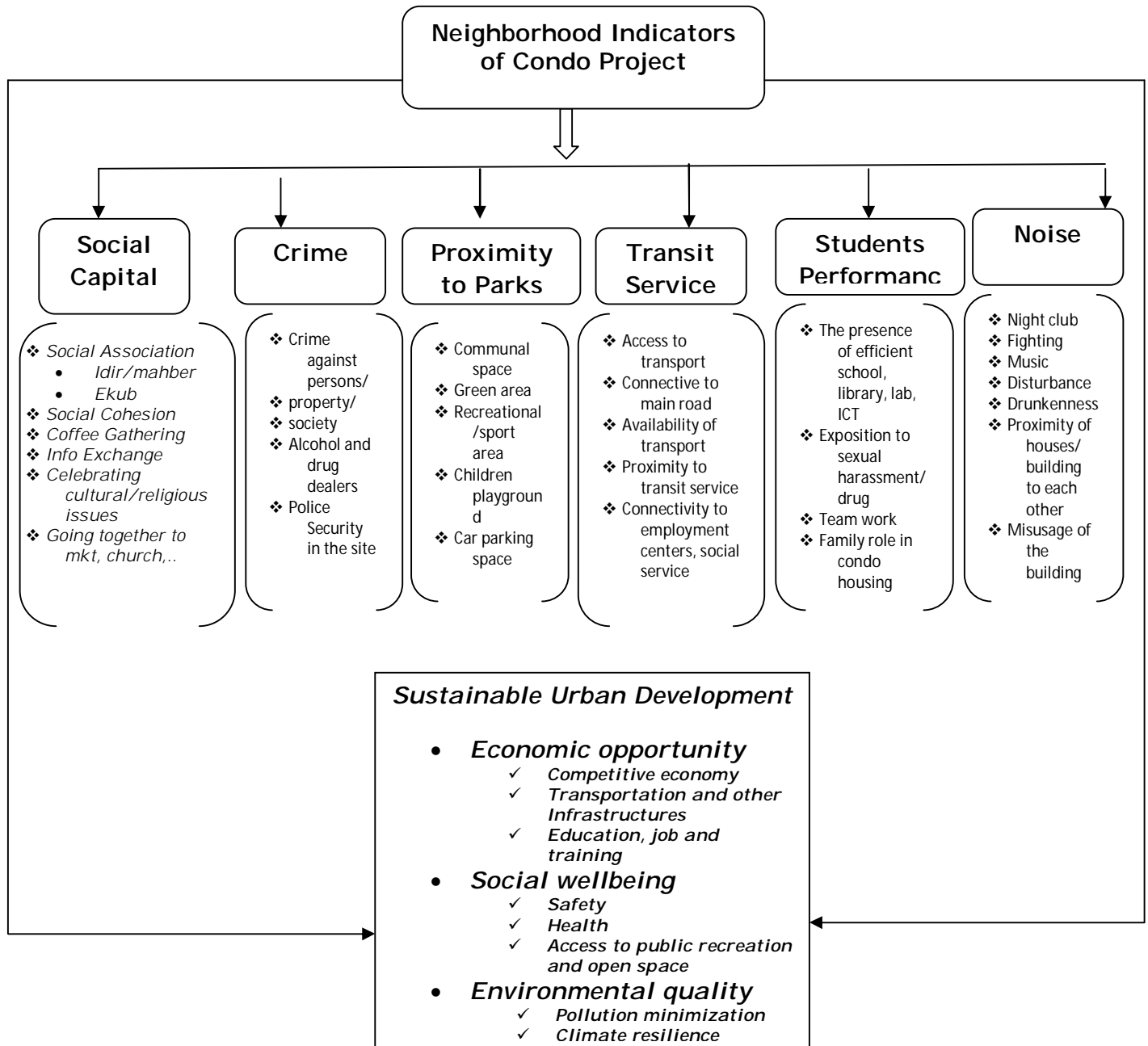
Levy et.al (2010), argued in the two case studies that have been done in USA and UK, comparing the experiences of the two countries offers insight into comprehensive community revitalization efforts. Public housing communities have experienced years of decline in both housing quality and neighborhood health. The communities were greatly affected by crime and had earned reputations within their respective cities as unsafe and undesirable places to live. The vast majority of families living in the communities were poor in income, education, and health. The goals of the redevelopment were similar in both countries: improve the housing stock and infrastructure, improve safety and security, increase resident economic and racial diversity, and increase the well-being of disadvantaged households.

### 2.3 Conceptual Framework

The conceptual framework below tries to show the relationship between the neighborhood indicators and unanticipated challenges faced by residents the new life of households. In the condominium housing projects, there are various neighborhood indicators that can be categorized as social capital, crime, noise, proximity to parks, transit service and student performance which can be generalized to contribute to sustainable urban development which in turn is related to economic opportunity, social wellbeing and environment quality.

Accordingly, the neighborhood indicators related with social capital are lack of social association, social cohesion to celebrate religious and cultural ceremonious, coffee gathering, information exchange, and the like. Residents also facing some social challenges which includes meeting new neighbors, presence of few schools, presence of ambient noises that on daily basis disturb their families and occasional breaking of houses or

stealing parts of private automobiles. In addition, transit service, proximity to parks and student performance are some critical elements that related with lack of youth center, recreational area, and playground for children, schools, ICT centers, labs and the problem of transport service as the most of condominium sites are far from the city centers. Fig. 2.1 below shows the conceptual framework.



## **Chapter 3**

### **Research Methodology**

#### **3.1 Introduction**

This research project has assessed the neighborhood indicators of the Addis Ababa Condominium projects to encourage the use of physical proximity and mental disparity for sustainable urban development. Generally, the research is descriptive in nature and employs related literature review from other countries' experiences and that of Addis Ababa so far in housing and in the use of neighborhood indicators for the sustainability of the city will be taken as a reference point. The elements that are incorporated under this chapter includes the research design, method of data collection, source of data, population sample size determination, sampling techniques, and data process and analysis.

#### **3.2 Research Design and Approach**

This research had its own objectives and to attain these objectives of the study; the researcher used descriptive research designs. Descriptive research intended to describe the existing problems and situation as it exists in the condominium housing. The approaches followed owing to the nature of the problem that studied and the quality of this research design to describe, explain and validate findings. Description emerges following creative exploration, and serves to organize the findings in order to fit them with explanations, and then test or validate those explanations (Kothari, 2003).

The research design has used a mixed approach; which incorporates both qualitative and quantitative approaches. Qualitative approaches were used to interpret the research data and describe aspects about the respondent in the research. Quantitative approach employed to present the data in a tabular form, and compute percentage. Hence, the mixed method research approach to inquiry is used since it involves philosophical assumptions, and mixing of both approaches in tandem within a single study so that the overall strength of the study is greater than either qualitative or quantitative research (Creswell & Clark, 2007).

### **3.3 Data Collection Methods**

The structured and un-structured questionnaires were extracted from the conceptual framework adapted from Bhatia (2014), and different variables will be constructed from six major categories: crime, noise, social capital, student performance, proxy to park, and transit service of the neighborhood indicators.

Accordingly, the survey method which is sampling of individual units from a population was used as a primary data collection method. Questionnaires was prepared and distributed to residents of the condo houses. The questionnaire is combination of both open and closed questions. Dawson (2009) states that by using combination of both open and closed questions. It was used to find out how the neighborhood indicators challenge the residents life in condominium house and what they think about to improve the neighborhood quality and alleviate the existing problem in the future. Many questionnaires begin with a series of closed questions, with boxes to tick or scales to rank, and then finish with a section of open-questions for more detailed response. Besides, focus group discussion, interviews were made with AAHDA, AAHCPO officials and Ministry of urban development and Housing. Thus, the researcher will use five different kinds of data gathering tools.

#### **Questionnaire**

Questionnaire will be the main tool or instrument used to collect data in a descriptive-survey research study. Because survey researchers typically study issues and behaviors that change over time, they usually develop new instruments or refine existing ones (Lodico et.al, 2005), so the researcher will distribute a questionnaire to residents in selected projects. As stated above, the researcher will use both structure and un-structure questionnaires. Both types of questions will be included by the researcher as it gives to exhaust the ideas that respondents has about the neighborhood indicators in question.

#### **Interview**

Interview will be used to gather data form government representative of Addis Ababa housing construction project office, public police office in the condominium site and key informants of the site.





### **Document Analysis**

In document analysis data will be collected through reviewing related literature and some relevant documents that were written on the field of neighborhood indicators and project planning in Addis Ababa condominium housing project.

### **Focused Group Discussion**

The focused group discussion has been made with some of the informants in different sites like committee leaders, brokers/commission workers of the site, teachers, students, police officers and some of business owners in the condominium site.

Therefore, the respondents were:

-  Residents: these are the people who are living in the house; either owners or the people who are living
-  Addis Ababa city housing development and administration agency (AACHDAA) and Addis Ababa Housing Construction Project Office (AAHCPO).
-  Public police office in the area about the report of criminal incidents in the site, the existing situation in relation to security issue and the effort to ward it to counteract
-  Students and teachers of the project site

### **3.4 Study Population and Sample Design**

The universe of study was anyone who lives in the condominium houses. So, the population is those residents who are living in the houses; they can be owners or people who rented from the owners or tenants. A sampling design is the selection of an appropriate sample size to minimize the gap between the values obtained from the sample and the population (Dahlan, 2009). Sampling is essential in conducting a survey to measure the characteristics of all elements of a population. Therefore, guided by research objectives and questions, the researcher gave full attention to the target population and the sampling method for deciding on the size composition of the sample.

### 3.4.1 Sample Size Determination

According, to the AAHCPO, the total number of constructed and transferred so far is 180,000. But the numbers of the residents who are living in each condominium project sites are not known. On other hand, still some of the houses in new condo project sites are simply closed even though they have been transferred to owners. As a result, the population number depends on the number of households who are living in each house.

In each project there are unknown numbers of dwellers. The sample size determination for infinite number of population will be employed as Scott M. Smith stated in his book called “Determining Sample Size”: How many responses do you really need? This simple question is a never-ending quandary for researchers.

Your confidence level corresponds to a Z-score. This is a constant value needed for this equation. Here are the z-scores for the most common confidence levels:

✚ 90% – Z Score = 1.645,

✚ 95% – Z Score = 1.96 and

✚ 99% – Z Score = 2.326.

Therefore, he suggests the equation to calculate the sample size for an unknown population size or a very large population size is as follows:

Necessary Sample Size =  $(Z\text{-score})^2 * Std\ Dev*(1-StdDev) / (\text{margin of error})^2$ (Smith)

✚ Let me choose a confidence level = 95% -Z score=1.96

✚ SD= 0.5

✚ Q= 1-sd=0.5

The researcher has selected a confidence level of 95% because of the need of high quality result.

Sample size =  $(Z\text{-score})^2 * Std\ Dev*(1-StdDev) / (\text{margin of error})^2$

$$\text{Sample size} = ((1.96)^2 \times 0.5 \times (0.5)) / (0.05)^2$$

Sample size=  $(3.8416 \times 0.25) / 0.0025$

$$\text{Sample size} = (0.9604 / 0.0025)$$

**Sample size = 385.16 ≈ 386** But this is too large to handle. Therefore, Smith in his Qualtrics, world's leading enterprise survey technology suggest that if you find your sample size is too large to handle, try slightly decreasing your confidence level or increasing your margin of error this will increase the chance for error in your sampling. Assuming that the population is homogenous in a project site and it doesn't affect the quality of the research so the researcher increased the margin of error from 5% to 10%.

$$\text{Sample size} = (Z\text{-score})^2 * \text{Std Dev} * (1 - \text{StdDev}) / (\text{margin of error})^2$$

$$\text{Sample size} = ((1.96)^2 * 0.5 * (0.5)) / (0.1)^2$$

$$\text{Sample size} = 96.04 \approx 96$$

But the next question is determining number of the project sites to collect data. Then these five sites are purposively determined and selected from the total of number of condominium sites. The selection criteria to these sites is there relative location to the center of the city, the years of service of the projects since the inhabitants started living in it, the current condition in relation to the neighborhood indicators and the number of houses built in the site. Based on these criteria, these six sites are purposively selected from the projects are: Bole Arabsa, Summit, Gotera, Gofa Mebrat Hail, Jammo, and Yeka Abado.

### 3.4.2 Sampling Technique

Since there are unknown numbers of residents living in each project site, a non-probability sampling was used to gather data from five project sites and to take 96 respondents based on the number of homes built in each site.

Therefore, number of respondents from each project were determined as follows:

**No. of respo. from each proj (Y)=**

**(96 \* number of house occupied in proj X) / Total no. of houses occupied in 6 sites**

In case of non-probability sampling the researcher was used purposive sampling technique to select the projects based on the age of a project, distance of a project from the center of the city, the relative size of a project, and the like.

**Table 3.1: Sampling Technique**

Types of Project	Name of the Proj	No. of house**	% of house occupied in a proj	No. of respondent = $(96 \times x\%) / 51,040$
Older Projects	Jammo	16,740	100%=16,740	30
	GofaMabrat	5,274	100%=5,274	10
	Gotera	2,427	100%=2,427	6
	Summit	10,777	100%=10,777	20
New projects*	YekaAbado	14,875	70%=5,410	20
	Bole Arabisa	18,033	30%=10,412	10
Total No. house		68,126	51,040	96
*New projects are still under construction and some of houses still open				
**Source of the data is AAHDA official Source: Own Survey (2017)				

Purposive is called judgmental, selective or subjective sampling. It is a non-probability sample used based on characteristics of population and objective of the study. Therefore, the above sample size 96 was distributed to each site depending on the number of houses built and the expected dwellers living in selected project sites which categorized as old and new.

Furthermore strategically, weekends will be chosen to collect the data. The researcher will choose Sunday and Saturday because of the following reasons:

- ✚ All parts of the society in the project sites can be found (like students, employees, business people, unemployed, etc.). So that it can avoid selection bias.
- ✚ Weekends was used to collect the data just to get all member of the community in the site

### 3.5 Source of Data

In this research project, both primary and secondary data sources were used. The primary data was collected through questionnaire, interview and focus group discussion. The questionnaire was filled by the respondents of the condominium houses in each site. The interviews were held with officials from AACHDAA, AACHPO and some informants from public police office each site. The secondary data sources are published and unpublished documents from AAHCPO, AACHDAA, and respective sub cities'' housing development agencies and also different main stream media publication.

### 3.6 Instrument Testing

The major data collection instruments to be employed in this research project are questionnaire and interview; which will be checked for validity by pre-testing the instruments with selected sample respondents and then probably modifying the questionnaire and interview questions on the basis of the feedbacks from respondents would be possible. Sound measurement must meet the tests of validity and reliability. In fact, according to Kothari, (2004) these are the two major considerations one should use in evaluating a measurement tool. Validity refers to the extent to which a test measures what we actually wish to measure. Reliability has to do with the accuracy and precision of a measurement procedure.

#### **Validity**

Validity of the questionnaire and interview were done through discussion with the advisor and unnecessary errors have been removed from the questionnaire and interview guidelines. This would be done to fix errors in questionnaire and interviews.

#### **Reliability Tests**

Nunnally et.al (1994) as stated in Sixholo (2011), Cronbach's alpha was used to test the reliability of the quantitative questionnaire for internal consistence. Hinton et.al (2004); suggest four ranges for the reliability coefficient  $\alpha$ ; excellent reliability ( $\alpha \geq 0.90$ ), high reliability ( $0.70 < \alpha < 0.90$ ), moderate reliability ( $0.50 < \alpha < 0.70$ ), and lower liability ( $\alpha \leq 0.50$ ). An alpha value with a lower limit of 0.7 and upper limit of 0.9 was

considered acceptable. On other hand for Tavakol et.al (2011), the acceptable value of Alpha ranges from 0.70 to 0.95. In general, the higher the Cronbach's  $\alpha$  value of a construct, the higher the reliability is of it measuring the same construct. In other words, the closer the reading of Cronbach's Alpha to 1, the higher the reliability of internal consistency. Furthermore, Zikmund et.al (2007) scales with coefficient Alpha between 0.6 and 0.7 indicates fair reliability.

Accordingly, the reliability test has been checked for the questionnaire of the study showed Cronbach's alpha for each category of the neighborhood indicator i.e., for crime, noise, social capital, student performance, and Overall situation in relation to proximity to parks and transit service whether it indicating an acceptable internal consistence. The researcher conducted Cronbach's Alpha test using SPSS (Statistical Package for the Social Sciences) and found all values of Cronbchs's Alpha greater than 0.6 as shown in table below.

**Table 3.2 Reliability statistics**

Variables	Cronbach's Alpha	No. Items
Social Capital	.849	8
Safety and security	.743	7
Noise pollution	.692	4
Proximity to parks	.812	7
Transit service	.700	6
Student performance	.773	4
Overall neighborhood issues	.816	4

Source: Own Survey (2017)

### **3.7 Methods of Data Analysis**

Both qualitative and qualitative methods of data analysis were used. In particular, descriptive method was applied to analyze and explain the results of the data. A SPSS has been used to analyze the data. Tables, figures, percentage and graphs will be used to present the results of the data.

### **3.8 Ethical Consideration**

A supporting letter of Addis Ababa University College of Business and Economics in School of Commerce was given to government offices for interviewees. Participants of the study were informed about the objectives of the study emphasizing that the data will be used only for the intended academic purpose. Careful attention has been given in respecting the rights, needs, and moral of the participants; and maintaining confidentiality of the data and acknowledging sources of information.

## Chapter 4

### DATA PRESENTATION, ANALYSIS AND INTERPRETATION

#### 4.1 Introduction

In this part of the research, details of analytical discussion is carried out in a sense that the researcher tried to link and show the relations between the theoretical framework out lined and the empirical findings based on the information gathered. In doing so, this part of the research will address questions, interview, focus group discussion and personal observation related to the neighborhood indicators of Addis Ababa condominium projects. In order to assess the neighborhood indicators, the researcher has presented and analyzed the collected data basically in six categories of the indicators. These are: social capital, public safety and security, noise situation, proximity to parks, transit service and student performance. Furthermore, the overall neighborhood quality was assessed in the last section.

The aim of this research project is to assess the Addis Ababa condominium housing projects to encourage the use of neighborhood indicators for sustainable urban development. To achieve this goal, a total of 96 questionnaires were distributed in six purposively selected sites based on age of the project, proximity of project to the city center, and the relative number of houses built in the site. These sites are Jammo, Gofa Mabrat, Gotera, Summit, Bole Arabisa and Yeka Abado. Out of these 85 (88.54%) questionnaires were filled and returned in time. According to Dawson (2002), if non responses are encountered the majority shall be taken. In addition, in-depth interview was conducted with housing officials from Ministry of Urban Development and Housing (MUDH), Addis Ababa Housing Construction Project Office (AAHCPO) and officials from Addis Ababa Housing Development Agency.

Since there isn't an industry scale or any other scale to rate except the weak assumption of giving equal share for all likert values. But for the purpose of data analysis and interpretation, the researcher categorized the mean of likert scale as follows: [above 4.35] is Excellent, [3.55 to 4.35] is Very Good, [2.85 to 3.55] is Good, [1.6 to 2.85] is Poor and [below 1.6] is Very Poor. It is based on the assumption of the need to build quality neighborhood.

## 4.2 Demographic Feature of the Respondents

This part of the study shows the demographic characteristics of the study population of the selected area. The demographic feature of the respondents includes sex, age structure, marital and employment status.

**Table 4.1: Demographic features of the respondent**

		Frequency	Percent	Valid Percent	Cumulative Percent
Gender	Male	60	70.6	70.6	70.6
	Female	25	29.4	29.4	100.0
	Total	85	100.0	100.0	
Age	Under 25 years	11	12.9	12.9	12.9
	25-40 years	64	75.3	75.3	88.2
	41-65 years	9	10.6	10.6	98.8
	Above 65 years	1	1.2	1.2	100.0
	Total	85	100.0	100.0	
Marital Status	Single	36	42.4	42.4	42.4
	Married	46	54.1	54.1	96.5
	Divorced	2	2.4	2.4	98.8
	Widowed	1	1.2	1.2	100.0
	Total	85	100.0	100.0	
Employment Status	Employed	48	56.5	56.5	56.5
	Unemployed	8	9.4	9.4	65.9
	Private business	23	27.1	27.1	92.9
	Student	6	7.1	7.1	100.0
	Total	85	100.0	100.0	

Source: Own Survey May 2018

According to the above table, out of a total of 85 respondents, (70.6 %) were male and (29.4%) were female. With regard to age of the respondents, the largest age group is 25-40 years accounting for 75.3 percent of all respondents; followed by the age group under 25 years. Regarding the marital status of the respondents, (54.1%) were married; 36 were single (42.4%); while widowed and divorced were insignificant. In addition, 56.5% of the respondents are employed people and followed by the business people which are 27.1%.

***Summary of respondents overall results of demographic characteristics***

In general, the following summary can be extracted from the above analysis:

- ✚ Based on the age category of the respondents, condominium residents are younger citizens who are crazy enough to see better housing environment. It means, if the young generation will miss their social values, they might adapt new life style.
- ✚ With regard to family status, most of the condo inhabitants are married and they need to have better neighborhood indicators. Because, have a family responsibility just to socialize with their neighbors and to grow up their children in the way they need to grow; so that they can benefit their family and their nation.
- ✚ The employment status shows that there is an income disparity among the inhabitants and that is a potential to participate in neighborhood development.

**4.3 Condominium Housing Project Feature**

**Table 4:2 Ownership title of the respondent**

<b>What is your ownership title of the house?</b>					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Own house	37	43.5	43.5	43.5
	Rented house/ tenant	45	52.9	52.9	96.5
	Relative's	1	1.2	1.2	97.6
	others	2	2.4	2.4	100.0
	Total	85	100.0	100.0	

Source: Own Survey (May, 2018)

It can be seen from the above table most of the inhabitants are tenants. The tenants take 52.9%, owners, 43.5% and the rest just count to 3.6%. Both the informants and condominium management officials said the increasing number of renters is making organizing the dwellers for any effort that needs the cooperation of the dwellers difficult as the renters do not have an interest in efforts with long term effect.

**Table 4.3 Years stayed in the site**

How long have you been here in condominium house?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than one year	15	17.6	17.6	17.6
	1-3 yrs	32	37.6	37.6	55.3
	3-5 yrs	20	23.5	23.5	78.8
	above 5 yrs	18	21.2	21.2	100.0
	Total	85	100.0	100.0	

Source: Own Survey (May, 2018)

In the table above, the inhabitants who lived in a site above three years sum up 44.7% (which is 23.5+21.2) and 1-3 years take 37.6 years. The year less than one is only take 17.6%. If we see the project sites which were sampled, Bole Arabisa and Yeka Abado sites are younger than 3 years.

***Summary of respondents overall results of years lived in a project site***

In general, the following summary can be extracted from the above analysis:

- 
- ✚ Most of the people who are owners or tenants lived 3 years and above. It implies that irrespective of their ownership title, the residents can participate in building quality neighborhood.
-

**Table 4.4: The distance of house from the job place**

How far is your work place/school/center of the city from the site of the project?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very near	16	18.8	18.8	18.8
	Near	16	18.8	18.8	37.6
	Far	35	41.2	41.2	78.8
	Very far	18	21.2	21.2	100.0
	Total	85	100.0	100.0	

Source: Own Survey (May, 2018)

As it can be referred from the table above, the residents who live far away take 41.2% and very far 21.2%. Both summed up to the share of 62.4%. Then it followed by near and very near that both take equal share of 18.8%.

***Summary of respondents overall results of distance of work place from a project site***

In general, the following summary can be extracted from the above analysis:

- ✚ Most of the inhabitants are living far away from their work place/ center of the city.
- ✚ It implies that the location of the project didn't consider the industry linkage where residents get job and live.

**Table 4.5: Respondent's view in the existence of disparity in the condo housing**

Is there any disparities/difference in age, economic status, education, culture, ethnicity, etc. among the inhabitants in your neighborhood?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	80	94.1	94.1	94.1

	No	5	5.9	5.9	100.0
	Total	85	100.0	100.0	

Source: Own Survey (May, 2018)

As it is clearly seen from the table above, there is a disparity in the condominium project. From the total of 85 respondents, 94.1% said there is disparity in the neighborhood. In addition, a focus group discussion and an interview made with government officials in MUDH, AAHCP and AAHDA said, disparity in condo project neighborhood is an opportunity and the government still working on how to integrate these residents and getting a lesson from the projects implemented.

***Summary of respondents overall results of the existence of disparity in a project site***

In general, the following summary can be extracted from the above analysis:

- ✚ Residents are different in age, economic status, education, culture, ethnicity, etc.
- ✚ Disparity is an opportunity that condominium project has brought together and the urban planners trying to learn from just to integrate the inhabitants in a better way.

**Table 4.6: Respondents' view on sustainable neighborhood for sustainable city**

Do you think improving your condominium house neighborhood quality can assist in building a sustainable city development?					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	66	77.6	77.6	77.6
	No	19	22.4	22.4	100.0
	Total	85	100.0	100.0	

Source: Own Survey (May, 2018)

The table above shows that improving the quality of condo projects neighborhood can contribute in building a sustainable city development. From the total 85 respondents,

66(77.6%) responded that yes it can assist in building a sustainable city development. Accordingly, the AAHCP officials interview response, the sustainable development of the city is depend on what we do to our neighborhood. It might be social, economic or environmental. Furthermore, he added the institutional role to manage these three elements.

The above result could be inferred with the existing literature of Netsanet (2014), which states that there is a potential for sustainable development of the Addis Ababa condominium housing project among the inhabitants. They are relatively educated with know-how on global warming. It would not be difficult to make sustainability a matter of common interest that the dwellers rally behind. Among the reasons that deters them from taking action is lack of communication, social cohesion and design drawbacks. Organizing the inhabitants and encouraging them to take an active role in the matter not only reduces the burden for the government, but also ensures the sustainability of the environment. Taking initiatives in giving trainings, even going as far as ensuring easy accessibility to necessary products which are meant to bring environmental sustainability would enable the dwellers to exploit the potential. Collective measures, taken as part of the proper upkeep of the condominiums by the inhabitants in keeping the sustainability of the environment, may cultivate a sense of ownership of the sites. However, the community's willingness and determination to carry out their responsibilities have also significant in its realization of the potential.

#### ***Summary of respondents overall results on quality neighborhoods for sustainable development***

In general, the following summary can be extracted from the above analysis:

- 
- ✚ Sustainability depends on what we do to our neighborhoods either socially, economic, environmentally or even institutionally.
  - ✚ There is a potential in the inhabitants for sustainable development
- 

#### **4.4 Quantitative Findings on Neighborhood Indicators**

This part represents the quantitative part of the respondents' view in the currently existing situation of neighborhood quality on condominium projects.

NB: For analysis of data, Likert scale is ranked as:

- 1=Very Poor, 2=Poor, 3=Good, 4=Very Good and 5=Excellent Or
- 1=Strongly disagree, 2=Disagree, 3=Not sure, 4=Agree and 5=Strongly agree

#### 4.4.1 Social Capital

Social housing may either create ground for social cohesion or unwanted interaction (Ely, 2007). Dense settlement may create an opportunity to form stronger social interaction than the scattered one. This is because of spatially proximity of household units. Samuel (2017) the settlement such as high-rise condominium is not an opportunity to form strong social interaction. Beside to this some residents in condo housing explain that social interaction at such settlement is weaker while others say the opposite.

To examine these controversies the researcher in this study forwarded ten questions, which are indicators of social interaction for the residents. In the first eight questions, the general agreement of respondents for the questions is rated in likert scale and the rest three are open questions for opinions of the respondent.

**Table 4.7: Social capital situation**

	Very Poor	Poor	Good	Very Good	Excellent
Social connectedness and cohesiveness	23.5%	34.1%	24.7%	12.9%	4.7%
Community involvement to build social capital	20%	42.4%	24.7%	10.6%	2.4%
Amenities that serve residents and welcome new comers to live in	32.9%	32.9%	27.1%	3.5%	3.5%
Participation in social associations like Idir	9.4%	21.2%	41.2%	20%	8.2%
Supporting needy people	34.1%	40%	22.4%	2.4%	1.2%
Knowing each other's name, career, children	14.1%	30.6%	35.3%	16.5%	3.5%
Inviting a neighbor to coffee ceremony	16.5%	37.6%	30.6%	10.6%	4.7%
Helping each other in social tasks like weeding	16.5%	21.2%	35.3%	20%	7.1%

Source: Own Survey (May, 2018)

According to the table above, the community connectedness and cohesion response rated 34.1% for cohesion is 'Poor', and followed by 24.7% and 23.5% rated for 'good' and 'very poor' respectively. In addition, 11% rated for 'very good' and 4.7% for excellent. Majority

of the respondents ranked 'poor' and very poor which is 57.6%. This means almost out of 10 residents, six is not interacting well with his neighbor. Similarly, the social interaction/action and involvement to build social capital is weak and majority of the respondent is poor that account to 42.4%. It followed by the good which is rated 24.7% and very poor which account to 20%. The residents who are not involving to build shared value and weakly involved account for 62.4%. This is significant number.

The above table result summary shows the positive social interaction so far built in condo housing are Idir and social interaction on assisting each other on weeding, funeral, etc. Accordingly, 69.4% of the respondents are engaged in social association like Idir and 62.4% are responded on assisting each other in social occasions like weeding and funeral. One of the informant quoted "Traditional Ethiopian social life has become a history!" It agrees with Ingwani et al. (2010), condominium house influences the social network of traditional society which is established by traditional associations. When beneficiary join to condominium houses they obligated to cut off the relation they have with their former Neighbors and struggle to form another ties with their new Neighbors.

Even in the same compound, the level of social cohesion become behavioral and depends on the persons view and mindset. As the researcher understood from focus group discussion, individualism is dominant in condos. Specially, tenants and single people have weak social interaction than couples. Inhabitants not only close their doors but also their compound. Some residents not greet each other even with the neighbors living immediately next to their unit in the same building. This hindered the interaction of residents and the culture of assisting each other when a certain individual or household encounter problem.

Accordingly, most of respondents commented that disparities become a barrier not to interact in social institutions. The respondents in focus group discussion report, the social interaction is weak and very weak at condominium site. The informant responded, poverty and ethnicity is other critical element that detached the social interaction. Hence, it can be inferred that it is consistence with the existing literatures. Annie et al. (1996) explained that the actual physical density is not a matter, but rather feeling of crowdedness at high-rise residential apartment houses is due to physical causes (restricted space, tall buildings, lack

of parks and greenery etc.), social cause (interpersonal relationship), and individual factors (age, sex or socio-cultural back ground).

### Respondents' Response Mean analysis

Table 4.8: Presentation of the mean of respondents regarding social capital situation.

	N	Mean	Overall Mean
Social connectedness and cohesiveness	85	2.41	2.465
Community involvement to build social capital	85	2.33	
Amenities that serve residents and welcome new comers to live	85	2.12	
Participation in social associations like Idir/Equb	85	2.96	
Supporting needy people	85	1.96	
Knowing each other's name, career, children	85	2.65	
Inviting a neighbor to coffee ceremony	85	2.49	
Helping each other in social tasks like weeding	85	2.80	

Source: Own Survey (May, 2018)

According to the frequency table above, the weighted mean rank is 2.465, which is below the scaled average value and it implies weak social cohesion. Besides, supporting people with health problem or financial or psychological problem is almost very weak. It followed by social amenities that serve residents and welcome new comers to live in our neighbor is still at critical stage.

But still the rest of the population distribution above the overall mean value shall be considered critically and it might be used to catalyze the rest of inhabitants if the stakeholders work hard on social institutions. In addition, participation in social association and helping each other in social tasks are above the overall mean and relatively has better social cohesion.

### *Summary of respondents overall results on social capital indicators*

In general, the following summary can be extracted from the above analysis:

- 
- ✚ There is weak social cohesiveness in the condominium neighborhood and social interaction and involvement to build social capital is weak
-

- ✚ Majority of respondents responded for most of the questions ‘Poor’ except the social interaction made through Idir and the humanly participation of emergencies, funerals or weeding.
  - ✚ Individualism is dominant in condo housing and tenants and single people have weak social interaction than couples
  - ✚ Furthermore, sharing information about neighborhood issues; assist each other during emergency; take advice and cooperate to solve serious problems that occur at their neighborhood are not strong enough and varies from compound to compound.
  - ✚ Generally, social capital situation is poor and disparity is becoming a barrier not to be socially cohesive, specially poverty and ethnicity
- 

#### 4.4.2 Social Safety and Security

This part is analyzed based on respondents view for one general question first rated with Likert scale, then the response results for the specific ‘yes/no’ questions about social safety and security situation in the condominium housing situation.

**Table 4.9: Safety and Security**

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
Public safety and security is uninsured in your site	8.2%	30.6%	7.1%	35.3%	18.8%
There is crime against persons (robbery/ battery).	14.1%	37.6%	3.5%	31.8%	12.9%
There is crime against property like cloth/car theft	5.9%	23.5%	5.9%	40%	24.7%
There is crime against society (disturbance/drug).	14.1%	29.4%	9.4%	31.8%	15.3%
There is sexual abuse or different immoral acts.	4.7%	17.6%	14.1%	49.4%	14.1%
It’s not safe to walk at night or to stay out of home	9.4%	29.4%	9.4%	38.8%	12.9%
There isn’t strong police security in the site.	5.9%	30.6%	7.1%	45.9%	10.6%

Source: Own Survey (May, 2018)

As can be seen from the table above, the overall safety and security is not well insured and 35.3% and 18.8% agreed and strongly agreed respectively that the condominium housing has the security problem in their sites. There is a higher incidence crime against property and different immoral acts that rated agreement and strong agreement of (40% +24.7%)

and (49.4%+14.1%) respectively. It can be clearly seen that it's not safe to walk at night rated (38.8% +12.9%) and there is not strong police security service in the site (45.9%+10.%). In addition, there is robbery and drug practice in the condominium.

In relation to these, 64.7% of the respondent reported that there is a police security office in the neighborhood and 35.3% reported there isn't a public security office in the condominium site. Accordingly, 72.9% of the respondents suggest that improving social cohesiveness and building social values can assist in assuring social safety and security. But 27.1% of the respondents were skeptic about. In the focus group discussion, some of the respondents added sometimes even the police officers are cooperating with those crime activities. In other situation, poverty, unemployment, addictions and etc. are there that force people to engage in these types of activities.

***Summary of respondents overall results on social safety and security situation***

In general, the following summary can be extracted from the above analysis:

- ✚ There are relatively higher incidences of crime against property, sexual abuse or drugs or different immoral acts and weak police security service.
- ✚ There is crime against society (disturbance), crime against person (robbery) and it's not safe to walk or to stay away at night.
- ✚ Generally, there is a safety and security problem in the condominium site

**4.4.3 Noise Pollution**

**Table 4:11 Noise pollution situation**

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
There is overall noise disturbance in proximity	14%	36.5%	4.7%	36.5%	8.2%
There is noise disturbance like night club, music	5.9%	25.9%	0%	51.8%	16.5%
There is improper usage of building like coffee grinding,	11.8%	45.9%	5.9%	29.4%	7.1%
There is no legally binding agreement	9.4%	35.3%	8.2%	41.2%	5.9%

Source: Own Survey (May, 2018)

In this study, respondents asked to rate the noise disturbance as there is a physical proximity of housing units and multistory building in the neighborhood. According to results of the table above, 36.5% of the respondent has agreed that there is overall disturbance of noise and again (36.5% +14%) totally disagree. Besides, 51.8% and 16.5% totally agreed that there is noise pollution because of night club, drug shops and there is improper usage of building even though the majorities disagree. On other hand, 41.2% agreed that there is no legally binding to control noise disturbance.

Some commented there is a time limit for pubs and night clubs to operate. But others argued that the business has a legal right to violate any agreement if not stop licensing businesses specially chat shops, pub and night clubs, and etc. in the condo housing site. It shall be legally prohibited. Again, others added business are making money. Therefore, social interactions and cohesiveness might not be a big deal to them. But still there is a disagreement among the participants of group discussion in Gotera site. One group argues about in favor of stop licensing it on residential sites; but the others support licensing it to have an entertainment in nearby since there neither the project nor the city has any other recreational option.

From the above results one can infer that it is consistent with the existing literature. Long (2007) stated that at multistoried houses while people move upstairs footfall on hard surface and on carpeted floor wake the sleeping people in the morning. As well as when toilets flush upstairs, it sounds like waterfall running through their wall. The closing of door and window also create disturbing sound to the upper and the lower up stair units.

### ***Summary of respondents overall results noise disturbance indicators***

In general, the following summary can be extracted from the above analysis:

- 
- ✚ There is a noise disturbance like night club noise, fights and drunkenness
  - ✚ In some sites there is no legally binding agreement to control noise even though licensed businesses have a right to violate it
  - ✚ Over all noise disturbance situation need much improvement and prohibiting business licensing in residential building specially night club and chat shop
-

#### 4.4.4 Proximity to Parks and Recreational Areas

**Table 4.13: Proximity to parks and green areas**

	Very Poor	Poor	Good	Very Good	Excellent
Open space and green area service for recreational, sport/community spot/enjoyment	35.3%	30.6%	30.6%	2.4%	1.2%
Green areas for children's to play	34.1%	36.5%	21.2%	8.2%	0
Open space to youth center	36.5%	42.4%	21.2%	0	0
Open space for cars to park, to lay down tents	5.9%	22.4%	50.6%	16.5%	4.7%
Safety and sufficiency to dry cloth or grain	11.8%	32.9%	35.3%	15.3%	4.7%
Using communal for the mission only	28.2%	40%	18.8%	8.2%	4.7%
Community involvement and action on it	15.3%	40%	31.8%	5.9%	7.1%

Source: Own Survey (May, 2018)

According to the response results of the above table, the analysis of the response result of condo housing project proximity to parks and green area is as follows:

- ✚ First of all, youth center situation reported =42.4% (Very Poor) + 36.5% (Poor) = 78.8% Very Poor and Poor. Only the remaining 21.2% of respondent said 'Good'. It's the worst.
- ✚ Then, open space and green area for children to play = 70.6% of respondent reported Very Poor and Poor. Only the remaining 21.2% of respondents said 'Good' and 8.2% (Very Good). It implies that youth centers and children didn't get the concern of urban planners for healthy social development.
- ✚ Thirdly, using the communal building for the mission only follows with 68.2% of respondent reported Very Poor and Poor. Only the remaining 18.8% (Good), 8.2% (Very Good) and the rest are excellent. It means, most of the communal is not using for the mission that set in the project plan document i.e. to build social interaction and communal gathering and usages.
- ✚ Fourthly, communal open space to use it for sport, recreation, education or social enjoyment= 65.8% of respondent said it is very poor and poor. From the total respondent, only 30.6% responded it is good.

- ✚ Then, the community involvement to beautify the neighborhood using their money, knowledge and expertise, etc. follows with 40% of the response chose ‘Poor’ and 31.8% (Good).
- ✚ Sixthly, safety and sufficiency of space to dray cloths = 35% (good) and 32.9% (poor).
- ✚ Lastly, the rate of open space to park cars and to lay tenets for social events is relatively best and the response= 67.1 for ‘Good’ and ‘Very Good’. Then followed by 22.4% (poor).

However, the arguments of interviewers of the government officials and the comments of the respondents blaming the tenants as the bottle neck to develop the neighborhood and to social cohesions, it looks none of the stakeholder is concerned about. Similarly, the focus discussion group responded that the increasing number of renters, whom it was claimed, does not consider the site as their own and so lack the motivation to get involved in improvements with a long term effect. In addition, the researcher has observed that almost all communal has been rented for other business people and it’s not serving for social gathering and common use.

### Mean analysis on Respondents’ Response

**Table 4.14: Mean of respondents on parks and green areas**

	N	Mean	Overall Mean
Park service for recreational, sport/community spot	85	2.04	2.3214
Green areas suitability for children’s to play	85	2.04	
Open space to youth center	85	1.87	
Open space for cars to park, to lay down tents	85	2.92	
Safety and sufficiency to dry cloth or grain	85	2.68	
Using communal for the mission only	85	2.21	
Community/other stakeholders involvement and action on it	85	2.49	

Source: Own Survey (May, 2018)

Based on the respondents’ frequency table, the overall mean value is 2.3214 and it is less than the scale average value. It means the situation of park, green area or open spaces are poor and not yet developed well.

The mean value of youth center, children play ground, public recreation spot and using communal for the mission only are below the weighted average and their distributions are skewed to very poor. As a result, respondents’ response distribution is rated as poor and its implication to the condominium neighborhood is very critical as most of the individual mean value approaches to worse situation. It clearly shows that to build a healthy environment that is attractive for the community to live in and suitable to grow up youth, the parks and recreational areas need much more involvement and commitment from all stakeholders.

***Summary of respondents overall results on parks and recreation centers***

In general, the following summary can be extracted from the above analysis:

- ✚ Youth center and open space for children to play on is almost very poor
- ✚ Communal is not used for the mission it was built. Almost all sites, it has been rented by business.
- ✚ Community involvement is very weak in beautifying the neighborhood by using their disparity with respect to expertise/knowledge or money, culture, etc.
- ✚ Furthermore, these imply that proximity to parks and recreational area is poor. Neither the residents’ concerned developing nor condominium housing project plan document include in the deliverables nor is any other stakeholder concerned about developing neighborhood for healthy environment and socio-economic development.

**4.4.5 Transit Service in Condominium Housing**

**Table 4.15: Transit service**

	Very Poor	Poor	Good	Very Good	Excellent
Proximity of house to the nearby transport	4.7%	17.6%	36.5%	29.4%	11.8%
Adequacy and availability of transport service	11%	28.2%	35.3%	16.5%	8.2%
Proximity of work place to the house	23.5%	23.5%	34.1%	15.3%	3.5%
Transport connectivity to different social service and employment center from the site	21.2%	29.4%	34.1%	8.2%	7.1%

Source: Own Survey (May, 2018)

As it can be seen from the above table, the proximity of the respondents to the nearby transport is reported 36.5% responded ‘good’ and 29.4% (very good), and followed by 17.6% of the respondent said poor. In relation to this, the response for availability of the transport service is: 35.3% reported ‘Good’ and 28.2% responded ‘Poor’, and followed by 16.5% response of ‘very good’. On other hand, the respondents asked a question for how far is a project site for an individual work place and 47% said it’s far and very far each taking equal share of 23.5%. Then followed by 34.1% said it is good. In addition, the connectivity of the project to social service places like schools, recreational place, and employment centers rated: 34.1% said ‘Good’ and followed by 29.4% of respondents said poorly connected and 21.2% reported very poorly connected to social service and employment places. It implies the location of the project is under question mark in relation to these indicators.

**Mean analysis on Respondents’ Response**

Table 4.16: Presentation of the mean of respondents regarding transit service

	N	Mean	Overall Mean
Proximity of house to the nearby transport	85	3.26	2.775
Adequacy and availability of transport service	85	2.78	
Proximity of work place to the house	85	2.54	
Transport connectivity to different social service and employment center from the site	85	2.51	

Source: Own Survey (May, 2018)

In brief, the weighted average of transit service in condominium housing project neighborhood is 2.775 and it’s below the average scale value. It implies, there is relatively poor transport service. However, the mean of proximity to house and adequacy of transport service is above the overall mean. But the remaining two are below it. Generally, the transport service in condominium is not as such bad but still it the transport connectivity with different social service and employment centers should be evaluated critically and its poor. It means the project assessment in relation with transport service and its connectivity is relatively poor. Even though it’s difficult to say completely bad, it’s better to evaluate its

implication critically just to bring the remaining response to our concern in regard to transport service since half of the mean result is below the weighted average. The overall mean result shows the need to exert much effort to improve it.

**Summary of respondents overall results on transit service indicators**

In general, the following summary can be extracted from the above analysis:

- ✚ The proximity of the respondents to the nearby transport is very good
- ✚ The adequacy of transport facility is good
- ✚ The distance of work place from project site is relatively not as such bad
- ✚ The connectivity of the project to social service places like schools, recreational place, and employment centers is still needs much effort.
- ✚ Generally, the transit service of condominium project is good but need some effort

**4.4.6 Student performance**

**Table 4.17: Student’s performance**

	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
There is adequate school in the site.	11.8%	29.4%	3.5%	49.4%	5.9%
There is a library.	17.6%	38.8%	7.1%	29.4%	7.1%
There is a possibility to see late or absent students	16.5%	41.2%	7.1%	29.4%	5.9%
Sexual abuse or exposition to drugs on students	5.9%	40%	11.8%	28.2%	14.1%
Chance for team work as there is proximity	11.8	45.9	5.9	29.4	7.1
School is well equipped with ICT, lab, teachers	11.8	42.4	9.4	32.9	3.5

Source: Own Survey (May, 2018)

The respondents asked whether there is school and library in the project site. As per the results of the table, 55.3% of respondents agreed and strongly agreed that there is school in the project site and 41.2% disagreed and strongly disagreed that there is no school. But 3.5% are neutral. But, 56.4% responded disagreement that there is no library and 36.5% responded there a library in their condominium.

On other hand, there is a possibility to see students late or absent and there is exposition to drugs and sexual abuse at the condo housing. In both cases above 35% of the respondents

are in agreement. In relation to team work, 57.7% of the respondents are in disagreement. That implies that there is limited chance for students to work in team despite the fact that there is an opportunity of physical proximity and disparity in students in the housing system.

Furthermore, at the time of site visit at school hours, the researcher has observed that most of the older projects and some of new condo housing projects neither have a school nor a library and only teachers, students, building and tables exist. Even in some instance, there is a mere existence of schools without necessary facilities and equipment like a school without library, laboratory, ICT center, sport and recreation areas, fences, cafeteria and the like has been observed and discussed with group of teachers and students in a focus group discussion.

***Summary of respondents overall results on students’ performance indicators in condo***

In general, the following summary can be extracted from the above analysis:

- 
- ✚ The overall school condition is at poor stage and having library in condominium housing neighborhood is not yet practiced well even though there is an opportunity physical proximity in condominium projects.
  - ✚ There is a possibility of students to be seen out of school, absent or late for different reasons. Because there is a limited school facility to entertain them at the compound like football field, café, etc. Besides, there is a possibility of sexual abuse and exposition to drugs
  - ✚ Generally, the condominium project is affecting the performance of the students in multi dimensions and again students chance to work in team with their neighbor students is limited
- 

**4.4.7 Overall Neighborhood Quality**

**Table 4.19: Over all issues in Neighborhood indicators**

	Very Poor	Poor	Good	Very Good	Excellent
Infrastructure developments	9.4	16.5	52.9	17.6	3.5

Linkage of the site with different social service	17.6	30.6	31.8	11.8	8.2
The functionality of pipe water and electricity	14.1	30.6	40	10.6	4.7
Linkage of the site to industries and employment centers	27.1	23.5	24.7	16.5	8.2

Source: Own Survey (May, 2018)

A more detail can be observed from the frequency table above, 52.9% responded that the general infrastructure situation in the condominium housing projects is good and 17.6% responded very good, and followed by 16.5% response for poor. But response for the functionality of water and electricity is: 40% responded it is functioning well and 30.6% said it is poor and 14.1% very poor. Accordingly, 31.8% responded ‘Good’ for the linkage of project site to social service and, 30.6% responded that it’s linkage to social service is weak and 17.6% responded that it is very weakly linked. On other hand, the response for the question of project site linkage with different industries and employment centers is: 27.1% responded that it’s very poorly linked to it, and followed by 24.7% reported it is well linked. Then, 23.5% reported that it is very poorly linked.

#### Mean analysis on Respondents’ Response

Table 4.20: Presentation of the mean of respondents regarding overall neighborhood issues.

	N	Mean	Overall Mean
Infrastructure developments	85	2.89	2.665
Linkage of the site with different social service	85	2.61	
The functionality of pipe water and electricity	85	2.61	
Linkage of the site to industries and employment centers	85	2.55	

Source: Own Survey (May, 2018)

According to the response distribution of frequency table, the weighted average of overall neighborhood quality is 2.665 and which is below the average scale. Accordingly, except the mean value of general infrastructure situation in the condo housing project, all other mean values are less than the weighted average and it implies poor situation. But the infrastructure development is relatively good.

### *Summary of respondents results on overall issues of neighborhood quality indicators*

In general, the following summary can be extracted from the above analysis:

- 
- ✚ The general infrastructure investment in condominium projects is relatively good. The sewerage system, telecom network, waste disposal system, roads, street lighting system and the like. But still the electric water service are poor
  - ✚ The linkages of project sites to the social services are still need more improvement. It implies the project site selection criteria is poor
  - ✚ The linkage of project site to industries and neighborhood employment center is still weak. It implies a need to project site evaluation criteria revision
-

#### **4.5 Qualitative Findings on Neighborhood Indicators**

In the questionnaire distributed to the respondent, twelve qualitative questions have been included just to give a chance for respondents to flexibly express their views, experiences comments and suggestion they want to add. In addition to this, the focus group discussion has been used these questions; interview and discussion with the committee leaders of the social association and different government officials (MUDH, AAHDA and AACCP) has been taken place; and finally the local development plan(LDP) and neighborhood planning and design documents have been reviewed.

##### **4.5.1 Stakeholders Involvement in the Project Planning and Implementation**

Based on the interview of AAHCP office, throughout the project there are different stakeholder's involvements in modifying the project plan and the officials has informed the researcher that different stakeholders that have been involved in the project from the inception stage to planning and implementation. From these key stakeholders and interested parties most of them were government organs with their own role, requirements and objectives are as listed below:

- ✚ Ministry of urban development and housing: responsible for enabling efficiently integrated national urban planning and housing management service to the general public in order to promote and encourage sustainable economic growth and development.
- ✚ Addis Ababa City Administration, Land Development and Urban Renewal Office: responsible to reallocate those house holders who are moved for the urban renewal
- ✚ Addis Ababa Housing and Construction Project office: responsible for planning and constructing the condominium
- ✚ Addis Ababa housing development office: responsible for transferring condominium houses and administering it, and also facilitates to form social association
- ✚ Ethiopia Electric Power Corporation: provides electric power to the condominium project.
- ✚ Ethiopia Telecommunication Corporation: is responsible to provide a telecom service.

- ✚ Addis Ababa Water and Sewerage Authority: responsible to provide water and waste disposal and managing sewerage systems
- ✚ Transport office: provides transport to the condos
- ✚ Construction contractors: responsible in constructing the project according to the contract document
- ✚ Construction Consultant: the construction consultant has the responsibility to review the work at any stage of the projects, identifying what went wrong and taking corrective actions.
- ✚ Commercial bank of Ethiopia: provides the finances to the owners/winners
- ✚ Ethiopian national intelligence and security service (NISS): Draws lottery for registered people.
- ✚ User (Resident community): responsible to fulfill the prerequisites to be owner;
- ✚ Addis Ababa trade and industry office: organize the associations in condominium and license them and also audit

The review of neighborhood plan of the researcher shows that the neighborhood plan of the condominium project is part of local development plan (LDP) and designed by the Mathewos consultant company. In the Ethiopian Urban Planning System, LDP may be conceived as a detailed urban development plan of a locality or neighborhood or part of an urban center.

In stakeholder management that includes interested parties, supplying information and engaging these stakeholders and involving them in the decision-making process and activities. The society (users) should have been considered in a stakeholder analysis. Redmon (2006) stated that stakeholders include people who have a share of interest in a particular policy, program, or project and may be affected by its implementation. Stakeholder involvement is an essential element in creating widely supported and trusted policies, programs, and projects.

Burke and Barron (2014) noted that a stakeholders' analysis is usually approached by subdividing the stakeholders into a number of categories or types and then analyzing their needs and expectations. This will take the stakeholders' analysis a step further and show how there could be different stakeholders in each phase of the project lifecycle, and further,

how the stakeholders can be subdivided into the different organizational levels. Furthermore, it will also explain how each stakeholder brings different skills and expertise, different standards, different priorities and different agendas (needs and expectations) to the project. The vast range and complexity of the stakeholder relationships are what distinguish project management from other management systems.

In relation to stakeholder involvement, an interview respondent in AAHDA office argues that based on the number of houses built you can know the demand for each of the following:

- ✚ *Water and electric power consumption need is known but still there is a problem in relation to this basic infrastructure investment even though it's unimaginable living in an apartment house without water and electricity.*
- ✚ *Project schedule has set at the planning stage but there isn't any condominium project has ever finished at duration set*
- ✚ *The project has a budget but still contractors are complaining about timely payment*
- ✚ *The deliverables are known but most of the time there is a problem in providing it*
- ✚ *The need of the user is known but quality standards are set but no stakeholder has provide ever with the specification*

Furthermore, there is a question of quality in all condo projects and corruption prevails but there is no action to prevent it. The official generalized that from the beginning there is no comprehensive plan and that is a problem to manage the condo housing project. It's clear that from the above stakeholders, some of them are unnecessary involved in the project. There is no need of NISS involvement in it. That is opening doors for corruption and giving more chance for people who have similar background and ethnicity. The familiar argument for that is AAHDA has no ICT to draw the lottery for the winners. It's not fair says the anonymous person. On other hand, there is a limitation in the proclamation of condo housing management because the proclamation limiting the responsibility of AAHD office by giving the authority to control and audit the licensed condominium house associations.

A committee member in Gofa Mabrat argues that there was a high corruption among stakeholders. For instance, the number of communal planned to be built in the site were 49. But the contractors of the site only built 9 and delivered it. In addition, according to the planning document the site, the project had its own water from the ground but we are not getting it. The water was diverted and supplied to other projects in the neighbor. They get our water six days a week and we get only one day a week. He concluded that there is no way to justify these.

### ***Summary of the results in stakeholders' involvement***

In general, the following summary can be extracted from the above analysis:

- ✚ There is problem in stakeholder identification that lead to unnecessary involvement of some stakeholders and open doors for corruption, and to benefit some group of people.
- ✚ There is lack of comprehensive plan in relation to manage the stakeholders
- ✚ There is lack of commitment in stakeholders side to implement
- ✚ Stakeholders are not working to meet the needs of the user
- ✚ Not delivering the deliverables based on the contract document

## **4.5.2 Socio-economic and Environmental Impacts of Neighborhood Indicators**

### **4.5.2.1 Social Costs Induced by Resettlement to Condominium**

According to the interview with AAHDA, AAHCP office, there are socio-economic costs observed so far in relation to student's performance, social capital, transportation, employment, safety and security, etc.

But specifically, based on discussion with condominium housing social association leaders/committee, residents of condominium house have different background. They are either owners or tenants or others who live in the house. In addition, this people are again either condo lottery winners or resettled to condominium house due to urban renewal/redevelopment, or the people who bought it latter from the owners. Residents who resettled to condominium houses due to urban renewal are mostly forced to move without their

interest. Unfortunately, the people who are resettled due to urban renewal left the sub-city, where they were living previously. Consequently, these displaced people dropout from associations such like Idir in which they were member at their previous residence. But now most of the people in the condominium sites have no social institutions as they used to do in the previous site. Because, people who were in one Idir dispersed at different compound and it's impossible to continue the usual business. But it would better if their previous social networks were considered, and resettled accordingly.

In relation to these problems, a focus group discussion made with three people Jammo1 site told a researcher two critical incidences that have happened in their current site at Jammo1, and at their previous site Gerji condominium site.

- ✚ The incidence of Jammo1: A story of a woman who was living with her little kid that it happened at the informant neighbor and he witnessed it with his naked eyes.

*“A woman was living only with her little kid. Once upon a time her neighbors heard when her kid was crying inside her unit. The neighbors thought that it was the usual one. On the second day, they suspected that she is not well and knock the door but no one respond except the little daughter who was crying and moving here and there. The door was locked from inside. They called phone to police to take measure. The Police force came and broke the door. Unfortunately the woman was dead but the only thing the police found near the dead was the little kid who was hugging her mother's dead body and trying to feed from her breast. As we saw that, we all got shocked.”*

- ✚ The incidence of Gerji (the informant's previous site): A story of a lonely man.

*“There was a man living in Gerji condominium. He was living only with his small dog. Unfortunately, he got dead but no one knew that for days. His neighbors was hearing when the dog barking and shouting inside his unit continuously. They thought that he put it inside and shut the door. On the third day, they suspected that he is not well and knock the door but no one respond. The door was locked from inside. They called phone to police to take measure. The Police force came and broke the door. Unfortunately, the man was dead. But the only thing the police found near the dead was the small dog and pack of different medicine.”*

These two stories are the result of lack of social cohesion and they can show how much the condo life costing the society and how the communities were detached from each other and the social cost of it.

On other hand, the resettlement used take place without a planned schedule or on the surprise base and students used to drop out. It would be better to make a resettlement on summer just minimize the school dropout argues an informant in AAHDA office.

Furthermore, research shows that like any other pollution, noise emitted from business areas has created a negative externality that the business makes a profit without actually having to pay for it. The noise emitted from bars and night clubs enables them to generate profit without costing them anything while the neighbors have to bear the unpleasantness. Some others argue that whoever has to pay for another person's business profits should get compensated. Because according to WHO, unwanted disturbing sound causes much more than a little inconvenience and annoyance could lead to health hazards like hearing impairments, bad hormonal response particularly of stress hormones and outrageous conducts like aggressiveness.

*“I am frequently suffering from migraines particularly in the weekends because of the bars adjacent to my unit and in the neighborhood” an anonymous respondent commented.*

The constitution of EPRDF (in article 92) provides for every person's right to a clean and healthy environment. Thus considering WHO's assertion, a healthy environment could only mean one that is free from sound pollution; which could only lead to the conclusion that the residential area bar business are operating in violation of constitution.

### ***Summary of the results of social costs induced in condo housing***

In general, the following summary can be extracted from the above analysis:

- ✚ Displaced people dropout from social institutions like Idir in which they were member at their previous residence

- ✚ At the time of the resettlement, the plan don't consider previous social attachments and expose residents to unnecessary social costs
- ✚ Business in the condo making profit at the expense of society that they don't pay the society for the noise disturbance they created
- ✚ Business shall not be licensed at the residential building because it is a violation to constitution of the country

#### **4.5.2.2 Employment Challenges in Condominium Neighborhood**

One of the objectives of condominium housing is to reduce urban unemployment and poverty levels, enhance and build capacity of the domestic construction industry, reduce slum through upgrading, reduce urban sprawl, and encourage household saving for home ownership and ensure tenure security (United Nation, 1999; MWUD, 2007). In addition, the government argument for the question of, “why not the government settles the housing problem in Addis Ababa just by inviting multinational construction company like China or Turkey?” is to employment creation and local construction company development through SMS even though the quality and duration of the project are still compromised said the informant.

Life in condos is not only abandoning their social membership to such social associations, most of poor people are also faced with difficulty to continue the livelihood activities that they were practicing at their former residence place. For example, people who were selling bread, injera and other consumable goods at the former place were unable to continue at the newer place. Because at condominium housing sites, modern style of living were not matched with such type of livelihood activities of poor people. There was a woman interviewed at Bole Arabisa condominium who was aged and selling cabbage, tomato, potato, and the like. She responded that:

*“I came to this Arabisa condominium site from Kirkos when my house has been demolished in the so called urban renewal. At Kirkos, I used to sell like biscuit, Injera, bread, potatoes, tomato, onions either in my home or in the neighborhood. But here in the condo life, I am facing challenges to undertake similar activities. As you can see,*

*most of residents who are living here is poor and doing similar activity. However, there isn't much buyer; we don't have any other option."*

#### ***Summary of the results of employment challenges in condo housing***

In general, the following summary can be extracted from the above analysis:

✚ However, one of the objectives of condominium housing is to reduce urban unemployment and poverty levels, most of poor people who are living in condominium faces difficulty in employment and struggles to continue the livelihood activities that they were practicing at their former residence.

#### **4.5.2.3 Traffic Congestion and Transport Cost**

According to the focus group discussion and comments of the respondents, there is very high transportation cost that is beyond the capacity of most of the inhabitants. In some of the condo site, the tariff doubled or trifled after 6:00pm. Because most of the sites are out of the city and taxi drivers want to use this opportunity to maximize their profit. In addition, the housing project has aggravated the transportation problem. Wherever there is a condominium in the way or at the destination, there is a long queue to wait for a transport. "Look! Either Megenagna square or Mexico square; you can see how much condo project has created unwanted transport problem" the respondent argues.

In addition, road traffic congestion has become a common scene in Addis Ababa. It affects all road users, not just bringing problem to them but also causing unpleasant impact on our economic activities, the environment as well as the quality of life (Awraris, 2017). The researcher has observed that most of the project has limited road connection to transact with the rest of the city and that creating traffic jam. The design lacks a linkage with employment centers like industry linkage and far away from the city center.

#### ***Summary of the results of Traffic congestion and transport cost in condo housing***

In general, the following summary can be extracted from the above analysis:

✚ Condominium projects created a traffic congestion and high transport cost

✚ Most of the condominium site selection plan lacks linkage with employment centers, public service center and generally far from the city center

#### **4.5.3 Neighborhood Impact on Human Capital, Social Integrations and Urban Development**

Based on the observation result of condo housing projects and the school visit, some of the schools at the site are not equipped well. They are missing basic things that are necessary for teaching and learning. A researcher has made a discussion with teachers and students in the Yeka Abado project site. The following is the response of respondents.

*“At the middle of the class, some students ask teachers to go out just to have a drug. They say it’s time to have a drug otherwise they will not continue the class. Some of them get drunk at school time, and then they come back and disturb others,” a teacher said.*

*A woman who is mother of two and lives in Yeka Abado said, “There were students in my neighbor who have been in rehabilitation center because of drug addiction.”*

However, the project had a budget for the school, it is not fenced at all and even the toilet has been built after six months but the school is teaching thousands of students. It is difficult to control students in a school without fence and it means many things. There are many students who are addicted on alcohol and drugs. Students used to talk about the alcohol and sex.

Teachers have no office and library is not equipped well. There is no ICT/ Plasma, no laboratory, no internet connection and most of the time there is no water and electricity. There is no way to teach a practice part in the class because we don’t have the facilities. In addition, the school missing recreational area, football field and other play stations. On other hand, sometimes students get hungry and fall in coma because there is no café service. Without the basic tools necessary for teaching and learning, it’s difficult to evaluate the performance of the students. Clearly, the performance of the students is not strong. To improve situation, fulfilling the necessary facility is mandatory since schools are working on next generation of the country. The government organs are responsible for these limitations. Because they simply taking over the unfinished schools.

Another respondent in AAHDA office argues in favor of the above argument that most of the problem in the condominium housing is transferring unfinished housing units to the user or owners. About 80% finished houses transferred to the users. Then some of the owners might fail to complete the remaining 20% finishing work after signing the agreement even more than years. As a result of these, houses will stay open for long times and become a room for illegal drug users and prone to crime. Others might fail to cover the down payment because it's unaffordable. Sometimes, the AAHDA office asks winners why the homes open for long time. Then they answer like the home is not finished and needs finishing work but now I am unable. Others answer there is a problem of light and water in the site. At the same time the houses open for long time and become an instrument for sexual abuse, illegal drug uses and some other crime. He concluded, the unfinished house opening a door for different problems to happen in condo project sites. We used to have disagreement with the city government not to take over the unfinished homes.

On other hand, the interview respondents in AAHCP office and MUDH argues communal was designed and included for social integration. But at the implementation stage the problem happened. Almost all of the communal have been rented to business organization. There is a misunderstanding and misuse of the communal and the open space. It has missed its mission. In addition, proximity is an opportunity but people don't want to live in upstairs. It is because of our perception not the limitation of the building. On other hand, aged people used to complain lack of sunshine. But whether the residents agree or not, the city has no more space for horizontal building. The only option left is vertical and communal. Despite the fact that the government is planning to remove communal building from the future condominium projects, we can create social integration through the use of communal and open space. The assumption in new design is owners can build it by their own if need be.

The other informant argued that neighborhood issues will affect future security and leadership of our nation. If we don't know each other our future city development will be dark. I have to know who lives with me in my neighbor, his career, and his family. Even his health and wealth matters me a lot. In addition, other informant responded that there is an ethnic conflict or ethnic based group fights. Sometimes, we used to ask whose nation is

the country. He suggests that the residents shall have a common goal to live together and to build the nation together.

*A respondent in Summit project argues, “If we had had a real desire to have a strong social cohesion, a beautiful recreational area and more suitable environment, we would have had it before years .We are taking about 3000 years of history but we are not taking how to change the way of life; we are not talking the way we plough the land or the way we used to think. Here, everyone is talking about building and just having a housing unit. Majority of the community in condo has satisfied with the existing neighborhood and don’t ask even the government just to avail what is missing. When we see the question of the society, it is not more than either water or electricity. That is why most of people are reluctant in participating anything that takes money or time. Our ways of life is more rural than urban. Addis Ababa is about 130 years old. But majority of the residents have less than thirty years urban life experience and don’t expect more on their neighborhood nor in the city. That is our problem.”*

A respondent who was traveling in public bus with me from Jammo to Mexico was arguing by raising the development base of Asians like China, Japan, India and the like. We shall not be engulfed with new cultures. To enhance socio-economic development, maintaining our social foundations is very critical. Lack of social capital is lack of our identity. It will affect our moral and ethical values. According to the residents of Gotera site in the group discussion have raised the case of moral concern in the condominium housing. Prostitution in the site is practical. The girls who live in the site are ‘Kimit’. The photos of these beautiful girls are promoted by the commission workers. These middle men build bridges to connect the people who demand girls. They show their photos and deal on their commission just to bring the girl in person. On other hand, homosexuality is practicing in some of these condo housing project sites. Gotera and Gerji condos are living examples.

***Summary of the results of the neighborhood impact of human capital, social integration and urban development***

In general, the following summary can be extracted from the above analysis:
---

- ✚ Some of the school is not fenced at all; there isn't well equipped library,
- ✚ ICT center, lab, Plasma, internet, café, sport and recreation areas are missing
- ✚ There is a drug addiction in the students of the condo housing and there is sexual abuse exposition
- ✚ The mission of communal was for social integration but because of the misuse of it, the government is planning not to build it
- ✚ The neighborhood issues might affect the even the security of the nation
- ✚ The desire of the society to have better in the neighborhood matters for the urban development and we shall maintain our social values accordingly

#### **4.5.4 Sustainable Neighborhood Design for Sustainable Urban Development**

Based on the review of neighborhood planning document (AANPDM, 2006), there are different levels of planning that are required for developing neighborhood in Addis Ababa condominium development plan, which are structure plan, local development plans (LDP) and neighborhood planning and design projects. Hierarchically a neighborhood planning and design project could be termed as the third level of planning. Accordingly neighborhood planning and design is done at project level, which is the next level of planning to local development plan (LDP) with detail designs and action plans, but in some cases it could also be prepared with the absence of LDP. It contains detail infrastructure layout and designs, house plans and building layouts social and community service plans and preliminary design of buildings. Based on this a neighborhood plan and design is a short-term plan.

Principles are basic frameworks for guiding a neighborhood planning and design. These principles provide framework for wider perspectives by creating integration and link between different dimensions of planning and design (social, economic and physical/ecological aspects) with the objectives and goal of the neighborhood development program. On the other hand principles refer to a set of spatial rules, which should be applied in the settlement making process.

In addition principles and principles are vital tools for guiding experts within a certain context while exercising neighborhood planning and design enables communication and

reach to consensus on the neighborhood planning and design with communities, officials and decision makers. Therefore both (concepts and principles) help to build on international and local experiences, practices and knowledge to achieve desirable outcome, which is sustainable neighborhood development.

Sustainable neighborhood development is a development that is ecologically friendly, socially accommodative to enhance positive social interactions and cohesion and economically sound and efficient. In this regard the following neighborhood planning and design concepts and principles are important to be considered while planning and designing. However the transformation and application of these principles and principles into plan and design is a difficult task, which requires expertise debate, discussion and agreement with stakeholders.

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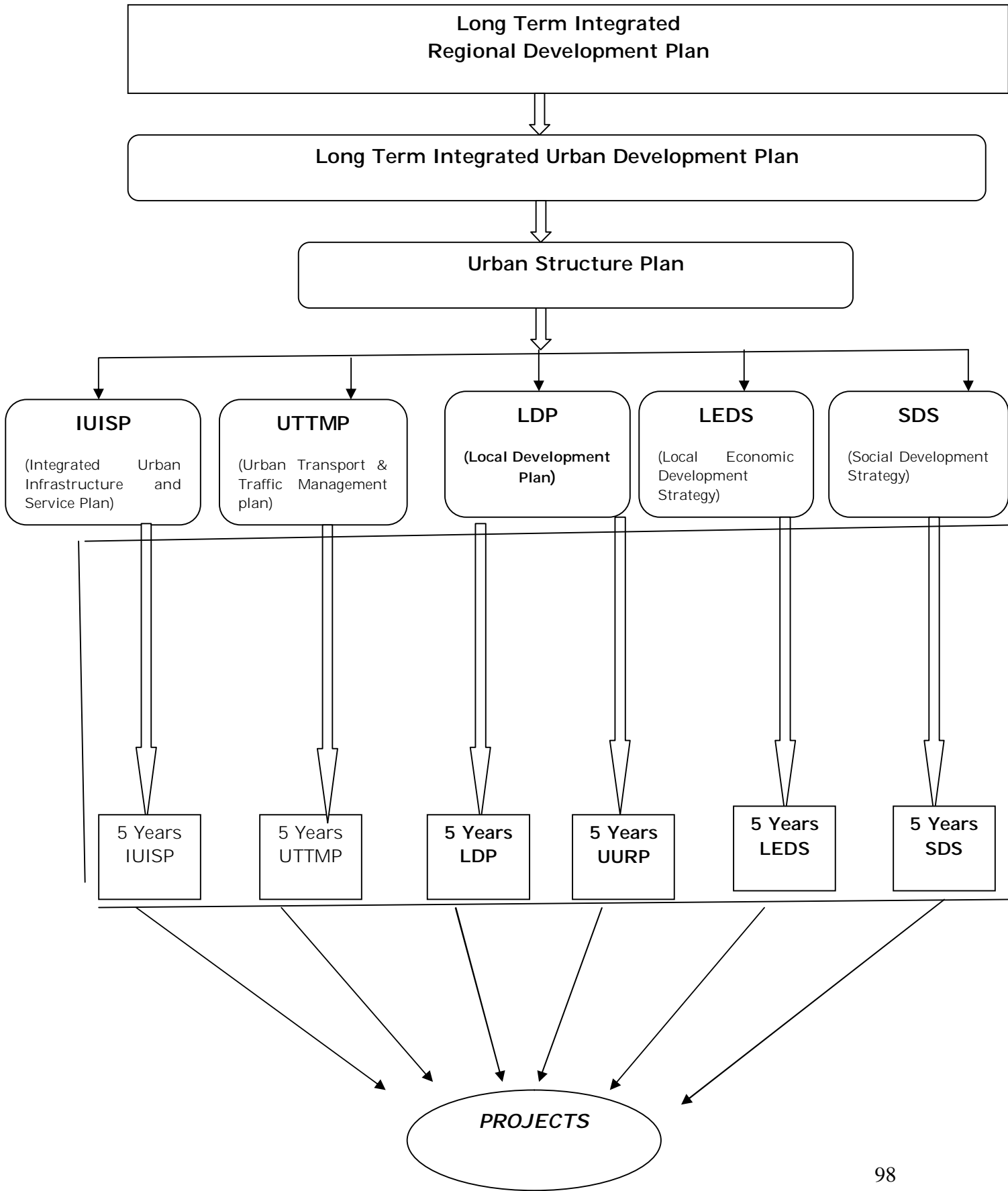
- ✚ Create livable and active environment that can integrate with the existing settlement
- ✚ Develop and create hierarchy of neighborhood spaces such as public (streets), semipublic (courtyards for block clusters for communal activity) and private space (within the housing unit)
- ✚ Develop clustered, compact mixed use pedestrian-oriented communities Create open society and promote social cohesion, social mix and integration of different communities
- ✚ Focus on both ‘inward looking’ neighborhood solutions which means within the selected area and ‘out ward looking’ solutions which means in the offsite areas of the planning area to link the neighborhood economically, socially and physically with the rest part of the city
- ✚ Promote mixture of different compatible functions and activities with in the neighborhood (such as designing for residential units on upper levels and shops and other services on the ground to create home /neighborhood based employment opportunities and working spaces and to provide services within walking and biking distances)
- ✚ Enhance crime preventive mechanisms through physical planning (to support informal neighborhood social control mechanisms) by designing favorable internal layout of pedestrian routes, roads and buildings to avoid unsafe spaces where rape and other assault are likely to happen (such as entrances to the houses should be open and built in such a way that people living around could observe who are entering into the house and pedestrian routes to follow roads and facing the front yard of houses than leading through backyard and wooded areas)
- ✚ Integrate specific important site features (natural and manmade) while planning and designing e.g. river, landmark and historical buildings, trees etc.
- ✚ Create architectural forms and spaces that promote cultural diversity and positive social interactions such as establishing meeting place within each community, create enclosed spaces between building blocks, design spaces for promoting communal sport activities

- ✚ Providing pedestrian pockets integrated with jobs, services and recreation,
- ✚ Designing terraced housing with medium rise to create a better living environment for children and meeting places for the grownups
- ✚ Providing ramps for disabled persons within buildings and neighborhood
- ✚ Focus for encouraging and promoting pedestrian and non-motorized transport especially in the local and access roads like.
- ✚ The provision of complete network for pedestrian and cycle routes,
- ✚ Provision of ramps for disabled persons...
- ✚ Discourage fast moving vehicles in local and access roads through winding the streets, constructing bumpers etc.

The Addis Ababa local development plan preparation manual, the ultimate goal of LDP is to achieve better quality of spaces for living and working. Thus, the neighborhood planning and design project level are two types. The first one is a planning area of a neighborhood plan and design project is basically the influence area of the neighborhood development. The planning area helps mainly to ensure integration of a neighborhood planning and design project with the local and city level developments. Secondly, the action area contains the detail plans with the actions to be undertaken, infrastructure design and layout and urban design of the neighborhood in company with environmental. Urban design mainly deals with spaces between buildings that consider visual dimensions (scale and proportion of spaces), functional dimensions (functional space for different activities) and social and economic dimensions (suitable spaces for different social groups) to determine the spatial arrangement, space relations, requirements and regulation.

Basically, a neighborhood planning and design could be prepared for redeveloping existing settlement areas with the objective of improving slum and squatter settlement areas and/or increasing density and efficiency of land utilization of inner city areas. In this case the project should focus for accommodating existing residents and might also accommodate additional new settlers depending on the condition of the site. It could also accommodate new investment areas for the private sector through lease auction by developing portion of the project area to regenerate the economic potential of the neighborhood.

A figure 4.1 below show a framework of the trend in the Ethiopian urban planning system



Generally, neighborhood planning and design process is a holistic planning approach that integrates all the necessary facts and aspects regarding a selected project site selection, analysis; and development impact assessments on the surrounding environment.

#### **4.5.5 The lesson learned in condominium project neighborhood planning**

According to the interview result of AAHC project office, the lesson learned so far in the condo projects are:

- ✚ Design changes like communal, green area and car parking area
- ✚ Mixed use buildings are included in the project
- ✚ Commercializing the ground floor
- ✚ Social services included like schools, library, and health centers however it depends on the population.
- ✚ There is a plan which is not yet implemented but it says to remove the communal building from the design. The assumption is owners can build it if they need it. Because so far the communal have never served its mission rather it's rented.

#### **4.5.6 Ethiopian Environmental Policy and the Condominium Projects**

According to the discussion made with AAHCP officials, the environmental impact of the project is considered in the project planning. The Ethiopian environmental impact assessment proclamation number 299/2002 provides the possibility to force projects to provide an impact assessment report so that the environmental protection authority may permit, deny or make suggestions based on the report presented.

Netsanet (2014) argues that lack of directives to enforce the proclamation has hindered the growth of environment sustainability in construction that could have come with a legal backing. Besides, it would have created a commitment on the side of the government to take necessary measures. The pollution control proclamation which provides standards to be established regarding disposal and which also gives the environmental protection authority an oversight over municipality waste disposal systems is also not being exploited. The law was a potential to create efforts for a cleaner environment. The provisions of the

proclamation allows going to the extent of coordinating dwellers for waste disposal, which is considerate of the environment, and includes facilitating ways for recycling the waste

Generally, environmental impact assessment principle helps to realize a project on a site effectively by fully understanding the program, and fully aware of the physical properties of the site and of the total environs which leads to action to be under taken and mitigate environmental hazards and to enhance positive inputs. Accordingly, environmental Impact assessment deals with earth, water, atmosphere, vegetation, built environment, social factors, visual and human interest (AANPDM, 2006).

#### **4.5.7 Physical Proximity and Disparity for Sustainable Urban Development**

Based on the discussion made with MUDH, physical proximity is an opportunity to socio-economic development. However, the office has no social integration plan in the condo housing development; there is national understanding to use the disparity for the urban development.

In addition, the researcher has observed two unique compounds which are well developed by the social associations and that assure the potential hidden in the disparity if the opportunity of proximity not abused. One of them found in Jamo1 and the other is in Gofa Mabrat (its nick name is White House). The respondents told the researcher that these compounds have been broadcasted in different main stream media. The Jamo1 compound is selected for the analysis. A discussion made with committee members inside their communal is presented and analyzed as follows:

*We come from Arat Kilo before ten years because of urban renewal and resettled here in Jamo1. In the beginning of the resettlement, this compound was least developed and poorly fenced when we compare with the other compounds in our neighbor. There was crime, noise, drug users and the like. It was worst block. But that become a history. By the leadership quality and integrity of the committee, the situation has radically changed. Now our compound is best of all. We have a very strong social cohesion in our compound. More than 90% of the residents have engaged in social institutions. Here, you can find about 290 units of house but we are very close to each other as if we are a family. Irrespective of their ownership*

*title, all people (either owners or tenants) are social agent/ committee and very cooperative in neighborhood issues.*

*Nobody fears even death in this compound because our social values/connectedness is our capitals. For weeding and funeral, the social association supplies cars. We have a beautiful communal which is serving for all types of social ceremony. You can't find individualism in our compound. Every one shares a life with the neighbor. There is no way for you even to slaughter a sheep individually. We have an agreement not to pollute our blocks with bad smells. Based on our agreements, we used buy oxen and share it together. We have a get together day in a compound to strengthen our social cohesiveness. We know each other well. Anybody comes joins us as an owner or tenant, we register his history, family status including his maids. We ask him whether there is a family member, who has a health problem in his family; we ask his economic status and the like. Accordingly, we support each other. Poor people have a right not to participate in the even in cost sharing for developing the compound. We can say that our compound is 99% free from crime.*

*Previously, there was noise in our compound because of drug users, chat shops and etc. But know that is not the case and we made an agreement to avoid all those elements that are disturbing our neighbors. We have a legally binding agreement to penalize a member who violate or misuse our agreement. Depending on the type of disturbance, the fine varies Birr 50 to Birr 300. Even children can't play their ball at home and adults can't make long time telephone conversation at veranda especially at night. We have built a free zone for phone calls. You can't lay any cloth in the veranda except cloths of babies less than three months.*

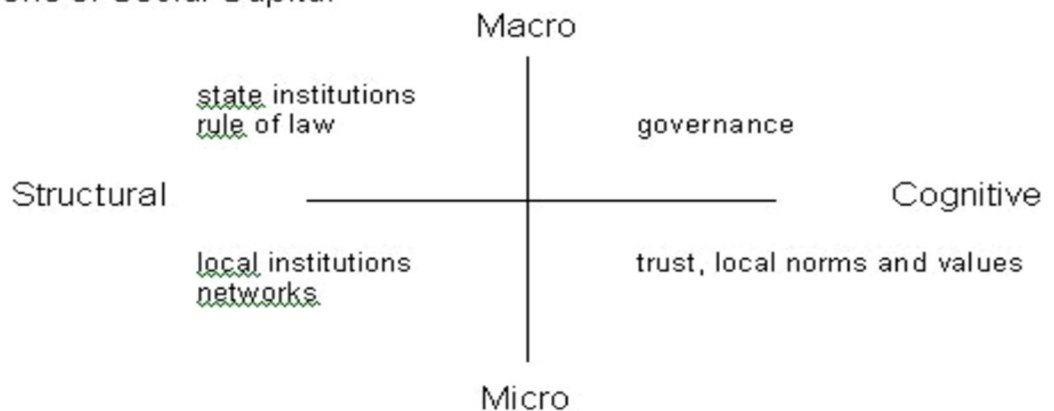
*My neighbors' children are my children and my children are my neighbors, too. We have developed a well-equipped playground for children and youth. Except the exam times, the playground is open for them. At exam time it's closed just to improve our children's academic performance. The committee is very close to children in our compound. We are motivating and awarding students in our compound. From eleven blocks we have, eleven students used to be awarded at each season. Our students are the most outstanding in the city. Even though there*

*are a few weak students due to the lack of support from their family, our students are not only dynamic performers in academics, but also in character. They are becoming social workers and they have a culture of cleaning the compound and beautifying the environment just to equip up them with responsibility. They are responsible in greening our compound with the committee. No child cuts a flower or walks or plays in the forbidden green area. Even they protect others doing so. Now we are planning to build a library in our compound especially for students.*

*For the future we are just planning to have a laundry machine just to settle the conflicts arise because of shortage in space to dry cloths and to create employment opportunity for poor women in our neighbors. In addition, we are thinking to build a slaughter house in the compound. However, we have asked the government to build a school and library, but we have never waited for government.*

These above cases analysis shows the impact of proximity and disparity to engage people in social institutions so as to build their neighborhood quality for the socio-economic development. Furthermore, the total cost of their compound is not more than one million. To make all these social, economic and environmental developments, each committee member has raised only birr 2,800 in two years' period. Their total revenue = 2,800\*290 units of house and the rental income they get from the ground floor of the communal= 15,000 per month. The respondent noted, money can't do anything but people do. Without strong leadership money by itself is nothing.

*Dimensions of Social Capital*



Source: Grootaert and van Bastelaer (2002).

In support of the above argument, the figure 4.2 above supports the above case analysis multidimensional impact of social capital.

According to AAHDA office there are about 533 social associations which are organized and getting follow-up. The office is evaluating and ranking the out performers, and recognizes them. Depending on the needs of the associations, the office prefers a flat form to experience sharing and training.

***Summary of the results of the above discussion:***

***Summary of the results of using proximity and disparity for sustainable development***

In general, the following summary can be extracted from the above analysis:

Condominium project has brought an opportunity of physical proximity of living together for different groups of people. But these groups of people have different income levels, different levels of education, culture, religion, ethnicity and the like. The better way to use these proximity and disparities to sustainable city development is by developing strong social associations, paving the way to build social capital and giving them institutional support. In the broadest sense, social cohesion can be thought to be the “glue” that holds communities together for social, economic environmental issues and enables them to build bridges to their neighbor and for the development of next generation.

## **CHAPTER-FIVE**

### **SUMMARY OF MAJOR FINDINGS, CONCLUSION AND RECOMMENDATIONS**

In this chapter, the results and findings of the study are systematically summarized, to draw relevant conclusions from the findings and to forward relevant recommendations.

#### **5.1 Summary of Major Findings from the Results of the Analysis**

The major objective of this research project was to assess the Addis Ababa condominium housing project to encourage the use of physical proximity and disparity for sustainable urban development. Therefore this chapter presents the summary of the results of the study presented in chapter four, make conclusions and finally forward recommendations.

The following are the major findings of the study.

#### **Social Capital**

The social cohesion and institutional reaction to build social capital is weak in Addis Ababa condominium housing. Individualism is dominant in condo housing as there are weak social engagement tenants and single people don't want to be involved in comparison. In addition, disparity is a barrier not to be socially cohesive, especially poverty and ethnicity. As the people in condo housing are not knowing each other in the neighbor, the people in need are not getting help and in the worst instance facing death.

Furthermore, sharing information about neighborhood issues; assist each other during emergency; take advice and cooperate to solve serious problems that occur at their neighborhood are not strong enough and varies with the personality of the neighbor and compound to compound based on the strength of the association. Wherever there is strong social institutions which led by strong committees, there is strong social cohesion which is working for social development, economic benefits and environmental sustainability.

#### **Social Safety and Security Situation**

The condition of public safety and security in the condominium is not good. There is a crime against a person, property and against society. There is burglar and theft crime that rob like homes, cloths and car. In addition, there is a sexual abuse, drug usage and different

immoral acts are practiced in it. It is not safe to walk at night nor to close doors and to stay away for days. Some condominium has no police security office in the site or nearby. In addition, lack of social interaction opening a door for crimes to aggravate.

### **Noise pollution**

There is poor noise situation in the condo neighborhood because of the sound disturbance of different business activities like night clubs and drug shops. Sometimes people misuse the condo housing and grind coffee or try to crush bones in the building. Most activities that performed at the upstairs disturb or in the neighbor is disturbs including toilet water flashed.

### **Proximity to Parks, Green and Recreational Area**

The proximity to parks, green and recreational area is very poorly developed not developed completely. There is no youth center; no children play ground and no recreational area. In some instance, it's difficult to find even a space to develop in the future for these activities. There is limited space even to dry cloths, to lay tents and to park cars. On other hand, the communal are misused for other activities that can't fit the mission of the project. Even to develop it for the future, people don't want to commit themselves in building their neighborhood.

### **Transit Service**

The transit service is relatively not bad in most of the condominium however there is a long line to be waited in the morning and evening. But in some of the condominium projects, it's difficult to find transport especially after 6:00pm and the tariff will be doubled or tripled. Thus, the transport cost is becoming unaffordable to the people. In addition, the project is increasing congestion as there is limited road development to access the sites.

### **Student Performance**

The student performance in the condominium site is under the question mark. Most of the condo sites have no well-equipped school and library nor have ICT/Plasma and lab. As a result of these, students are not getting a practical lesson. On other hand, the condo life

style limiting the culture of team work as the family locking in their children. In new project sites, even the school by itself not fenced and it opens door to exposition of drugs, alcohol and sexual abuse. On other hand, the schools lack a sport field and recreational areas like café and even there is no water or electricity. Some time students who are hungry fall in coma.

### **Overall neighborhood issues**

There is a poor infrastructure development in the condo projects. In almost all of the project sites there is a problem of either water or electricity or both. When the houses are transferred to the users, neither the house nor the neighborhood get finished and that discourage the lottery winners from living in it. As a result, after signing a contract the homes become open as some of them unable to afford the finishing cost. That again creates a problem in the life of inhabitant as the open homes give chance to crime, sexual abuse and illegal drug users.

Furthermore, most of the projects creating unnecessary social costs and livelihood challenge. Employment is another challenge of the poor community part in the project. In relation to these, high transport cost is a bottleneck still unsolved. Most of the condo projects are not well linked with employment centers and social services even there are projects which missing a health centers for the residents. Still there is limited road development and access to main roads and creating traffic congestion.

## **5.2 Conclusion**

The impact of condominium housing will sustain for longer periods and it will be inter-generational. However, there is an opportunity of physical proximity and a potential of disparity in the condominium dwellers neighborhood, it lacks the social cohesions to exploit it. The absence of social interaction is affecting the social wellbeing and the other neighborhood quality development like social safety and security, student performance, employment creation and environmental protection. If not timely action taken, this will lead to decrease the socio-economic wellbeing, increase the threat of social safety and security, decrease health condition of the society, and even it will negatively affect political consciousness and participation. Consequently, it will influence the human capital development, socio-economic development and environment sustainability of the city and finally it will affect sustainable urban development.

To realize the social involvement for quality neighborhood development by using proximity and disparity, the commitment of all stakeholders is very critical. Government shall have a comprehensive and clear plan to integrate the society either condo lottery winners or resettling community. The redevelopment intervention should address problems and needs of existing slum communities and should as well accommodate them in the new development, so that it would be in line with the above stated objective and ultimately with the overall poverty reduction strategy of the project. Based on this, the preference and need of existing residents should be carefully assessed and accommodated in the neighborhood plan and design. The resettlements shall consider their existing social capital in previous sites. As much as possible, it shall take place in the same block or compound and it's better to build a condo projects on the existing residential place than building it out skirt of the city where there is poor infrastructure, weak connection to employment centers, limited social service, poor social cohesion and much more related social costs.

In relation to these, the AAHCP offices shall assure the identification and inclusion of all neighborhood indicators in the local development planning (LDP) document and revise the Neighborhood plan (NP). Depending on the site and the population, the planning document must ensure the inclusion of at least all neighborhood indicators especially; basic social service like health center, police office, schools and library, and so on. On other side, it has

to ensure, the inclusion of adequate open space, communal house, recreational areas, children playground, youth center, etc. Then, the AAHDA office must assure the inclusion and completion of all deliverables before signing the taking over contract agreement. Based on that, the office shall follow the implementation of neighborhood issues by cooperating with all the stakeholders.

Accordingly, AAHDA office shall ensure the formation of two independent social institutions to build social cohesiveness in condominium neighborhood. Since the tenants are not cooperating in neighborhood development, it's better to have another one to involve all community members in building shared values. The first one is owners association which will work on achieving the goal of neighborhood development like greening the open space, developing the communal building, building or maintaining the social service centers (like schools, library, health centers) and recreational centers, building youth centers and children playground, and etc. The second one is owners and tenants cooperation (inclusive) social association or it can be named as residents association. It works to build social cohesiveness and pave the way for social interaction. The later one will help more on building social capital through social institutions like Edir, Ikub and the like. Both are equally relevant to use the opportunity of proximity and the potential of disparity. Therefore, irrespective of the ownership title, the residents must be involved in the associations.

In addition, AAHDA office shall facilitate, support and enforce that the both association is organized and evaluate whether they are performing effectively to achieve their goal based on the standards set. Then, the administration offices must collect feedbacks from the social institutions and discuss about it with project planning office to use it as input and to revise the plan if necessary. Accordingly, both AAHDA and AAHCP offices shall evaluate the project impact and assess the neighborhood challenges after the implementation just to alleviate the problem and to get the lesson learned for the future housing programs so as to encourage the use of it for sustainable urban development.

Historically, these social institutions have played a significant role in the formation and development of the urban society in the country. In one side, it's serving as insurance and on the other side, it's a saving. Therefore, the residents shall think how to use the

opportunity of proximity and identify the potential they have within the disparity that exists in the residents of the urban society especially in condominium dwellers. The potential exists in disparity might be expertise/knowledge or better income level, age, better cultural background or international or local expatriate the neighbor had or any. Based on that category, the users of the project (the owners and/ or tenants) shall form social institutions just to build shared social values. Both must work in building cohesion for the mutual benefit, for safety and security of the residents, and to develop the neighborhood quality through community involvement. Furthermore, by using their social associations they can engage themselves to work on the neighborhood issues and even can influence the intervention of government through the policy revision. Finally, both associations shall evaluate their performance whether they are using the opportunity of physical proximity and disparity for sustainable neighborhood development.

It is known that, the social capital has multidimensional impact on the quality neighborhood development. This social cohesions and interaction can improve most of the neighborhood quality indicators. Even the social wellbeing is dependent on the network of personal relationships with the community. For instance, social safety and security will be improved as the residents know each other. As the residents know the neighbor's career, economic status, social background and etc., then the safety and security situations will be improved and the people in need will get support. Because social cohesiveness shall be increased to minimize the risk of crime and insecurity. Not knowing each other has aggravated safety and security situation. The more the inhabitants connected to the neighbor, they more they know the neighborhood and improve the quality of the neighborhood.

Similarly, if the neighbors' are cohesive and interact to each other, they will care for the other neighbors' noise disturbance. On other hand, neighborhood family cohesion can help students to work in team and get motivated, and minimize their exposition to drugs and alcohol. Likewise, building shared value can increase social involvement and can assist in mobilizing residents for the neighborhood development like building recreational areas, children play ground and greening the neighborhood. Thus, all stakeholders shall support and encourage the use of physical proximity and disparity for sustainable urban

development as the social integration and cohesiveness is taking place in the condo housing projects.

However, there are barrier of socializing and building a social capital, which is a difference in economy, education, culture, ethnicity, age and the like. But these barriers cannot stop the society if communities are committed to use opportunity of living together in close. Actually, if the residents don't use it strategically, disparity will be a bottleneck and that might not allow the involvement to exploit the opportunity of physical proximity and the potential within. It is evident that, lack of a strong social cohesiveness and institutions made the condominium neighborhood weak socially, economically, and environmentally. Thus, to overcome the challenges of the barriers, the inhabitants shall be supported through training and experience sharing workshops.

On other hand, the proper usage of the communal for creating a flat form to social interaction and integration can support more in institutionalizing and building social capital of the residents. But trying to exclude communal building from their planning document cannot be a solution for the project. To solve the implementation problem of it, renting it shall be prohibited by law. Besides to that, AAHDA shall have additional authority just to audit and administer the social associations since the owners associations that exist so far are corrupted. To improve the situation, government has to revitalize and amend the proclamation of with regard to condominium social association licensing and auditing responsibility gaps.

Therefore, to build a sustainable city, it's very important to revise local development plan of the project planning document with regard to neighborhood indicators especially social capital. Because the neighborhoods plan the office using so far is outdated and not revised for more than ten years even though it's short term plan. The neighborhood planning manual of the city shall be revised based on the different needs of the condominium residents (like disability, age, economic status, culture, and on the context of our current way of life, and so on).Hence, the revision has to encourage the using the opportunity of physical proximity and exploiting the potential of disparity hidden in the neighborhood community.

### 5.3 Recommendation

Based on the findings of the study, the researcher suggests the following recommendations for the program to encourage the use of neighborhood indicators for sustainable urban development.

- ✚ Take the opportunity of physical proximity to exploit the hidden potential in dwellers' disparity through social interactions for the development of the city
- ✚ Build a strong social associations to improve the neighborhood quality
- ✚ Promote social cohesion, social mix and integration of *different* communities for sustainable urban development by using the opportunity of physical *proximity*
- ✚ Create safe, secured and morally livable condominium neighborhood environment that can easily integrate with the existing socio-cultural system of the society
- ✚ Enhance crime preventive mechanisms through physical planning (to support informal neighborhood social control mechanisms) and social cohesiveness
- ✚ Increase social cohesiveness to minimize the risk of insecurity and set a legally binding agreement to penalize business or neighbors for sound disturbance
- ✚ Stop licensing a night clubs and pubs in the residential building
- ✚ Ensure the existence of adequate communal in a compound and encourage the use of it for social integration even so as to help in national synchronization and to build social capital
- ✚ Strongly encourage mixture of mixed-use building that is compatible for different activities within the neighborhood (such as designing for residential units on upper levels and shops and other services on the ground to create neighborhood based employment opportunities and working spaces within walking distances)
- ✚ Include youth center, sport and a recreational area in the project to the development of socio-economic and environmental factors.
- ✚ Ensure that the redevelopment intervention is address problems and needs of existing resettled community so as to achieve poverty reduction strategy of the government and at least minimize social cost of losing the already built social capital.

- ✚ Consider the employment centers, industries linkage and so on in the site selection of the condominium housing project.
- ✚ Involve all stakeholders and interested parties in improving the planning and design of future projects or developing the existing projects neighborhood
- ✚ Promote cultural diversity and positive social interactions such as establishing get together in a compound.
- ✚ Revise the existing neighborhood plan and develop a comprehensive project planning
- ✚ Integrate pedestrian pockets with jobs, services and recreational activities
- ✚ Providing ramps for disabled persons within buildings and neighborhood
- ✚ Give trainings and experience sharing to the residents and committees on how to develop the neighborhoods through owners and /or residents associations
- ✚ Build strong commitment at all levels of administration and among the stakeholders to address the neighborhood challenges.
- ✚ Make infrastructure and all neighborhood issues ready before transferring houses.
- ✚ Improve the neighborhood quality by identifying the challenges of resident from project inception to implementation and even after the implementation.
- ✚ Consider all diverse subjects in neighborhood planning shall is beyond vertical land use planning including institutional building, socio-economic development and environmental issues.
- ✚ Conduct a comprehensive impact assessment in the projects built so far and get lesson learned for correction in future projects.
- ✚ Finally, I suggest more research in the future on neighborhood issues to improve the neighborhood quality and so as to encourage the use of it for sustainable urban development.

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**Section 2: Housing related questions**

1. What is your ownership title of the house?  
Own House  Rented House  Relative's  others, specify \_\_\_\_\_
2. How long have you been here in condominium house? Less than one year   
1-3 years  3-5 years  Above 5 years
3. How far is your office/school/center of the city from the site of the project?  
Very Near  Near  far  very far
4. Is there any disparities/difference in economic status, education, culture or ethnicity among the inhabitants in your neighborhood? Yes  No
5. Do you think improving your condominium house neighborhood quality can assist in building a sustainable city development? Yes  No

**Section 3: Neighborhood Indicators Related questions**

**3.1 Social Capital Situation on Neighborhoods**

	<b>Social cohesiveness in the condominium projects</b>	Excellent	Very Good	Good	poor	Very poor
1.	How do you rate the community connectedness and cohesion between people of different ethnic and cultural backgrounds in your neighborhood?					
2.	How do you rate community involvement and action to build social capital (shared value) to use the opportunity of physical proximity and disparity in educational/cultural/income/ethnicity?					
3.	How do you rate social capital service and amenities that serve residents and attract newcomers to live in the neighborhood?					
4.	How do you rate the situation social association like Idir or Equb?					
5.	How do you rate knowing your neighbors and support a person in need of your support (may be financial/psychological/health problem)?					
6.	How do you rate knowing your neighborhood's name, career, children and sometimes looking after homes?					
7.	How do you rate inviting neighbors to coffee ceremony, discussing personal problems, going together to church,					

	mosque, and market with the neighbors?					
8.	How do you rate assist each other at the time of social tasks such as wedding ceremony, funeral service, emergency or any?					

9. Do you think the disparity in economy, education, culture; ethnicity, etc. are a barrier not to use the opportunity of physical proximity to socialize? Yes/ No ..... How?

.....  
 .....

10. What are the social costs that are observed in condominium housing in relation to social capital?

.....

11. What do you suggest to improve community engagement on social values from the side of the government and residents?

.....

### 3.2 Public Safety and Security Conditions in Condominium Neighborhoods

	Public Safety and security in condominium projects	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
1	The overall public safety and security is uninsured in your neighborhood.					
2	There is crime against persons (such as robbery, battery, sexual assault).					
3	There is crime against property (such as residential burglary, car or cloths theft).					
4	There is crime against society (disturbances, alcohol and drug incident).					
5	There is alcohol, drug shops (like night club/ chat shop), drug usage sexual abuse or different immoral acts in your neighbor.					
6	It is not safe to walk on foot into/out of home at night or even to close a home and to stay away for days or weeks.					
7	There isn't a strong police security service.					

9. Do you think weak social cohesiveness has aggravated the safety and security situation in the condominium? Yes/No..... How?

.....

10. What do you suggest to improve public safety in the site from the side of government and public as there is an opportunity of proximity & a potential of disparity in the residents?

.....

.....

### 3.3 Neighborhood Noise Situations

	Noise disturbance in condominium projects	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
1	There is overall noise disturbance in your neighbor as there is proximity of homes in condo housing.					
2	There noise pollution in your neighborhood because of night club, music, drug shops, drunkenness, etc.					
3	There is improper usage of building in the way disturbing others like grinding coffee in the building, crushing bones and etc.					
4	There is legally binding agreement to avoid noise disturbance as the dwellers share the same block with others and building proximity.					

5. What do you suggest to improve the noise situation in your neighborhood as there is proximity & disparity in neighborhood?

.....  
 .....

### 3.4 Proximity to Parks

	Rating communal open space or green area	Excellent	Very good	good	poor	Very poor
1.	How do you rate green areas and communal open space to provide gathering spots for community, sport, and educational, recreational, and social enjoyment?					
2.	How do you rate green areas suitability for children's to play?					
3.	How do you rate open spaces for youth centers?					
4.	How do you rate it to park car, laying down tents for social issues like wedding, funeral etc.?					
5.	How do you rate its safety and sufficiency to dry cloth or to dry grain or to do another activity in it?					
6.	How do you rate it protecting the open space and using the communal building for its mission only?					
7.	How do you rate community/or other stakeholders involvement and action to beautify the neighborhood by using the opportunity of proximity & disparity?					

8. What do you suggest both in the side of resident and the government in beautifying of your neighborhood open space and green areas by using physical proximity and disparity?
- .....
- .....

**3.5 Transit Service**

	Rating transit service situation in condominium neighborhood	Excellent	Very good	good	poor	Very poor
1.	How do you rate the proximity of your house to the nearby public transportation facilities?					
2.	How do you rate the availability and adequacy of transport service to go out or to come in to home at any time?					
3.	How do you rate the proximity of your house to work place?					
4.	How do you rate the connectivity to neighborhood serving places, such as shopping districts, community centers, employment centers, schools, and recreational areas?					

5. Do you think the condominium projects exacerbated the problem of transport service and the traffic jam in the city? Yes/No....How? .....
- .....

**3.6 Student Performance**

	Student performance in relation with neighborhood indicators	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
1.	There is adequate school at the project site (kindergarten to secondary level).					
2.	There is library in your project site.					
3.	There is a possibility to see late/absent students at school hours in the neighbor.					
4.	There is sexual abuse or exposition to drugs on the students of your neighborhood.					
5.	Do you think students in the condominium have a chance to read in team as there is an opportunity of proximity and disparity?					
6.	Do you think that the school is well organized with Laboratory, ICT, and well qualified teachers for quality education?					

7. Do you think improving social cohesiveness and interaction can minimize the students' performance challenge? Yes /No..... How? .....

- .....
- ...
8. How can the family and government support the students' performance by using proximity and disparity in their neighbor to make them innovative for the future human capital development of the country rather than locking in?.....
- .....
- .....

**3.7 Overall Neighborhood Quality**

	Overall Neighborhood issues	Excel lent	Very good	good	Poor	Very poor
1.	How do you rate the infrastructure investment of the site like road and traffic jam, street light, sanitation and drainage system, telecom service, solid waste disposal, etc.?					
2.	How do you rate the linkage of your site to social service like government office, health centers, universities, etc.?					
3.	How do you rate the functionality of pipe water/electricity?					
4.	How do you rate the linkage of your site with different industries and neighborhood employment opportunities?					

5. Do you think the stakeholders of condominium use the proximity and disparity in intellect/culture/income/ ethnicity to benefit of the society? Yes/No..... How?
- .....
- .....

6. What do you comment to improve the current situation and the future planning of condominium project in using neighborhood planning?.....
- .....

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**Interview Questions for Addis Ababa Housing Development Agency Officials**

1. Are there neighborhood related challenges that have been reported to your office by the inhabitants or local police office? What are the challenges?
2. Is there any means that the agency to collect the feedback from the dwellers and to give a remedy for neighborhood indicator challenges? Is there a follow up methods?
3. What are the stakeholders on neighborhood issues of the project?
4. Do you have a comprehensive plan to manage the project?
5. Do you think the project plan included to accommodate the resident's disparities who come from different culture, income, education and ethnicity in socializing and living together?
6. Some people say weak social cohesiveness has aggravated the condo neighborhood problems like safety and security, noise, etc. What do you think?
7. Do you organize social associations? How? What
8. Is there any socio-economic cost that so far you have learned? In relation with social capital, students' performance, transportation service, crime, employment, etc?
9. Different scholars suggest to encouraging the use of proximity and disparity to enhance the sustainable urban development. What is your opinion? How can we use in Addis Ababa condo housing projects?

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**Interview Questions for Addis Ababa Housing and Construction Project Officials**

1. Do you consider the neighborhood indicators in the planning process of the condominium projects? How?
2. Do you have a social integration plan from the beginning as you introduce the condo project concepts?
3. Do your plan documents relate your neighborhood indicator plans with the sustainable urban development strategy? How?
4. Do you confront various community concerns in the issue? How do you assure the fulfillment of community concerns in the neighborhood indicators plan?
5. Do you include any strategy in the project plan to accommodate the resident's disparities who come from different culture, income, education and ethnicity in socializing and living together?
6. Do you have a comprehensive plan to manage the project? What are the stakeholders?
7. Is there any check list to assure the identification and consideration of all indicators in the housing project plan?
8. Does your plan document include any strategy to use the opportunity of physical proximity and disparity to build our social value?
9. Do you use neighborhood indicators to monitor and evaluate the condominium project to translate it into an evaluation tool for planning in future projects? How?
10. Is there any socio-economic cost that so far you have learned? In relation with social capital, students' performance, transportation service, crime, employment, etc.?
11. What are the lesson learned so far in the condo neighborhood plan and its implementation?
12. Different scholars suggest to encouraging the use of proximity and disparity to enhance the sustainable urban development. What is your opinion? How can we use in Addis Ababa condo housing projects?