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**Building Ethiopia Since 1954**

## **ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME:**

**A Comparative Study Between a Single Case from Redeveloped and  
Another One from Not-Yet Redeveloped Inner -City Neighbourhoods of  
Addis Ababa**

### **MASTER'S THESIS**

This thesis is submitted to the Office of the Graduate Programs Director, of the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University, for partial fulfilment of all the requirements of the Master of Science in Housing and Sustainable Development

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**JUNE, 2024**

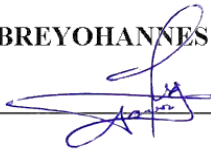
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## DECLARATION

I the undersigned, declare that this thesis prepared for partial fulfilment of the requirements for the degree of Master of Science in Housing and Sustainable Development under the title “**ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME: A Comparative Study Between a Single Case from Redeveloped and Another One from Not-Yet Redeveloped Inner-City Neighbourhoods of Addis Ababa**” is my novel work prepared by my effort with close supervision of my advisors. I also declare that this thesis has not been presented at any university, and all sources that I have used or quoted have been indicated and acknowledged through complete references.

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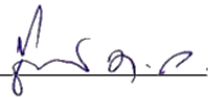
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## CONFIRMATION

Herewith, we state that TAKELE GEBREYOHANNES HABTE has carried out this research work on the topic entitled “**ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME: A Comparative Study Between a Single Case from Redeveloped and Another One from Not-Yet Redeveloped Inner-City Neighbourhoods of Addis Ababa**” under our supervision, and it is sufficient for submission.

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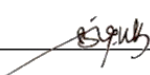


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## APPROVAL

This thesis is submitted to the Office of the Graduate Programs Director, of the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University, for partial fulfilment of all the requirements of the Master of Science in Housing and Sustainable Development

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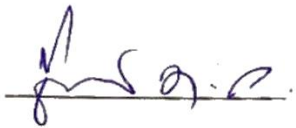

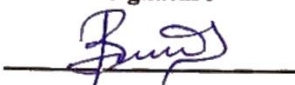

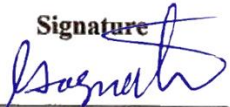
**ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME:** A Comparative Study Between a Single Case from Redeveloped and Another One from Not-Yet Redeveloped Inner-City Neighbourhoods of Addis Ababa

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# Abstract

*The research conducted in Addis Ababa focuses on Assessing urban redevelopment effect on social cohesion and crime: A comparative Study between a single case from redeveloped and another one from not-yet redeveloped inner-city neighbourhoods of Addis Ababa, with the research rationale of seeking a theoretical relationship between urban redevelopment, social cohesion, and crime. Hypothetically urban redevelopments change social structures and this results in lesser social cohesion and undermine the role of social cohesion for informal guardianships. Two case studies and survey method are utilized for collecting household survey questionnaires with a sample size of 325 and 285 households from Senga Tera Firdbet I condominium and Geja Sefer respectively for qualitative and quantitative data. Beside this, secondary recorded crime archive data were applied to compare results with the perceived crime. Applying quantitative analysis, including correlation, regression models and analysis of qualitative data comparative study were conducted between the cases. The findings indicate that the study area that is not yet redeveloped, Geja Sefer, exhibits higher levels of social cohesion compared to the redeveloped, Senga Tera Firdbet I condominium neighbourhood. It is observed that there is a moderately significant correlation between the major social cohesion indicator variable and the perception of crime. The common denominator among the social cohesion indicator variable used that influences perception of crime in both cases are group and networks, trust and place attachments. Even though it is hard to generalize from the small samples, but from the analysis there is gap between perceived and actual crime experienced. Recommendations from multiple sources of analysis and reviewed literatures includes integrate intentionally planned mix of various services, enhance easy mobility and connectivity, designing of meeting points, redevelopment should be cohesive through maintaining social cohesions that exist, encompass inhabitants in the process of planning and design, supports existing social organization, reinforce communal infrastructure, and design wide-ranging communal spaces, aware the communities on current security situations, increase community policing through open channels, since there is no any organized formal communication between the various unit owners' associations establish formal organization and encourage open dialogue and idea sharing among residents. This study helps to provide comparative empirical evidence on urban redevelopment effects on social cohesion and crime between the two cases that can enhance existing knowledge.*

**Keywords:** *Crime, Inner-City, Perception of crime, Social cohesion, and Urban redevelopment*

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# Local Terms and Their Meanings

Edir	Voluntary burial association.
Equb	A local saving mechanism by which individuals organized themselves and collect money in regular interval and they take the money by turn (money collected in one turn is given to only for one 'Equb' members) where it is governed by selected leaders from 'Equb' members.
Mahiber	A kind of local associations where by group of individuals organized either by profession, religion or by sefer etc....for different purpose.
Kircha	A form of people's organization and sharing meat among themselves - butchering of bull or Ox and sharing the meat in group.
Woreda	The smallest administrative unit lower than sub-city taking the lowest level of administrative unit kebele.
Kebele	Previous lowest administrative unit of local government
Sefer	Neighbourhood with different characteristics layer such as funeral association (Edir), credit saving association (Equb) etc.
20/80,40/60	They refer to the different condominium housing schemes of IHDP where by 20% and 40% respectively savings are from the owner side while the 80% and 60% respectively are from Addis Ababa Housing Cooperation in collaboration with commercial bank of Ethiopia.

# Abbreviations

AACPPO	Addis Ababa City Planning Project Office
IHDP	Integrated Housing Development Program
LDP	Local Development Plan
UOA	Unit Owners' Association
HH	Households
LDP	Local Development Plan
AAU	Addis Ababa University
EiABC	Ethiopian institutes of Architecture Building Construction and City Development
UN	United Nation
ORAAMP	Office for the Revision of Addis Ababa Master Plan
MUDC	Ministry of Urban Development and Construction
CSA	Central Statistical Agency
FDRE	Federal Democratic Republic of Ethiopia
ECA	United Nation Economic Commission for Africa
FDREHPR	Federal Democratic Republic of Ethiopia House of People Representative
GTP	Growth and Transformation Plan
MoFED	Ministry of finance and economic development
MoUDHC	Ministry of urban development housing and construction

# General Note:

- Chicago referencing style is applied throughout the documents which is author followed by date citation.
- Any figure or table found in this document that is not cited is just because it is prepared by the author.
- Ibid: Referring to a previously cited source with in the same paragraph.
- All currency is based on Ethiopian Birr (ETB). March 28, 2024 exchange rate of 1USD= ETB 56.79.
- The guide line for this thesis write up is based on format from Office of the Graduate Programs Director, EiABC, AAU August 2021 format
- The measurement system used is metric system (1m=100cm, 1m=0.001km).
- Names of interviewees local elders, unit owners' association chair persons and police names are not disclosed on purpose to keep their confidentiality
- Unless it is specified all calendar used in this research document is Gregorian calendar

# Chapter One

## 1. Introduction

### 1.1. Background of the Study

Urban renewal is typically done to enhance safety, security, and comfort in urban areas to city residents, in order to draw in more affluent people to reside in the neighbourhood or to enhance the local economy or events happening in that region. It's also a process of revitalizing older parts of a city to improve living conditions and stimulate economic growth. It is assumed that urban redevelopment is an authentic method of social gentrification (Egolum and Emoh 2017). Negative impacts of redevelopment on society involve reduced community unity, compulsory relocation of indigenous people, insufficient housing support for low-income dwellers, and diminished social bonds between neighbours (Kim, et al. 2019).

After the revision of the 1986 master plan, the city developed a new city development plan for (2001-2010). Among the six priority strategic issues redevelopment was one of the top strategies. The plan applies one major plan implementation tool called LDP and prepares LDP for central areas, main nodes, and important corridors. The ten LDPs that were prepared were Mercato, Piassa, Haile G/selaisie Avenue, Megenagna Minor Centre, Meri Luke Centre, Meri Luke Residence, Lafto (Kotary Tertiary Centre), Casanchis, Churchill Road, and Sengatera (ORAAMP 2002). Though the (2001-2010) city development plan highlights areas that need to be upgraded and redeveloped no such huge move was made until 2010 regarding inner-city redevelopment since it requires substantial finance and affects many households mostly public tenants (Weldeghebrael 2011). With the government's motive to address the housing issues in the city by providing land for self-help housing and real-estate developers, and by direct involvement in the construction of low-cost housing a lot of positive moves were made (AACPPO 2017).

Referring to Addis Ababa Land Development and Renewal Agency Soressa and Hassen (2018) lists the major urban redevelopment areas that were undertaken in four sub-cities namely Lideta, Kirkose, Arada, and Addis Ketema in the years 2008 and 2015 (2001 and 2007 EC). This includes, Firdbet (Lideta), Sengatera, Shebele, Tekle-Haimanot, Sheraton Expansion, ECA Expansion, Aferica Union I, Aferica Union 2, Wolo Sefer, Meskel Megbia, Kazanchis 2, Kazanchis 3, Felege Yordanose, Basha Wolde 1, Basha Wolde 2, Aroge Kera 1, Aroge Kera 2, Sheraton Expansion, Parliament

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Expansion, Dejach Wobe, American Gibi 2, Gedam Sefer and American Gibi I. Where some of them did not integrate government-sponsored affordable housing rather they were isolated cases for the expansion of the international organization and construction of hotels(ibid). The Senga Tera Firdbet I redevelopment project consisted of a combination of privately owned residential buildings, hotels, and government-sponsored condominiums and mixed-use structures built by former residents (Weldeghebrael 2011).This project was the first of its kind and is considered a pilot project for other urban renewal that comes after in the city core area (Soressa and Hassen 2018). Consequently, a lot of positive impacts have been achieved in the reduction of housing shortage, improving city image, employment creation, and many more.

Regarding the slum areas in African cities, despite their physical decay, they represent a variety of lifestyles that are not present in the majority of contemporary cities in industrialized nations. The inner-city slums of Addis Ababa, for example, exhibit lively street life, walkable neighbourhoods, lively everyday activities, informal job creation, social connections, and shared spaces, all of which the current inner-city redevelopment is not considerate of (Yitbarek 2012). The value of social cohesion in the reduction of crime by increasing informal guardianship, and enhancing the work of formal crime prevention organizations is significant (Gulma 2018). In this sense, Ethiopians have always supported one another during difficult times, irrespective of identifying markers or socioeconomic status. Observing this social value extends beyond communities to include strangers, neighbours, family members, and friends equally in heterogeneous urban settings (AACPPO 2017). Whereas; given the value of social cohesion in its role for informal guardianships and building a sense of security (Zewdie, Worku and Bantider 2021) in their study titled "Inner City Urban Renewal: Assessing the Sustainability and Implications for Urban Landscape Change of Addis Ababa" state that;

*“Life in old neighbourhoods was compact and the social cohesion serves as a means of insuring safety. There is a tradition that if a person is at home, she/he serves as an overseer of the neighbourhood. On the contrary, the new housing areas resulting from urban renewal are eventually turning into gated-communities, as safety has become a serious issue, which might be due lose social cohesion and the decline of owner-occupied houses” (Zewdie, Worku and Bantider 2021)*

## **1.2. Statement of the problem**

The extensive urban redevelopment of Addis Ababa began in 2008 (Soressa and Hassen 2018). Since then, the urban redevelopment in the inner city has changed the social, economic, and physical structure of previously called slum neighbourhoods. Hypothetically urban redevelopments changes prevailing social structures that exist prior to urban redevelopment and this results in lesser social cohesion which results in undermining the role that social cohesion plays as informal guardianships. A decline in social cohesion in a community is often linked to increases in crime rates, whereas socially cohesive areas are communities where a sense of interaction and a sense of belonging exist (Gulma 2018).

In older neighbourhoods, people lived in close quarters and were protected from danger by their strong social bonds. It's customary for someone to watch over the neighbourhood when they're at home. Instead, as safety has become a major concern in the newly created housing areas as a result of urban redevelopment, possibly as a result of a drop in owner-occupied homes and a lack of social cohesiveness, these places are gradually becoming gated communities (Zewdie, Worku and Bantider 2021). Most of the time, people do not view Addis Ababa's slum as isolated areas filled with crime and despair. Conversely, the tight social networks that pervaded Addis Ababa's slums served as a buffer against risk and vulnerability (Yitbarek 2012). So, there for this study were conducted applying two case study area one from redeveloped and another one from non-redeveloped neighbourhoods in Addis Ababa's inner city and the effect of urban redevelopment on social cohesion and its consequent influence on the perception of crime between redeveloped and not yet redeveloped inner city neighbourhoods are assessed.

## **1.3. Objective of the study**

The general objective of the study is to assesses urban redevelopment effect on social cohesion and crime between redeveloped Senga Tera-Firdbet I condominium and non-redeveloped Geja Sefer inner city neighbourhoods of Addis Ababa and compare the results between the cases. Within this the following specific objectives is considered.

### **1.3.1. Specific Objectives**

1. To examine the impact of redevelopment on the level of social cohesion in Senga Tera-Firdbet I condominium.

2. To examine the major social cohesion indicator variable role on perception of crime in Senga Tera-Firdbet I condominium and Geja Sefer.
3. To compare the level of social cohesion between Senga Tera-Firdbet I condominium and Geja Sefer inner city neighbourhoods.
4. To compare and contrast the perception of crime and recorded crime in Senga Tera-Firdbet I condominium and Geja Sefer.
5. To identify the possible suggestions to minimize the effects of urban redevelopment in future development to come

#### **1.4. Research Questions**

In order to meet the study purpose, five questions are generated in order to comprehend the research emphasis and the specific objectives indicated above.

1. What extent does redevelopment impact the level of social cohesion compared with residents' previous neighbourhoods they used to live in Senga Tera-Firdbet I condominium?
2. What extent do specific social cohesion indicator variables influence the perception of crime in Senga Tera-Firdbet I condominium and Geja Sefer?
3. How do levels of social cohesion within Senga Tera-Firdbet I condominium compare to those in Geja Sefer?
4. How is the perceived crime rate compared with the recorded crime in Senga Tera-Firdbet I condominium and Geja Sefer?
5. How can we minimize the negative effects of urban redevelopment in future development projects?

#### **1.5. Scope of the Study**

The research scope is merely defining the area in which the study is conducted. Such as thematic, spatial, and temporal scope. Limiting the scope is essential to control the investigation. Defining the scope of a study helps to limit the research and to bring focus. Limiting the study makes it controllable in terms of cost, time, and quality (Saini 2020).

##### **1.5.1. Thematic Scope**

One can view the effects of urban redevelopment through social, economic, and spatial effects, among many others. Therefore, this research does not focus on economic or spatial impacts; rather,

thematically, it focuses on the theoretical inference between urban redevelopment, social cohesions, and perceptions of crime.

### **1.5.2. Spatial Scopes**

The spatial scope of this research is limited to existing, not yet redeveloped, Geja Sefer and redeveloped Senga Tera-Firdbet I condominium inner-city neighbourhoods in Addis Ababa. To achieve the comparative study, the study areas are selected based on a series of selection criteria from the list of inner-city neighbourhoods in Addis Ababa, and the detail's selection criteria are discussed in the methodology section.

### **1.5.3. Temporal Scopes**

The temporal scope of this study is limited to redeveloped inner-city neighbourhood areas that have undergone urban redevelopment since 2008, when intensive urban redevelopment started, compared with neighbourhoods that have not yet been redeveloped as of the research conducted.

## **1.6. Significance of the study**

Numerous studies have been conducted in various thematic areas regarding public housing in Addis Ababa. Most of the studies were primarily focused on the positive or negative impacts of social housing programs that were implemented on brownfields or reclaim slum areas within the inner-city on displaced residences. Studying a comparative case study on assessing the effect of urban redevelopment on social cohesion and perception of crime in comparison between existing, not yet redeveloped, and redeveloped inner-city neighbourhoods fills knowledge gaps and induces additional appropriate insight for policymakers and researchers in future urban redevelopment to come through presenting the effects with empirical evidences.

## **1.7. Limitation of the study**

Finding accurately documented crime data from the reputable Lideta local police department is one of the study's main difficulties. Since establishing confidence based on the purpose of the study and gaining access to recorded crimes that are either recorded in a criminal record book or on a computer. These recorded crime data are not fully recorded, even though they can be obtained by submitting a letter of support and brainstorming the subject under investigation. According to Lideta area police department, this is because the majority of victims neglected to formally report to the police their exposure to criminal activity and improper handling of recorded data.

## **1.8. Organization of the Thesis**

The research organized into five chapters. Chapter one illustrates background of the study, statements of the problem, objectives, specific objectives, research questions, scope of the study, significance of the study, and limitation of the study. Chapter two discusses literature review basically on the concepts of urban redevelopment, social cohesion, social capital, social cohesion variables indicators, crime, social disorganization theory, perception of crime, contextual review, and conclude with summary of literature. Chapter three illustrates research methodology specifically study area, study area selection criteria, research design, research methods, data types and sources, operationalization of variables, variable indicators tree, sampling design, method of data collection, stratification criteria and techniques, method of data analysis, method of data presentation, validation and reliability, and report of pilot survey. In chapter four results and discussion where survey analysis, interview analysis from UOAs of Senga Tera- Firdbet I condominium and Geja-Sefer local elders, comparative analysis between the two cases, summary of findings, and discussion of results are presented consecutively. In chapter five conclusion and recommendation are presented. Finally, all other research contents are attached as appendices, in appendix I publishable manuscript, appendix II research instruments, appendix III support letters for data collection, and appendix IV the spatial representation of cases study areas stratifications used for data collection.

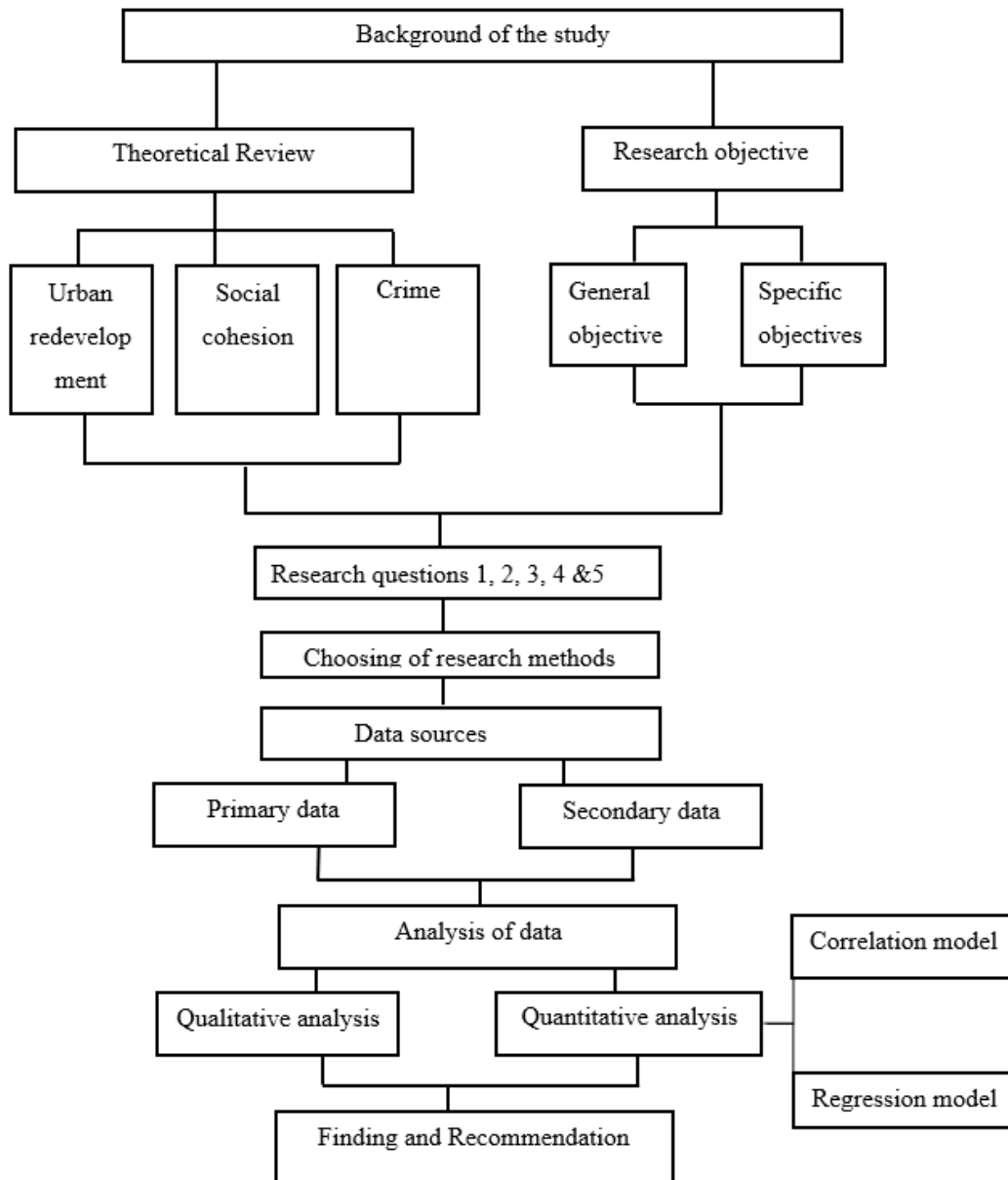


Figure 1. 1. Organization of the research

# Chapter Two

## 2. Literature Review

### 2.1. Introduction to the chapter

The main focus of the research is to study the effect of urban redevelopment on social cohesion and through that, it's effect on the perception of crime and crime rate. Therefore, this chapter discusses the theoretical and conceptual relationships of urban redevelopment, social cohesion, perception of crime and crime in general. After discussion of the main concepts, urban redevelopment, social cohesion and crime separately the review also discusses their relationships. Doing so contextual review also discussed and finally the chapter conclude with the summary of the literature.

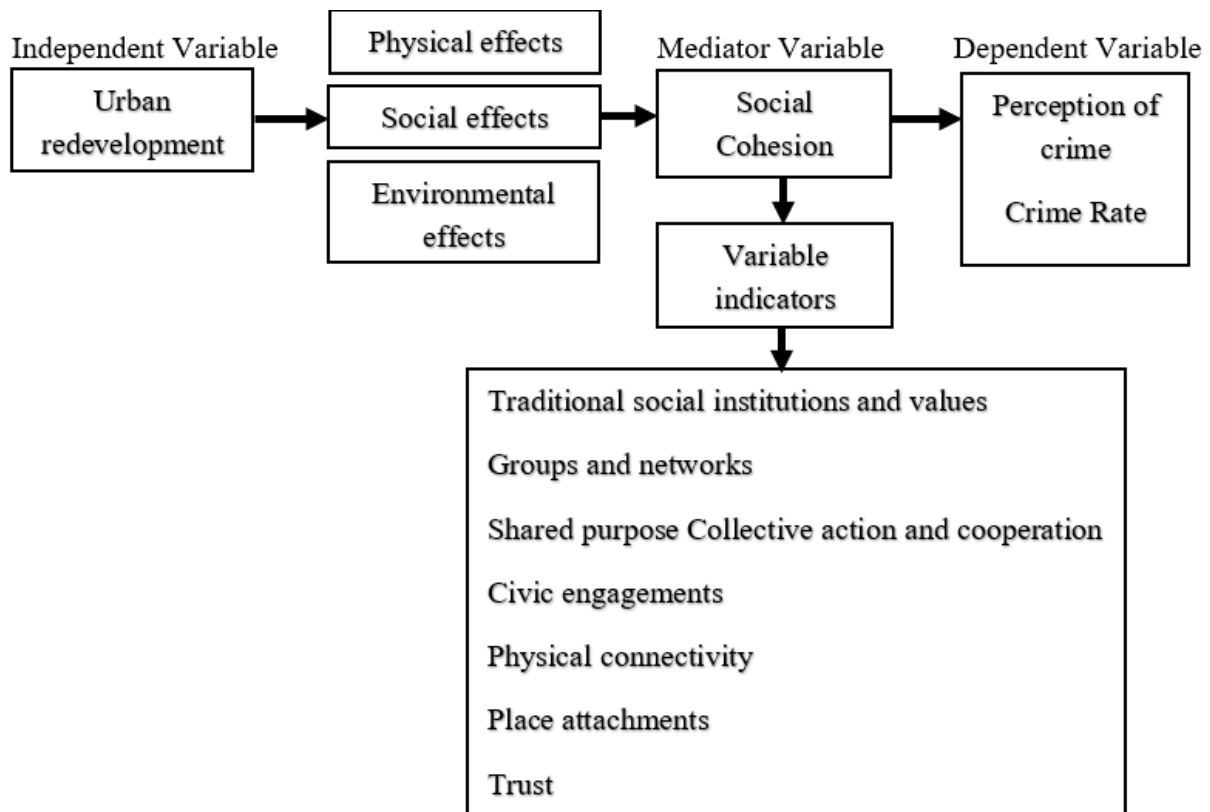


Figure 2. 1. Theoretical framework diagram

## **2.2. Urban redevelopment and its rationale**

Redevelopment of urban areas has long been thought to be a solution to urban blight. According to these viewpoints, urban or brownfield redevelopment can serve as a catalyst for changes in social and physical space by promoting the economy, promoting health, and modifying housing and healthcare services (Kim, et al. 2019). Urban renewal involves the targeted rebranding of deprived urban areas, which may be partially or entirely replaced by innovative urban development projects (Kriznik 2018). The term 'urban redevelopment' often resonates among urban planners, land use specialists, and policymakers who are focused on optimizing the limited urban land resources. Their ambition is centred upon maximizing utilization of available land in their sphere of influence. This is achieved by adhering strictly to well-conceived planning blueprints to ensure that each plot is devoted to its most effective and appropriate use (Egolum and Emoh 2017).

Redevelopment of impoverished urban areas can alleviate social exclusion and lessen social inequality in the community by establishing inclusive places where individuals from all backgrounds can congregate, participate in community activities, and establish and maintain common identities. On the other hand, urban regeneration concentrates on the physical rehabilitation and reconceptualization of impoverished urban districts, which are partially or completely dismantled and replaced with new urban development. This frequently results in a large-scale displacement of inhabitants and the disintegration of their social networks (Kriznik 2018).

## **2.3. Social cohesion versus social capital**

While at first glance the two concepts may appear similar, upon closer examination their critical distinctions become apparent. The term 'social cohesion' is broadly used to represent the degree of unity and solidarity among various groups within a society (Mulunga and Yazdanifard 2014). The principle of social cohesion traces its origins to Emile Durkheim, a prestigious French sociologist renowned for contributing significantly to the foundation of contemporary sociology. Durkheim outlined social cohesion as the mutual reliance amongst individuals in a community. Furthermore, he characterized it through two crucial indicators; the absence of underlying societal contention and the existence of robust communal bonds (Holloway and Sturridge 2022). Nowadays social capital is commonly understood to be a resource that can be obtained from social interaction and used to create long-lasting social cohesion. Social capital is the time, energy, and

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material sacrifices made by an individual to encourage collaboration with others (Mulunga and Yazdanifard 2014 ).

#### **2.4. Social cohesions**

Social cohesion can be conceptualized as social exclusion/inclusion and social capital. The term social cohesion has been defined as the interaction between different groups of people who accept each other to live in harmony with each other (Choi and Costa 2017). Areas of social cohesion are communities where a sense of interaction and belonging exists. Social cohesion in communities can be manifested in terms of common values, social order and social solidarity, integration, and strong attachment (Gulma 2018). Another explanation is social cohesion looks at the attitudes of individuals in terms of how willing they are to interact with others for mutual benefit (DiGregorio 2020).

It can also be defined as the sum of a community's trust, altruism among neighbours, and shared values. It is this social association that creates an environment conducive to mutual social control. If neighbours trust each other and are willing to help each other in times of need and for the sake of shared values, social control in a neighbourhood will be increased (Waller 2012). According to Choi and Costa (2017) perceptions of the extent to which people in one's community are willing to help each other and can be trusted may reflect individuals' specific social networks within the neighbourhood, their own understanding of what "help" entails, among other things.

There is increasing debate about the impact of community cohesion on crime. Some have argued that the higher the level of community cohesion in an area, the greater the degree of social control to actually curb criminal activity. Others further observed that high levels of crime were related to social disorganization in the community. As a result, communities with close networking and social interactions are likely to have lower crime rates. Community cohesion generally works to enhance community safety by reducing the socio-economic dynamics of crime, and maintaining scrutiny of those who may be engaged in the criminal lifestyle (Gulma 2018). That is why in gentrifying neighbourhoods, when social structures are altered and social cohesion is lowered, perceptions of disorder increase (DiGregorio 2020).

#### **2.5. Social capital**

Social capital is defined as the series of cooperative relationships among citizens that facilitate collective action towards problem-solving, the ability of people to work together for a

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common goal in groups and organizations. As a result, the quality of life and the performance of social institutions are influenced by networking norms and civic engagement among residents to jointly improve conditions in their communities (Gulma 2018). For Choi and Costa (2017), the concept of social capital includes “the density and quality of relationships and interactions between individuals or groups, their mutual feelings of commitment and trust, a sense of belonging and solidarity”.

The heart of social capital is relationships between individuals and groups based on trust, which are strengthened only if there is a time element driving the interactions. That is why at the urban design level, we can identify four key attributes that can drive social capital; Connectivity: structure movement, mixed-use local facilities; Security: property, natural surveillance, access and trails; Identity/ character: respect the public, personalization space, and Diversity: life cycle needs, mixed uses, socio-cultural diversity (Vilari and Cartes 2016). The levels of crime in a given society are related to the degree and strength of the social relationships and civic involvement that are the product of the social capital that exists in those societies. In addition, it is also shown that the lack of social capital in the community can encourage young people to engage in criminal activities. Besides this, it also suggested that social capital can be used to predict neighbourhood stability (Gulma 2018).

## **2.6. Social cohesions variables indicators**

There are lots of indicator’s variables for measuring social cohesion in a neighbourhood. The following variables indicators are operationalized for this study and those indicators are listed with detail discussion.

### **2.6.1. Traditional social institutions and values**

Social organizations are community-based organizations established based on common norms and values for a common purpose. (Ejigu and Abraha 2018). Social assets include network, membership of groups, relationship of trust and reciprocity, access to wider institutions of society to which people draw attention (ibid: p.58, citing Chambers and Conway, 1992). According to AACPPPO (2017), the social fabrics in Ethiopia (Edir, Kircha, having coffee with neighbours, etc.) sustain the values and provide social security. It is these fabrics that strengthen the social values and the culture of helping one another.

### **2.6.2. Heterogeneity**

There are different outlooks about the impact of heterogeneity on social cohesion. According to Gulma (2018), the three views as they are highlighted by different scholars includes; one is, ethnicity is important in binding individuals together known as ethnic social capital, especial with regards to employment, guidance and safety referring to (Birani and Lehmann, 2013). Second views is identity plays an important role in the likelihood of people connecting and forming social relationships mentioning to (Gilchrist and Kyprianou, 2011) and also the integration of migrants into local neighbourhoods (Kindler et al., 2014) whereas , the third contrary view mentioned as it is discussed by (Vermeulen et al., 2012) have argued that negative effects of diversity would probably be stronger on social networks of a heterogeneous (bridging) nature rather than a homogeneous (bonding) one. This is because the bridging heterogeneous ties are more vulnerable to decreasing levels of trust (Gulma 2018).

### **2.6.3. Groups and networks**

This is the category most commonly associated with social capital. The questions here consider the nature and extent of a household member's participation in various types of social organizations and informal networks, and the range of contributions that one gives and receives from them. It also considers the diversity of a given group's membership, how its leadership is selected, and how one's involvement has changed over time (Grootaert, et al. 2003).

### **2.6.4. Shared purpose**

Shared purpose is one of the variables to measure social cohesion which encompasses three variables belonging, identity and attitude toward out-groups. A first analytical level in the study of the notion of belonging is to understand how, as an emotional feeling, it comes to be attached by an individual to a particular place so to generate what is called place-belongingness. In its territorialized dimension or in its fixed, stable boundaries the expression 'I belong here' remains first and foremost a personal, intimate feeling of being 'at home' in a place (place-belongingness) (Antonsich 2019).

### **2.6.5. Collective action and cooperation**

This refers to how people share common values and norms of behaviour (Forrest and Kearns 2001). This category explores whether and how household members have worked with

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others in their community on joint projects and/or in response to a crisis. It also considers the consequences of violating community expectations regarding participation. This means all collectively shared and internalized moral precepts that drive costly behaviours that primarily benefit others (Grootaert, et al. 2003).

### **2.6.6. Civic Engagement**

Civic engagement as community service in some definitions of civic engagement emphasize participation in voluntary service to one's local community, either by an individual acting independently or as a participant in a group. For example, "Civic engagement is an individual's duty to embrace the responsibilities of citizenship with the obligation to actively participate, alone or in concert with others, in volunteer service activities that strengthen the local community" (Diller, 2001: p. 21) (Adler and Goggin 2005).

### **2.6.7. Place attachments and place identity**

It refers to strong attachment to place; intertwining of individual and place identity (Forrest and Kearns 2001). Developing an attachment to a place and its territory is beneficial. It is associated with many positive health outcomes and community engagement. People with higher levels of place attachment report greater social and political participation in their communities, and communities made up of highly engaged people are more likely to work together to achieve desired results, such as protecting the environment, in addition to protecting the social and physical features that characterize their neighbourhoods (Anton and Lawrence 2014). It is generally assumed that a strong attachment to a place and the interweaving of people's identities with the place contribute to social cohesion through their positive effects on factors such as adhering to shared values and norms as well as a desire to participate in social networks and build social capital. That is why place attachment and identity believed to serve a purpose in building a sense of security to a place (Kearns and Forrest 2000).

### **2.6.8. Trust**

Trust is the belief that other individuals, groups or institutions are capable of harming another individual, and the subsequent willingness of that individual to become vulnerable, will not do so. Trust is measured at different levels (Macro, Meso, Micro). Macro focused on the relationship between trust and macro level systems while Meso level is consider an aggregate

measure focused on examining the immediate social networks of the individual and Micro Focused on measuring attitudes and behaviours at an individual level (Holloway and Sturridge 2022).

Trust refers to the confidence that exists between the individuals and groups that make up a society regarding their wellbeing in the hands of others. It may be categorized according to many different labels; personalized trust (i.e., trust in people individuals know personally) and generalized trust (i.e., trust in other unknown people with whom individuals share a society) – sometimes simply equated to trust in unknown individuals or strangers (Torcal 2023). Most of the scholarly opinion appears to agree that trust in known individuals (i.e., personalized trust) may vary substantially as a result of the dynamics of personal relationships, whereas generalized trust is considered to be fairly stable over time (ibid). For this reason, generalized trust is considered for this study.

### 2.6.9. Conflict managements

Conflict management in the context of social cohesion as a major variable consist of two sub-indicators to measure it namely collective action norms and collectively shared and internalized moral prescriptions. Collective action refers to all forms of action organized and undertaken by a group of individuals to achieve common goals and share benefits (Badea , et al. 2021). According to social identity theory, belonging to a social group such as a nationality provides members with a definition of ‘who we are’ and a description and prescription of what it means to be a member of a group (i.e., the internalization of group norms) (ibid).

### 2.7. Different variables to measure social capital for better social cohesion

To measure social capital, a single variable is not sufficient to quantify the data. So, to avoid this a range of indicators must be integrated to better quantify the data rather than focusing on a single variable (Gulma 2018). The summary of the different variables by different researchers summed up below.

*Table 2. 1. Summary of different variables to measure social capital*

Some of social capital variables	Sources
Groups and networks	(Hamdan, Yusof and Marzukhi 2014)
Collective action and Cooperation	(Hamdan, Yusof and Marzukhi 2014)

Inclusion	(Holloway and Sturridge, Social cohesion in displacement: The state of play 2022)
Age	(Gulma 2018)
Gender	(Gulma 2018), (Ozden 2008)
Place Attachment and Identity	(Kearns and Forrest 2000)
Participation in social life	(Gulma 2018)
Participation in community activities	(Gulma 2018)
Education level	(Ozden 2008), (Gulma 2018)
Length of residence	(Forrest and Kearns 2001)
Heterogeneity	(Kearns and Forrest 2000), (Gulma 2018), (Ozden 2008), (Welch 2012)
Types of social capital and social control	(Kearns and Forrest 2000)
Social trust	(Holloway and Sturridge, Social cohesion in displacement: The state of play 2022)
Volunteering	(Gulma 2018)
Density and quality of relationships, mutual feelings of commitment and trust, sense of belonging and solidarity	(Choi and Costa 2017)
The level of interaction and mutual trust in the society	(Hartnagel 1979)

## 2.8. Crime

Crime is a socially constructed and often contested phenomenon considered as anti-social and punishable by law by the State (Haider and Iamtrakul 2018). According to Proclamation No.414/2004 of The Criminal Code of the Federal Democratic Republic of Ethiopia Crime is defined as:

- (1) A crime is an act, which is prohibited and made punishable by law. In this Code, an act consists of the commission of what is prohibited or the omission of what is prescribed by law.
- (2) A crime is only completed when all its legal, material and moral ingredients are present.
- (3) A crime is punishable where the Court has found the crime proved and deserving of punishment.

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Crime is primarily the outcome of multiple adverse social, economic, cultural, and family conditions with the following influencing factors physical and social characteristics of the place and the people that use the place (Haider and Iamtrakul 2018, citing Burgess, 2011).

### **2.8.1. Social disorganization theory**

A central element of this theory is the communities, socially organized communities at one end and socially disorganized communities at the other end. This is fundamental to the theory because social organization is vital to combating crime; socially organized communities have solidarity (internal consensus on important norms and values such as a crime-free community) cohesion (strong bonds among neighbours), and integration (social interactions among residents), which collectively help to lower crime rates and socially disorganized communities which lack these characteristics and thus have higher crime rates (Haider and Iamtrakul 2018, citing Kubrin, 2009).

According to Welch (2012), it is generally considered that greater disorganization will be associated with higher crime and greater levels of social capital will be associated with lower rates of crime. It is reasoned here that social disorganization will decrease the likelihood of a viable community social network. Lacking these social relationships, community members are less likely to intervene in support of neighbourhood controls ultimately creating an environment in which there is a greater opportunity for predatory crime to occur. Social interaction is reduced and people restrict their activities. "They forego opportunities for pleasure or cultural enrichment, and they become less sociable, more suspicious. The level of interaction and mutual trust in the society is reduced; public places become less safe than they otherwise might be" (Hartnagel 1979).

## **2.9. Perception of crime**

According to Choi and Costa (2017), neighbourhood perceptions are frequently based on both observed and unobserved factors, which can occasionally lead to "inconsistencies between perceived neighbourhood environment and objective reality". The fear of crime is a social issue that can have serious effects on individuals, such as decreased quality of life, paranoia, anxiety, and other psychological problems. It can also lead to prejudice and segregation within society. There are numerous factors that contribute to fear of crime, with the most evident one being actual crime: individuals who are exposed to higher levels of criminal activity and more likely to experience higher levels of fear. Areas with higher crime rates are often perceived as less safe (De Silva, et al. 2021). The different theories that explain the causes that trigger fear of crime and

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having a high crime risk are grouped according to the factors that may explain the trigger of these emotional responses. Which includes demographic theories, social theories, and environmental theories (Khananayev 2016).

### **2.9.1. Demographic theories**

These theories rely on three hypotheses namely ‘Victimization hypothesis’, ‘Indirect victimization hypotheses and the Vulnerabilities hypothesis. Victimization hypothesis refers to “people with previous experience of direct victimization tend to feel more vulnerable and perceive a higher level of risk”. While Indirect victimization hypothesis argues that “non-victims sense the same fear as a direct victim when they know about someone’s crime encounters usually through the media and interpersonal communication”. However, Vulnerabilities hypothesis underlines “the level of fear of crime varies for every sociodemographic group; each one believes is more vulnerable to criminal victimization, for example, women and elderly” (De Silva, et al. 2021). For this reason, Austin, Furr and Spine (2002), put forward a portion of expressed fear of crime that was altruistic in both genders, but the focus of concern might be different as men reported worrying about women and women reported worrying about children.

### **2.9.2. Social theories**

Social theories, commonly referred to as social dynamics, is a component that influences theories regarding what influences crime. According to certain research, a strong sense of social cohesion and community structure reduces people's fear of crime (Khananayev 2016, citing, Taylor et al. 1984). These theories depend on two major hypotheses called the risk society hypothesis and the social disorganization hypothesis while the social disorganization hypothesis was further illustrated into subcultural diversity hypothesis, social integration hypothesis, community concern hypothesis, and social change hypothesis. Risk society hypothesis claims that “people tend to feel in danger and threatened from unknown situations as a result of anxiety condition; their fear is extended to others”. While Social disorganization hypothesis highlights that “segregation of social organization breaks communication channels preventing the maintenance of public order, which derives into crime and delinquency”. The subcultural diversity hypothesis indicates that “fear of crime is developed when people live close to someone from a different culture (racial diversity), due to, their “unknown” behaviour (Velazquez 2019).

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Whereas, social integration hypotheses explain “the lack of social integration, communication, and support within a community increases the fear of crime (ibid: p.13). Likewise, community concern hypothesis stresses that “when a community declines socially and physically, inhabitants and external people develop a state of caution and fear of crime “(ibid: p.14). On the different token social-change hypothesis refers to the “fear of crime results from people’s hard feelings about the process of social changes, for instance, diversification of races, declination of economy and increase of unemployment. Fear develops because of the space changes” (ibid: p.14).

### **2.9.3. Environmental theories**

According to environmental theories, there are a number of outside variables that might set off an emotional reaction that is mistaken for fear. People's anxiety of a space may be influenced by physical cues like incivility or indications of social instability. Trash, graffiti, abandoned buildings, dim lighting, lingering, etc. are a few examples of this (Khananayev 2016, citing, Perkins et al. 1992). Environmental theories rely on three major points which include the disorder/incivilities hypothesis, threatening and safe environments theories, and signal crimes perspectives. Accordingly, the disorder/incivilities hypothesis which indicates that “the social drug users, gangs, beggars and physical - abandoned cars, damaged buildings, graffiti- characteristics of an environment influence people’s fear of crime. Disorder and incivilities generate an image related to criminal activity and vandalism” (Velazquez 2019).

### **2.9.4. The Measure of fear of crime**

Even though it is difficult to measure fear of crime because of the availability of multiple and divergent meanings associated with the concepts some researchers developed three broad kinds of measure. Consequently Grohe (2006), the three broad categories of measures of fear of crime includes First, cognitive measures involve the perceived probability of victimization and are concerned with judgments of risk and safety. Second, effective measures relate to worry or fear of victimization by specific crimes; in essence, fear reactions. Third, behavioural measures judge levels of fear through the actions of people. Behavioural measures indicate the difference between what respondents say they experience and what they actually do experience.

## **2.10. Redevelopment, Social cohesion and Crime**

On a theoretical level, community cohesion plays an integral role in enhancing safety parameters within communities by boosting informal guardianship and fortifying formal crime prevention methods (Gulma 2018). Urban renewal, however, frequently negates this benefit by

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posing new social problems. Neighbourhood vibrancy and diversity are typically diminished by urban renewal, a pattern supported by studies such as Jacobs, 1961 and Hartman, 1964 (HO, et al. 2012). The deterioration of associational life has a detrimental effect on community connectedness and gradually undermines norms of mutual aid in culture. Furthermore, it has been noted that residents of condominiums tend to have fewer family relations as a result of growing individualistic views and one's confidences, which are mostly attributable to their lifestyle being greatly impacted by managed residential surroundings (AACPPO 2017).

## **2.11. Contextual Review**

### **2.11.1. Introduction for this section**

In this section of contextual review local policy, proclamation, and other relevant documents under the legal and institutional frameworks based on document review frameworks discussed with concepts under investigation which are social cohesion, urban redevelopment, and crime.

### **2.11.2. Urban development and Addis Ababa**

Addis Ababa has experienced significant changes with respect to its size and demographics, along with changes in its economic framework and spatial organization since its founding in 1886. Empress Taitu's spatial development plan created a number of neighbourhoods known as "Sefers" that radiated out from the royal bureaucracy's house. These organically developing neighbourhoods initially emerged on higher ground and slopes and gradually expanded around their respective central hubs (AACPPO 2017).

With "Proclamation No.47 of 1975," the history of "kebele houses" began, and as a result of this proclamation, the urban form changed, especially in the urban centres. Currently, the ownership of these kebele houses has not been changed by the current Urban Lease Law. With the proclamation of Decree No. 80/1993, the Urban Land Lease Law of 1993, the previous Proclamation No.47/1975 on Government Ownership of Land and Houses was repealed and the free market under the Land Lease Law allows all competitors to freely access urban land (FDREHPR 1993).

Addis Ababa's development plan (2002-2012) is characterized by three very important elements: a statutory structural plan, a strategic development frame work focused on rapid action and effective implementation, and a management reform component. The Statutory Structure Plan

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served to provide a comprehensive schema for the spatial expansion of the city. The Strategic Development Plan, on the other hand, which was intended to be completed in five years, placed particular emphasis on six essential urban issues: housing, the urban road network including the transportation system, and manufacturing. One of the key concepts and ideas put forward by the urban development plan was condominium housing, which sparked ground breaking ventures and programs being implemented at the national level (AACPPO 2017).

Major problems with housing and prominent urban infrastructure in Addis Ababa prompted proposals for redevelopment projects and slum revitalization as potential solutions. This approach aims not only to address the imminent shortage of adequate housing, but also to improve the image of the city through carefully considered measures such as compensation, relocation, and resettlement procedures. Furthermore, these proposals are an important catalyst for the introduction of major renovations of large public housing complexes. In this context, Local Development Plans (LDPs) are seen as an important tool to address this major redevelopment; a stand out among LDPs is the plan for Sengatera, which follows the strategy of the structural outline developed to realize these aspirations (ORAAMP 2002).

### **2.11.3. Review of local policy, Proclamation, and Reports**

The first GTP-I plan emphasizes the need for housing development, the provision of land and infrastructure, the provision of infrastructure and social services for housing development by the municipal administration, support for the improvement of urban slums by the private sector and investors, and the construction of low-cost housing for low- and middle-income groups by the regional government and municipal administration during the planning period is emphasized. The following are some of the ways in which the project implemented: identifying and implementing alternative low-cost construction techniques, promoting housing finance, encouraging the formation of apartment construction associations by urban residents, strengthening private sector participation in housing development, and expanding urban infrastructure to guarantee service delivery. The policy emphasizes the importance of long-standing social networks within communities in building sustainable urban and economic development (MoFED 2010).

Following the first GTP-I, Ethiopia developed a second Growth and Transformation Plan (GTP-II). Other than mentioning the great ambition to build 750,000 urban housing units, the policy does not explain how the social impacts associated with such mass moves can be mitigated.

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No such clear arguments how the negative impacts of such a large housing development on social networks and strategies to mitigate them were not clearly explained, despite the emphasis on the need for sustainable urban development (MOFED 2015).

Social support systems, especially for urban residents of the same origins, also illustrate the need to create and preserve a unique and memorable sense of place while revitalizing declining cities with brownfields. In addition, while there are additional crimes against persons, crimes against property, and crimes against state and municipal regulations, including white-collar crimes (corruption is frequently alleged) in urban Ethiopia, significant research gaps are highlighted. The document fails to mention the negative impact of large-scale urban redevelopment on the social networks of urban communities or on adjacent effects on crimes, but rather notes that theft and property crimes such as "snatching" and "fleeing" are more prevalent in urban centres (MUDHC 2014).

Urban Planning Proclamation No. 574/2008 clearly states the need to protect the environment and community and ensure sustainable development in urban planning. Urban redevelopment under this Proclamation involves urban renewal, improvement, and reallocation of land with a view to alleviating urban problems, improving living standards, and bringing about urban vitality and efficient land use. In addition to this, compensation and expropriation for this purpose are inevitable and can be considered. However, there is no clear indication of what needs to be done to mitigate the negative social impacts, especially in the context of the ongoing redevelopment of blighted urban areas (FDREHPR 2008).

The urban housing supply strategic frame work prepared by the former MUDHC in 2013 emphasizes two key principles in urban housing supply: first, housing development should be done in a way that strengthens community ties and develops common areas; second, housing development should eliminate congested and shabby neighbourhoods. The second is that housing development should eliminate congested and shabby neighbourhoods. In doing so, housing development activities in cities should create conditions that allow a mix of residents of different income levels to live together, especially those that make appropriate use of limited resources and strengthen social ties between residents of different income levels (promoting mixed tenure in the same neighbourhood). This underscores the importance of maintaining social mixing for better sustainability and better community social networks (MoUDHC 2013).

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Proclamation No.370 of 2003 demonstrates the need for condominiums to correct the imbalance between housing demand and supply and to maintain the aesthetics of urban areas by building condominiums to make urban land smaller and more habitable, thereby improving land use in urban areas. Furthermore, the Declaration emphasizes the need for condominium development to create favourable conditions for private developers and cooperatives to prosper, which contribute significantly to condominium development. Condominium Declaration Proclamation No. 370 of 2003 asserts that condominiums need to be better managed on behalf of their owners by forming unit owners' associations to ensure the peace and safety of condominium residents, how to transfer and manage them, with apparently little attention paid to how to mitigate adverse social impacts in doing so (FDREHPR 2003).

## **2.12. Summary of Literature**

From the reviewed literature it's evident that the more a community is socially cohesive the better the informal guardianships since everyone in the community will have a better chance to get to know each other's. The loose community networks the higher the insecurity since there will be less chance for community dwellers to get to know each other which indirectly hinders their roles in informal guardianships for their neighbours and the community at large (Gulma 2018). These theoretical and empirical review are used to address the research objectives on level of social cohesion and their correlation with the perception of crime.

The following variables are extracted namely Traditional social institutions and values, Heterogeneity (Gulma 2018), Groups and networks (Grootaert, et al. 2003), Shared purpose (Antonsich 2019), Collective action and cooperation (Grootaert, et al. 2003), Civic Engagement (Adler and Goggin 2005), Place attachment (Anton and Lawrence 2014), Trust (Torcal 2023), Conflict management (Badea , et al. 2021), Perception of crime (Choi and Costa 2017), (Velazquez 2019), and (Austin, Furr and Spine 2002). All those variables are integrated in survey questionnaires to measure the level of social cohesion among the different cases under investigation.

Beside this the following sub-indicators are extracted to measure the major indicators which includes Edir, Mahiber, having coffee with neighbours, Relationships and networking, Ability to get support, Belonging, Identity, Attitudes toward out-groups, Helping each other in the neighbourhood, Cooperation in neighbourhood activities, Participation to improve local area

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conditions, Volunteering, Level of attachments to neighbourhoods, Place identity (memories, ideas, feeling, attitudes, values, and preference), Level of trust in the community, Trust in other people, Perceptions of shared values, Length of residence in area /Stability, Collective action norms, Collectively shared and internalized moral prescriptions, Owner and renters, Worry and uncertainty, Emotions, Experience of direct victimization, Experience of indirect victimization, Vulnerabilities for every sociodemographic group, Nature and frequency of crime, Availability of green spaces, Availability of communal spaces, Frequency of using green and communal spaces.

Similarly due to the availability of multiple and divergent meanings to perception of crime generally the following three most common measures are extracted from the review of literature cognitive measures, effective measures, and behavioural measures (Grohe 2006). Accordingly, perceived crimes are assessed through understanding this theoretical evidence. From the contextual review, it's evident that there are police gaps regarding highlighting clear strategies to address the negative impacts of redevelopment on social networks without undermining the need for sustainable urban redevelopment.

# Chapter Three

## 3. Research Methodology

### 3.1. Introduction to the chapter

The Oxford dictionary defines research as “A systematic investigation into and study of materials and sources to establish facts and reach new conclusions.” Based on the above definition, research is a systematic process for the investigation to establish facts, offer an analysis, suggest an explanation, or posit a theory. It is an attempt to search for knowledge systematically and scientifically (Saini 2020). While others define research as an in-depth, methodical examination within a realm of knowledge, aimed at establishing concrete facts or principles. However, it should be further understood as a strategically organized process that leverages valid scientific methods to accumulate data. This gathered information is then thoroughly analysed and interpreted with the goal to address specific issues or queries while also generating universally applicable new understanding (Abdulai and Ansah 2014). Consequently, the rationale behind selecting a specific strategy is thoroughly evaluated in this section.

### 3.2. Study area

The Land Development and Urban Renewal Agency of Addis Ababa initiated 23 urban renewal ventures spanning an approximate total area of 392 hectares. These projects were launched between the years 2008 and 2015 within the sub-cities of Lideta, Kirkos, Arada, and Addis Ketema (Soressa and Hassen 2018). Accordingly, the study area is one among those inner-city areas which previously went through urban redevelopment since 2008 where intensive urban redevelopment started. Surrounding existing neighbourhoods yet not redeveloped based on planning area influence is selected according to lists of selection criteria discussed below.

#### 3.2.1. Redeveloped case study area selection criteria

Among the four inner cities mentioned above, the research area was chosen with the following criteria: it had to be a place where extensive urban redevelopment took place at different scales of urban renewal. To be accepted as a study area, the case study area must meet the following requirements.

### Criteria 1: The study area must be a redevelopment project engaged by IHDP

The study area was selected among 20/80 condominium engaged urban redevelopments since there are other urban redevelopments for mixed apartments, hotels, 40/60 condominiums, and other mixed shopping malls inside Arada, Lideta, Kirkos and Addis Ketam sub-city that are considered in study area selection.

### Criteria 2: It must be area redevelopment by reclaiming existing inner-city slums.

Ever since the inception of public housing initiatives, numerous approaches have been employed, including infill development, brownfield redevelopment, and green advances. Consequently, the subject area for the examination can be chosen from large-scale urban redevelopment projects pursued throughout Arada, Lideta, Kirkose, and Addis Ketema sub-cities. These areas in particular were known to have undergone massive redevelopment by replacing slum neighbourhoods with a condominium housing program called IHDP.

### Criteria 3: Time frame of completion and transfer

The time frame of completion of the IHDP program from the lists of urban redevelopments within Arada, Lideta, Kirkose, and Addis Ketema sub-city could be one selection criteria to screen out the best-case study area, since length of residence has impacts on studying a subject like social cohesion since it supports to do proper after effects study.

#### 3.2.2. Redeveloped study area selection procedures

Among the different redeveloped sites since 2008; according to the temporal dimension set for this research, by applying the above selection criteria the study area from the list of redevelopments that were taken place within Arada, Kirkose, Addis-Ketema and Lideta sub-city the redeveloped case study area was determined. (See table 3.1)

*Table 3. 1. Case study area selection procedures through selection criteria from redeveloped areas*

List of urban area redevelopment in four of inner- city	Sub-city	Case study area selection criteria		
		Criteria 1	Criteria 2	Criteria 3
Basha Wolde	Arada	√	√	2016/17(completion)
Aroge Kera		x	√	2011(start)
Dejach Wobe		x	√	2014 (start)

Africa Union	Kirkos	x	√	2010(start)
Kazanchis 1&2		x	√	2012(start)
Felege- Yordanos		x	√	2014(start)
<b>Senga Tera- Firdbet I condominium</b>	Lideta	√	√	<b>2008(start)-2013/14(completion)</b>
Senga Tera (40/60)		x	√	2010(start)-2017/18(completion)
Wabi-Shebele		x	√	2013(start)
Tekele/Haymanote		x	√	2014(start)
Americane Gibi 1	Addis-Ketema	x	√	2014(start)

Accordingly, Senga Tera-Firdbet I condominium which is currently located under the new Lideta woreda 09 is selected as the study area among the different redeveloped sites within in Arada, Lideta, Kirkose and Addis Ketema sub-city; since it fulfils the three-case study area selection criteria mentioned above.

### 3.2.3. Not Redeveloped neighbourhood case study area selection criteria

The following list of criteria is applied to find surrounding neighbourhoods not yet redeveloped that simulate old Senga Tera-Firdbet I condominium. For these reasons major elements similarity checks and surrounding main features, Physical proximity, proximate percentage of occupants of housing in both settlements, number of housing units, and Proximate private housing units' occupants are pragmatic as selection criteria to find surrounding neighbourhood which is not yet redeveloped that have similarity with Senga Tera Firdbet I before redevelopment. In addition to this major surrounding features and also internal neighbourhood character are considered to resemble the old Senga Tera Firdbet I settlement before redevelopment. (See table 3.2 and table 3.3)

*Table 3. 2. Major elements similarity checks of old woreda 4 kebele 39 (Senga Tera-Firdbet I condominium) and old woreda o4 Geja-Sefer kebele 28*

Major elements similarity checks and surrounding main features		
No.	Old woreda 4 kebele 39 (Senga Tera-Firdbet I condominium)	Old woreda o4 Geja-Sefer kebele 28
	Garage	Garage

	Warehouse	Warehouse
	Kara Mara, Enat-Ethiopia primary and Kindergarten school	Tesaf Kokebe and Lideta primary and Kindergarten
	Local alcohol store (, restaurants, small shops, fruits and vegetables retailers	Local alcohol store (, restaurants, small shops, fruits and vegetables retailers
	Smaller dormitory for rent	Smaller dormitory for rent
	Lideta church and Federal high court, Balcha hospital	Mola_Maru liquor and Geja_Kale_Hiwot church, Joss Hanson commercial buildings

Table 3. 3. Old neighbourhood case study area selection criteria

Selection criteria	Old Senga Tera-Firdbet I condominium	Geja Sefer
Physical proximity (Previously it was part of old Senga Tera Firdbet I before redevelopment)	Old woreda 4 kebele 39	Old woreda 4 kebele 39
The approximate occupants of housing in both settlements are kebele tenants	72.7%	75%
Approximate private housing unit	22.9% (330 buildings)	20.4% (336 buildings)
Approximate housing units	1442 houses	1649 houses

The best location to represent old Senga Tera Firdbet I is Lideta old woreda o4 Geja Sefer kebele 39, which is not yet redeveloped, among the list of Lideta woreda's surroundings based on four selection criteria and comparison of major elements similarity check and surrounding main features. After the demolition of Somaile-Tera around Tekele-Haymanote in mid-2016, there are a significant number of used vehicle spare shops that used to be in Somaile-Tera, now in Geja Sefer and mixed with some parts of Sengatera Firdbet I condominiums in the cooperative houses of the owners of the following units namely Bedele (በእድል), Lideta Genete (ልደታ-ገነት), and Addis-Genete (አዲስ) on the first and second floors. Since the business facilitated by used vehicle parts is associated with crime, to control the negative effects those respondents the survey focuses among existing permanent residents' and new tenants. Beside this, fully commercial units are not the subject of this study.

### 3.2.4. Location plan of study area

The study areas are located in woreda 09 in Lideta Sub-city new woreda administration structure. Previously Senga Tera-Firdbet I condominium was locally named as kebele 49 while Geja Sefer was called kebele 39.

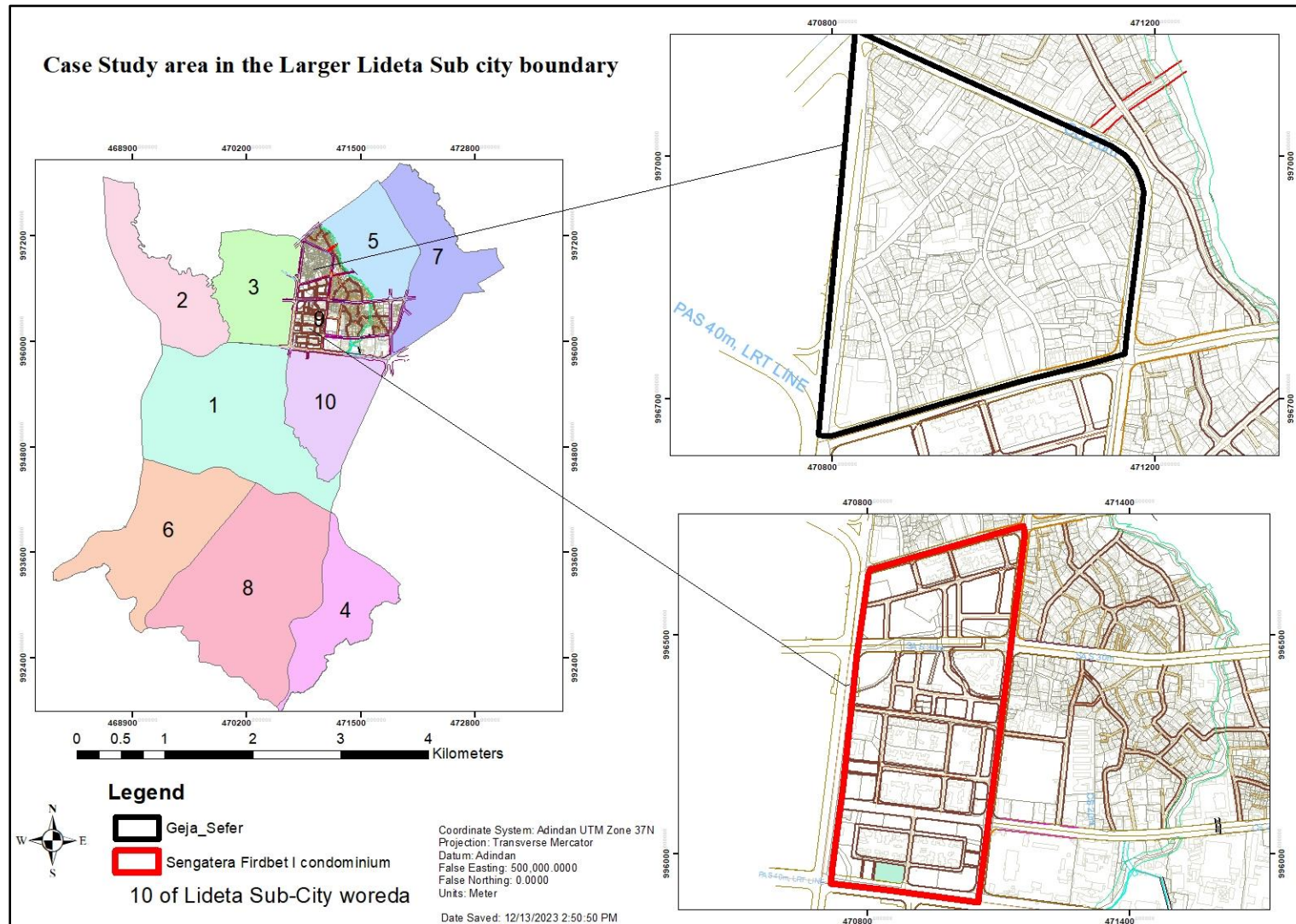


Figure 3. 1. Location of study area

### 3.3. Research Design

In order to address the research purpose and addresses the research questions and specific objectives a research design diagram developed. This helps to frame the research from problem identification up to devising recommendation and conclusion.

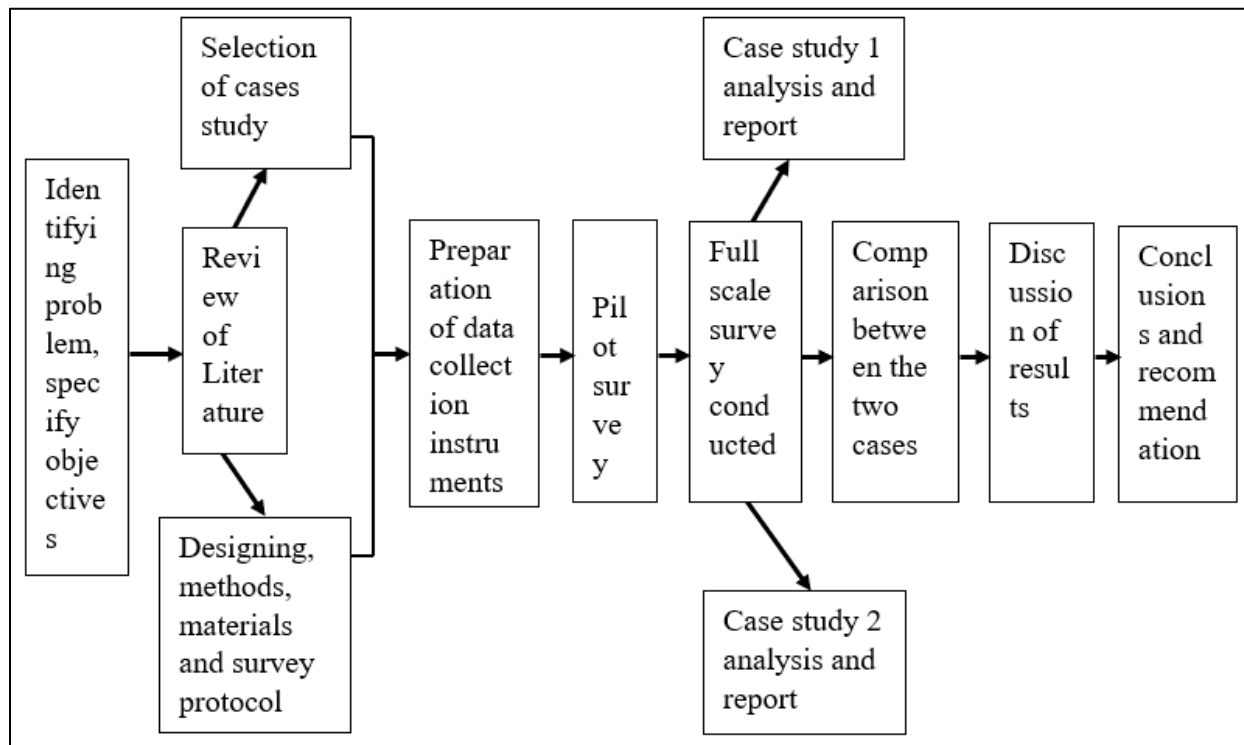


Figure 3. 2. Research design diagram

(Source: Modified based on Yin,2013)

### 3.4. Research type selection

In the social sciences, three research methodologies can be used to conduct academic research: quantitative research methods, qualitative methodology, and mixed methods (Abdulai and Ansah 2014). The importance of classification stems from the fact that it affects how data is collected and then analysed (Saini 2020). This mid-mixed research type is applied because the data types required for addressing the research questions and objectives are qualitative and quantitative.

Survey research analyses a sample of a population to provide a quantitative or numerical description of its trends, attitudes, or opinions (Creswell and Creswell 2018). In order to achieve the research goals combined with survey and case study methodologies, two case study areas are

selected from redeveloped and not yet redeveloped neighbourhoods in the inner city and assessed through semi-structured survey questionnaires to gather first-hand data from households of redeveloped Senga Tera-Firdbet I condominiums and not yet redeveloped Geja Sefer residents. while the quantitative data on recorded crime was accessed from the Lideta area police department archives. In doing so, chairpersons from Senga Tera-Firdbet I condominium UOA's and local elders from Geja Sefer were interviewed through semi-structured interview questionnaires.

### 3.5. Research Methods

The first and most important condition for distinguishing different research methods is the classification of the type of research question to be asked. Due to the theoretical rationale of various methods, the main questions of this study are "what" and "how" which are likely to be addressed through multiple case studies and survey methods (Yin 2009). In addition to this review of secondary recorded archive data from the Lideta police department and the interview of key informant on purposive methods were selected specifically the head of UOA's of Senga Tera-Firdbet I condominium and Geja Sefer men and women voluntary burial association local elders. In total three data collectors were used from EiABC urban planning and Design fourth year student and assisted by the researcher in filled survey to collect the survey questionnaires.

### 3.6. Data Types and Sources

The study relies on both qualitative and quantitative data which are obtained from residents of the case study areas through semi-structured survey questionnaires. Whereas, the secondary data are generated from a survey of recorded crime archival data from Lideta area police departments. (See table 3.4)

*Table 3. 4. Research questions, data source, data collection and analysis*

No.	Research Question	Data source	Data collection	Data analysis
1	Question-1	- Study areas residents survey - UOA and local elders' response	- Questioners for residents - Interviews with UOA	-Interviews and questionnaires analysis interpret and display the results -Integrate the theory with the findings

2	Question- 2	<ul style="list-style-type: none"> <li>- Study areas resident's survey</li> <li>- UOA and local elders of Geja Sefer</li> </ul>	<ul style="list-style-type: none"> <li>- Questioners for residents</li> <li>- Interviews with UOA and 1 local elders of Geja-Sefer</li> </ul>	<ul style="list-style-type: none"> <li>- Correlation model</li> <li>- Regression model</li> <li>- Questioners: coding the data; data reduction&amp; interpret and display</li> <li>- Integrate the theory with the findings</li> </ul>
3	Question- 3	<ul style="list-style-type: none"> <li>- Study areas resident's survey</li> <li>- UOA of condominium and local elders of Geja-Sefer</li> </ul>	<ul style="list-style-type: none"> <li>- Questioners for residents</li> <li>- Interviews with UOA and local elders of Geja Sefer</li> </ul>	<ul style="list-style-type: none"> <li>- Interviews: transcribe the data, and annotate it into segments that can give meanings</li> <li>- Questioners: coding the data; data reduction&amp; interpret and display</li> <li>- Integrate the theory with the findings</li> <li>- Compute mean of major variable and compare results</li> </ul>
4	Question- 4	<ul style="list-style-type: none"> <li>- Study areas residents survey</li> <li>- Lideta area police departments and reviews of their archival data</li> </ul>	<ul style="list-style-type: none"> <li>- Questioners for residents</li> <li>- Secondary data from Lideta area police departments</li> </ul>	<ul style="list-style-type: none"> <li>- Questioners: coding the data; data reduction&amp; interpret and display</li> <li>- Transcribed archival data</li> </ul>

### 3.7. Relationships of research objectives, questions and methods

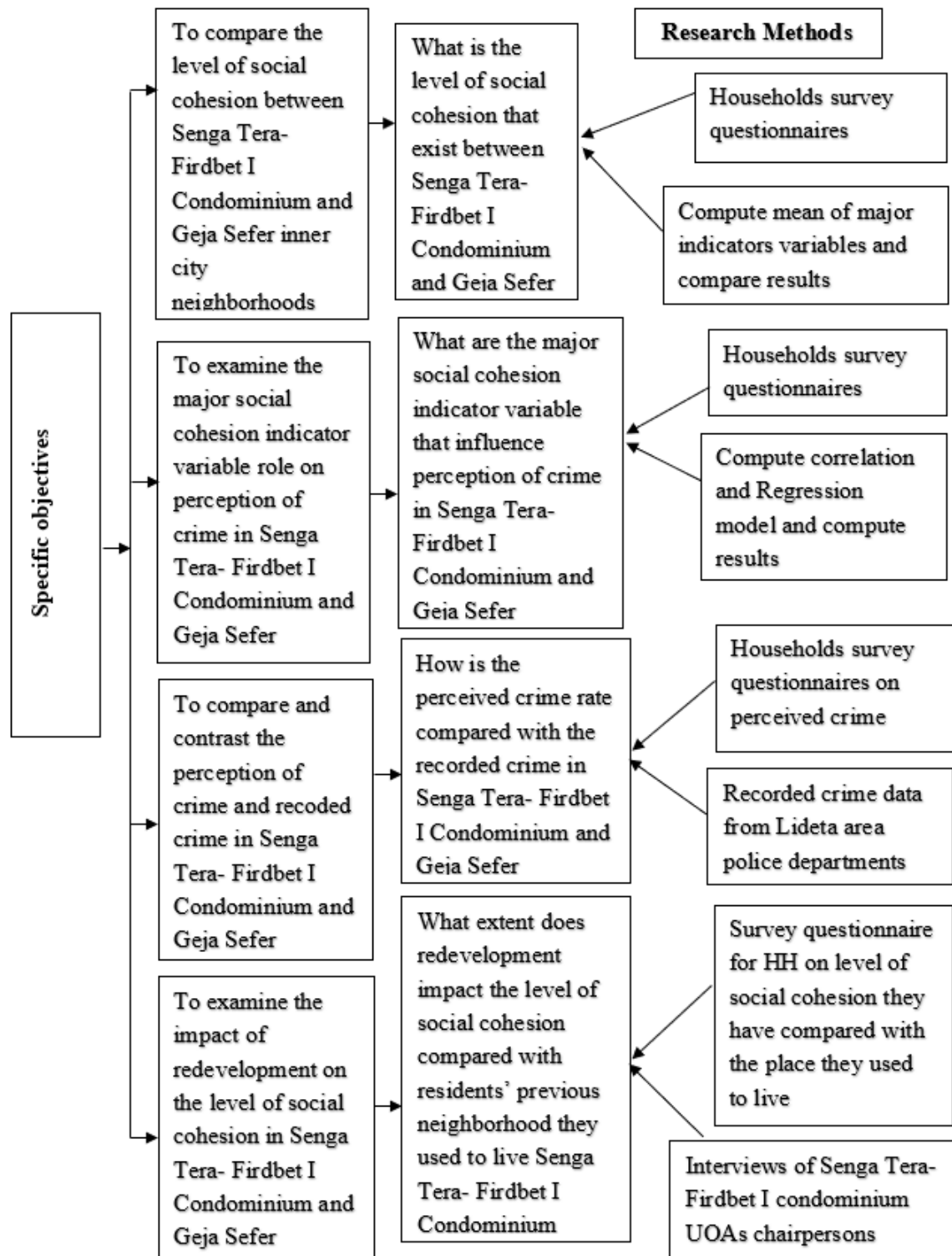


Figure 3. 3.Relationships of objectives, research questions and methods

### 3.8. Operationalization of Variables

The research questions were conceptualized into quantifiable indicators and their corresponding frequently used sub-indicators to respond to the research questions. The variables are generated from the reviewed literature. Then those indicators are transcribed into questionnaires so that appropriate primary, secondary, and physical evidence data are collected to generate data appropriately and make proper analysis. (See table 3.5)

*Table 3. 5. Research questions, variables, and indicators*

<b>Research Question</b>	<b>Main- Indicators</b>	<b>Frequently used sub-Indicators</b>
How do levels of social cohesion within Senga Tera-Firdbet I condominium compare to those in Geja Sefer?	Groups and networks, Trust, Collective action and cooperation, Traditional social institutions, Extent of grouping and network, Extent of traditional institutions, Civic Engagement, Heterogeneity, Place attachment and identity, Income	Relationships and networking, Ability to get support, Level of trust in the community and others, Perceptions of shared values, Length of residence in area/Stability, Level of grouping and networks, helping each other in the neighbourhood, Cooperation in neighbourhood activities, Level of attachments to neighbourhoods and Place identity, Edir, Mahiber and others, Volunteering, Ethnic diversity, sex, education level, age
What extent do specific social cohesion indicator variables influence the perception of crime in Senga	Nature of crime, Frequency of crime, Groups, and networks, Trust, Collective action and Cooperation, Types of social capitals, Extent of grouping and network, Extent of traditional	Crime type and frequency, Relationships, and networking, Ability to get support, Helping each other in the neighbourhood, Cooperation in neighbourhood activities, Edir, Mahiber, and others, Belonging, Identity, Attitudes toward out-groups, Level of trust in the community and others, Perceptions of shared values, Length of residence in the area, Worry and uncertainty,

Tera-Firdbet I condominium and Geja Sefer?	institutions, Civic Engagement, Perception of crime, Shared purpose, Heterogeneity	Emotions, Direct victimization, Indirect victimization, Vulnerabilities, education level, age, Participation to improve local area conditions, Volunteering
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### 3.9. Variable indicators tree

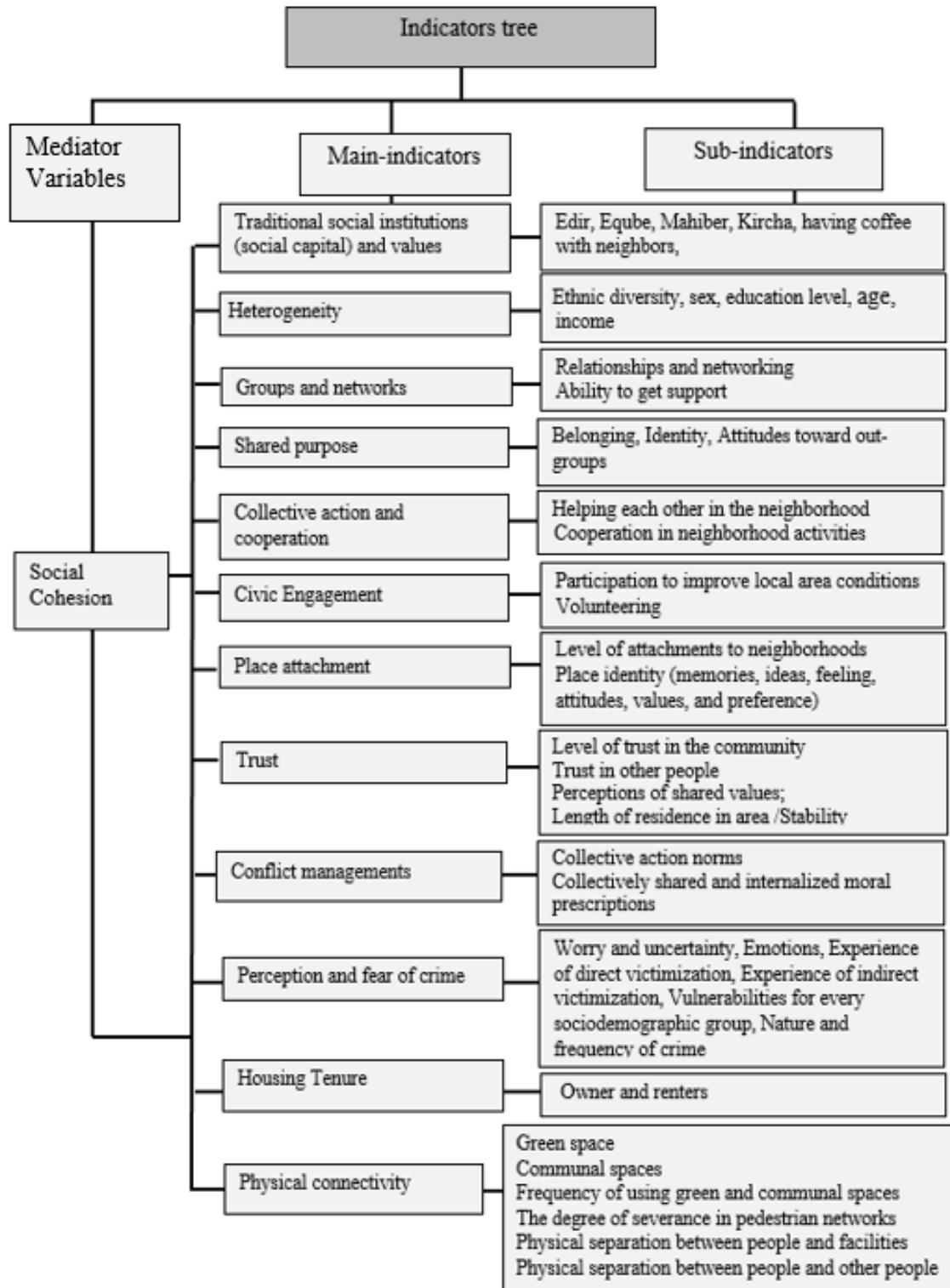


Figure 3. 4. Variable indicators tree

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### 3.10. Sampling design

Since the types of data required for this research is based on quantitative and qualitative data; stratified random sampling techniques are considered (Kumar 2011). Therefore, after the sample size population determined using the sample calculation formula applying stratified random sampling the data are collected through interviews using semi-structured questionnaires from the case study area households. whereby the criteria for stratification are based on multiple criteria of stratification. The details of stratification are presented in stratification criteria and techniques section below.

#### 3.10.1. Sample techniques

In general, the sample size used in a study is determined based on the cost of data collection and sufficient statistical power (Singh and Masuku 2014). Accordingly, after a survey using the kebele data on the existing population of the study areas mentioned above, the sample size of the populations is determined using a simplified formula for proportions by Yamane (1967). A simplified formula to calculate sample sizes with a 95% confidence level and  $P = .5$  is assumed ( $n = N / [1 + N (e)^2]$ ), where  $n$  is the sample size,  $N$  is the population size, and  $e$  is the level of precision (Singh and Masuku 2014).

#### 3.10.2. Sample population

According to data from the Lideta housing development and administration office, the current number of households residing in the Lideta Senga Tera Firdbet I condominiums is 2185HH, excluding the 211 stores. Whereas based on the household size provided by the new 09 administration, the study population for Geja Sefer is 1175HH.

#### 3.10.3. Sample size

The sample size for the cases study area based on the sample techniques mentioned above is calculated below. Accordingly, the sample size for Senga Tera Firdbet I Condominiums based on 2185 total study households' populations is 338.

$$n = N / [1 + N (e)^2]$$

$$n = 2185 / (1 + 2185(5\%)^2)$$

$$n = 2185 / 6.4625$$

$$n = 338.10 = 338 \text{ the sample size in this case}$$

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Similarly for the case of Geja Sefer the sample size based on the formula from the total 1175 households' population is 298.

$$n=N/(1+N(e)^2)$$

$$n=1175/(1+1175(5\%)^2)$$

$n= 298$ hh will be the sample size in this case. Therefore, the total sample size for the two cases is 636HH.

### **3.11. Method of data collection**

#### **3.11.1. Questionnaire**

A combination of both open-ended and close-ended questions is outlined to enhance the efficiency and reliability of the data. This is to ensure the information assessed from the theoretical documents and compare it with the interviews and survey responses (Zegeye, et al. 2009).

#### **3.11.2. Interviews**

If it is conducted with care, a well-planned interview approach can provide a rich set of data (Q. Qu and Dumay 2011). Therefore, semi-structured and unstructured interviews with chairpersons of UOA's of Senga Tera Firdbet I Condominiums and local organization leaders are applied to generate data about their perceptions, opinions, and understanding of the research under investigation based on the five research questions.

#### **3.11.3. Document Reviews**

In order to combine information from interviews and survey questionnaires information gleaned from multiple data is required to be summarized (Hancock and Algozzine 2006). Therefore, all the secondary data of criminal records, manuals, regulations, proclamations, directives, and all other related data with the subject under investigation are also assessed and applied for cross validation of data from different sources.

#### **3.11.4. Survey Protocol**

The protocol is an especially effective way of dealing with the overall problem of increasing the reliability of case studies and is a major way of increasing the reliability of case study research and is intended to guide the investigator in carrying out the data collection from the cases (Yin 2009). Therefore, the following data collection protocols are applied.

- In order to establish trust with respondents and ensure that the data collected is only used for the intended study purpose and is kept confidential, the researcher conducts

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brainstorming sessions with data collectors regarding the objectives and purpose of the study. This helps to prevent invalid responses during the data survey.

- The primary respondent to the study population's questionnaires is the family head or their spouse, who is responsible for the family and is the most involved in the neighbourhood. If the respondent is not present, data collectors verify the respondent's background information through pre-questions before moving on to the main questionnaires.
- Since the owner's and renter's response matters for proper representation of the overall responses, the percentage share of owners and renters from the sample-sized population is controlled during data collection after assessments on the number of owners and renter respondents in due processes of data collection. Meaning if renters are highly favoured then the data collection can be paused and look for owners within the same UOA and block stratifications. This enables us to avoid negatively skewed data which is favoured in one direction.
- The spatial stratification mentioned in the 'Stratification criteria and techniques' section is applied to avoid misrepresentation of the study population as it is determined in the spatial stratification in detail above and proper data validation.
- If the respondent in the same UOA is not willing to respond the data collectors can escape to the next households in the same UOA in the Senga Tera Firdbet I Condominiums case while for Geja Sefer they can move to the next households within the same block arrangements according to the spatial stratifications to avoid misrepresentation.
- If the respondent is not willing to respond to the questionnaire the data collector must thank and passes to the next households.
- If the respondent is willing to respond the data collector thanks and verifies whether or not he or she is the right person to reply to this questionnaire by asking the pre-questions.

- 
- If the respondent is willing to respond but not the right person to reply to the questionnaires the data collectors must thank them for their willingness and arrange when to meet the right person and proceed to the next households.
  - Since there are 10-UOA in the Senga Tera Firdbet I Condominiums and 8 small blocks in Geja Sefer according to the spatial stratification the questionnaires coded with a sequence of codes "case study site code- data collector code- UOA- building code - house number" and "case study site code- data collector code- house number" respectively. With this respect Senga Tera Firdbet I Condominiums case study site is coded as "SF" as prefix followed data collector code, name of UOA, building code followed by house number respectively. Likewise, in the case of Geja Sefer survey questionnaires are coded as "G" as prefix followed by case study site code, data collector code followed by house number respectively.
  - Those questions whose response depends on the respondent's preceding response if they are not expected to respond to succeeding questions because of their preceding response are coded with "999".
  - If respondents quit in the middle of the interview the questionnaires must be invalid and their response must be void and should not encoded "XXX".
  - Similarly, if there are invalid questionnaires because there are too many missing responses or don't consider the data collection protocol for data collectors listed under pre-questions they can be coded "XXX" and they can be omitted not to be encoded.
  - Non-public data must be labelled by different colours and can be notified by comments whether the data is subject to public sharing or not while the public data can remain unshaded. So that the advisors and the researchers should only disseminate the data that is public if necessary.
  - When a respondent is not willing for a specific response, it must be coded "-100".
  - If there is a respondent's response for a specific questionnaire that has succeeding sub-questions and respondents failed to answer it because he/she doesn't remember the succeeding response can be given the missing value "-999".

- 
- The interview questionnaires designed for UOA of Senga Tera Firdbet I Condominiums and Geja Sefer local organization leaders can be addressed by either manager, deputy manager, or secretary of UOA and likewise either chairperson, deputy chairperson, or secretary of Geja Sefer local organizations respectively.
  - Whereas the secondary data for registered crime are collected from Addis Ababa police Lideta sub-city police departments, Teklhaymanot area police station, and Geja-Sefer, and Balcha area police station.
  - Finally, the survey questionnaire must be coded and signed by the data collectors at the end specifying location, data and time.

### **3.11.5. Respondent Profile**

According to CSA (2012), a household head is a person who provides economic support or manages the households. The head of the household is selected by household members for some reason of their age or respect regardless of their sex. The primary respondent of the designed questionnaire from the study population can be the head of the family or their spouse but in their absence, the following list of respondent profiles can be maintained to gather trustworthy responses for the questionnaires.

- ✓ The respondents should be children or family members that have close ties either by blood or by living together with the head of the family in the absence of the family head or their spouse.
- ✓ The respondent should also have sufficient information about the households and the head of the family.
- ✓ The respondent should be a usual member of a household. This means a person is considered a usual member of a household if he or she continuously lives or resides at least for six months and has common cooking and eating arrangements with the household (CSA 2012).
- ✓ The respondent's age should be greater than or equal to 21 and mentally healthy to ensure validity plus responsibility of response.

- ✓ The respondent's experience in spending his or her spare time within the neighbourhoods should be stated.
- ✓ The respondent's experience in open spaces within the neighbourhoods should be stated.
- ✓ The respondent's level of education should be stated clearly.
- ✓ The respondent sex must be stated clearly since different sexes have varied senses of perception of crime, a proper profile of gender enriches data for proper validation.
- ✓ The respondent's place of work must also be stated clearly this can help to identify the respondent's response to his experience in the neighbourhoods.

### 3.12. Stratification Criteria and Techniques

#### 3.12.1. Stratification based on unit owners' association

Data from Lideta housing development and administration office indicates 10 small unit owners are there in Lideta Senga Tera Firdbet I Condominiums. Based on this stratification the sample size population is distributed among members of the ten-unit owners. The stratification is presented below. The spatial representation of all stratification presented as Appendix IV, p.162.

*Table 3. 6. Stratification of Senga Tera Firdbet I Condominiums based on unit owners' association*

UOAs	Total number of members	% Share	Number of samples from each UOAs
Lideta Berhane (ልደታ ብርሃን)	377	17.25	58
Lideta Kokebe (ልደታ ኮከብ)	306	14	48
Lideta Fire (ልደታ ፍሬ)	156	7.14	24
Fikere Leandinet (ፍቅር ለአንድነት)	328	15.01	51
Hibret (ህብረት የጋራ)	124	5.67	19
Hiddase (ሕዳሴ)	285	13.04	44
Addis Genete (አዲስ ገነት)	283	12.95	44
Lideta Genet (ልደታ ገነት)	157	7.18	24
Beidele(በድል)	103	4.71	16

Lideta Hibret(ልደታ ካብረት)	66	3.02	10
Total	2185	100	338

### 3.12.2. Building stratification based on access to the road

As a result, 19 buildings share the main road axis, and 36 buildings are along the local road axis. Subsequently, both count 185 and 153 households from the total sample size population respectively.

*Table 3. 7. Stratification of Senga Tera Firdbet I Condominiums based on access to roads.*

Road access	Number of buildings	Total number of HH	% Share	Number of samples from sample size
Buildings along the main road axis	19	1198	54.82	185
Buildings along the local road axis	36	987	45.17	153
Total	55	2185	100	338

The spatial representation of stratification based on buildings that have access to the main road and local road axis is presented in Appendix IV, p.163.

### 3.12.3. Building stratification based on building land use

Accordingly; there are 33 pure residential buildings, 15 mixed residential buildings, and 7 residential buildings that combined small shops on the grounds consecutively each of them counts 166,137 and 35 households respectively from the total 338 sample size populations.

*Table 3. 8. Stratification of Senga Tera-Firdbet I Condominiums based on building land use.*

Building land use	Number of buildings	Total number of HH	% Share	Number of samples from the sample size
Pure residential buildings	33	1072	49.06	166
Mixed residential buildings	15	886	40.54	137

Residential buildings with the shop on the ground floor	7	227	10.38	35
Total	55	2185	100	338

The spatial representation of stratification of the sample size population of Lideta Senga Tera- Firdbet I Condominiums based on building land use is presented in Appendix IV, p.164.

### 3.12.4. Building stratification based on the availability of communal places

Thus; there are 28 buildings with available communal places and 27 buildings without communal places. Subsequently, both counts 217 and 121 households respectively from the total sample size population which is 338.

*Table 3. 9. Stratification of Senga Tera-Firdbet I Condominiums based on the availability of communal places*

Cluster types	Number of buildings	Total number of HH	(%) Share	Number of samples from sample size
Cluster with communal places	28	1402	64.16	217
Clusters without communal places	27	783	35.83	121
Total	55	2185	100	338

The spatial representation of stratification of the sample size population of Lideta Senga Tera-Firdbet I Condominiums based on the availability of communal places is presented in Appendix IV, p.165.

### 3.12.5. Old Lideta Woreda 04 Geja Sefer neighbourhoods' stratification procedures

One of the stratifications that exist in Geja-Sefer is block stratification whereby the existing blocks are grouped into different blocks with a range of 50-150 households in each block. Accordingly, 8 blocks in Geja Sefer are organized by the woreda -09 administration which ranges from Block 9 up to Block 16.

*Table 3. 10. Stratification of sample size population of Geja-sefer based on block stratification*

Block number	Number of HH	(%) Share	Number of sample size
Block-09 (ሸክላ መንደር)	150	12.76	38
Block-10(ጓሮ ሜዳ)	146	12.42	37
Block-11(ይብሮ ሻይ ቤት መንደር)	138	11.74	35
Block-12(ፋም ውሃ መንደር)	150	12.76	38
Block-13 (መስኪድ ሰፈር)	150	12.76	38
Block-14(እናት ኢትዮጵያ)	143	12.17	36
Block-15(አረሩ ሜዳ)	150	12.76	38
Block-16(መስኪድ ሰፈር)	148	12.59	38
Total	1175	100	298

The spatial representation of stratification of the sample size population of Lideta Geja Sefer based on block stratification is indicated in Appendix IV, p.166.

### 3.12.6. Building stratification based on access to the road

As a result, 370 buildings share the main road axis, and 1277 buildings which are along the local road axis. Subsequently, both count 1649 buildings.

*Table 3. 11. Stratification of the building units of Geja Sefer based on access to road*

Road access	Number of buildings	Percentage share (%)
Buildings along the main road axis	370	22.43
Buildings along the local road axis	1277	77.44
Total	1649	100

The spatial representation of stratification based on building that have access to the main road and local road axis is presented below in Appendix IV, p.167.

### 3.12.7. Building stratification based on the availability of communal places

Thus; there are 282 parcels of which 19 parcels are occupied by garages, warehouses, mosques, kindergartens, elementary schools, youth centres, and micro and small-scale enterprises. The remaining 263 parcels are occupied by residential buildings. Among 263 parcels that are

occupied by residential buildings, only 83 have communal places the remaining 180 parcels do not have communal places.

*Table 3. 12. Stratification of Geja Sefer parcels based on the availability of communal places*

<b>Residential Parcels</b>	<b>Number of parcels</b>	<b>Percentage share (%)</b>
Parcels with communal places	83	31.55
Parcels without communal places	180	68.44
Total	263	100

19 parcels mentioned above that are occupied by garages, warehouses, mosques, kindergartens, elementary schools, youth centres, and micro and small-scale enterprises are represented spatially and presented in Appendix IV, p.168.

### **3.13. Method of data analysis**

The interview and the questioner's data were analysed first by translating and transcribing into English since it first it collected in Amharic version. Doing so, the following three techniques data reduction, coding, and interpretation and displaying are applied that are adopted by Saini (Saini 2020).

The qualitative and quantitative data are organized to present in the form of narratives so that the content of the different sources can be analysed in combinations. With this regard to analyse the qualitative survey content analysis was conducted to summarize survey results and apply for analysis. Both SPSS and Excel are applied to analyse the data in a descriptive and statistical method including mean, median, frequencies, percentages, and ranges, and compute regression and correlation.

Correlation model is to test the different variables related to each other to understand the degree of association between the variables (Zegeye, et al. 2009). While Regression model is to assess the strength of a relationship between one dependent and independent variable to determine the value of the dependent variables from one or more independent variables (Creswell and Creswell 2018). They are applied to indicate the nature of relationships between the urban redevelopment (independent variable), social cohesion (mediator variable and crime (dependent variable). Beside this, regression is applied to quantify the degree of influence between the three variables.

Finally, the cross-case synthesis is conducted using the secondary and primary data obtained from the different sources to make the comparison between the different case study areas to understand the three variables urban redevelopment, social cohesion and crime.

In order to address the research questions and objectives the analysis was conducted based on addressing the following analytical frameworks.

- The levels of social cohesion, actual crime and perception of crime in both case study area.
- The experience of Sengatera Firdbet condominium residents' changes in the level of social cohesion compared to their previous neighbourhoods they used to live.
- Afterwards based on the findings see how social cohesion and crime levels affected by urban redevelopment.
- Finally based on the findings see the relationships among the three variables urban redevelopment, social cohesion and actual and perception of crime.

### **3.14. Method of data presentation**

The data is presented in the form of tables, graphs, and charts format. The statistical methods of data analysis mentioned in the data analysis are called regression and correlation and the cross-case synthesis is presented in combination with the assumed theoretical and hypothetical discourse that the researchers want to test combined with the research questions is integrated and presented according to the study results either to stand in favor or against the theoretical parts.

The results of contents analysis of qualitative survey response from the open-ended questionnaires are presented by changing into charts, graphs and supported with text.

### **3.15. Validation and Reliability**

Because case studies are one form of empirical social research the four tests which includes construct validity, internal validity, external validity, and reliability are relevant to case studies (Yin 2009). Pilot testes was conducted to test internal validity for evaluation of the internal consistency of the items and to improve questionnaires, format, and data collection protocol. The following are applied for the quality of the research over defining the domain to which a study's findings can be generalized are determined by applying a 95% confidence level and 5% error to address appropriate sample size. The researcher tries to build trust with the questioner's and interview respondent through brainstorming about the research aim and the confidentiality of the data collected to avoid invalid response during data survey. Beside this, proper stratification of the

sample population is applied to avoid negatively skewed data through defining data collection protocol. To avoid errors and ensure the accuracy 13 questionnaires that are filled against the data collection protocol are detracted from the analysis.

Triangulation is generally understood as a method of elucidating meaning through a variety of senses and conforming the consistency of an observation or interpretation (Alemayehu 2008). Accordingly, data obtained from recorded crime from Lideta police departments, household's survey response, and four focused group discussion with 4 UOA's leaders and two Geja Sefer local Edir leader results are triangulated.

### 3.16. Internal validity

The alpha coefficient, developed by Cronbach in 1951, is without a doubt one of the key and commonly utilized statistics in research for creating and administering tests. Alpha coefficient is valuable for determining reliability in a specific scenario: A high alpha indicates that a significant amount of variance in the test stems from shared and group factors. This information is crucial as it suggests minimal variation among specific items. These ideas stem from Cronbach's work in 1974 and are similar to terminology used in factor analysis. Recent research using alpha suggests that a specific threshold, potentially over .70, is deemed suitable or unsuitable without reference to the scale's item count (Cortina 1993). Accordingly, the alpha coefficient test for each major variables was conducted and it's summarized in the table below.

*Table 3. 13. Cronbach's Alpha coefficient results for the main variables*

<b>Indicator Variables</b>	<b>Cronbach's Alpha</b>	<b>Internal consistency</b>
Traditional social institutions	0.75	Good
Groups and networks	0.71	Acceptable
Shared purpose	0.72	Good
Collective action and cooperation	0.8	Good
Civic engagements	0.75	Good
Physical connectivity		Acceptable
Place attachments	0.75	Good
Trust	0.8	Good
Conflict management	0.71	Acceptable
Perception of crime	0.73	Acceptable

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### 3.17. Report of pilot survey process

Piloting was conducted to revise the survey protocol, questionnaire, encoding error, and undertake preliminary analysis to extract pilot survey findings. Consecutively, a sample population not more than 5% of the larger population considered for piloting that's 15 pilot study samples from each case study determined where 25 total population from both Senga Tera-Firdbet I Condominiums and Geja Sefer participated in the pilot study.

The location of the selected pilot sample was distributed according to the spatial stratification of the study area which is UOA stratification in the Senga Tera-Firdbet I Condominiums and block stratification in the case of Geja Sefer. In doing so, the 25 pilot samples were tested in each stage following their spatial distributions to collect appropriate feedback from all with proper representation of the larger sample size population in each spatial stratification.

Having this in mind, progressive test was conducted by dividing the 15 pilot sample populations into four stages 1, 2, 4, and 8 in both case study areas. In doing so, at stages two and three five questionnaires were distributed in the consent of respondents' willingness to respond by themselves if there is willingness especially for educated respondents to save time and energy to fill it without the help of data collectors. But among the five questionnaires only one questionnaire was attempted a little bit even though it's incomplete. For this reason, the pilot addresses only 25 samples out of 30 and all were collected by the researcher in series of four stage.

Series of update in each stage was made on the questionnaires and the data collection protocol. Finally, the questionnaire was approved with some minor adjustments on some of the questionnaires regarding the way they should be asked to gain appropriate responses. Likewise, some of the choices were also reshaped for better understanding between the data collectors and the respondents. Having the final questionnaires 25 pilot samples was conducted in total. Applying the 25-sample data preliminary analysis was conducted separately. Accordingly, the pilot analysis results indicate the instruments are reliable to test the study under investigation.

# Chapter Four

## 4. Results and Discussion

### 4.1. Introduction

In this chapter the cases are analysed according to the analysis techniques mentioned in the methodology section. Results are discussed in conjunction with the research questions, specific objectives, and reviewed literature. Besides this, the findings are summarized for both case study areas, and finally comparisons between the case study areas are presented.

### 4.2. Survey analysis

#### 4.2.1. Case study Area 1: Senga Tera Firdbet I Condominiums

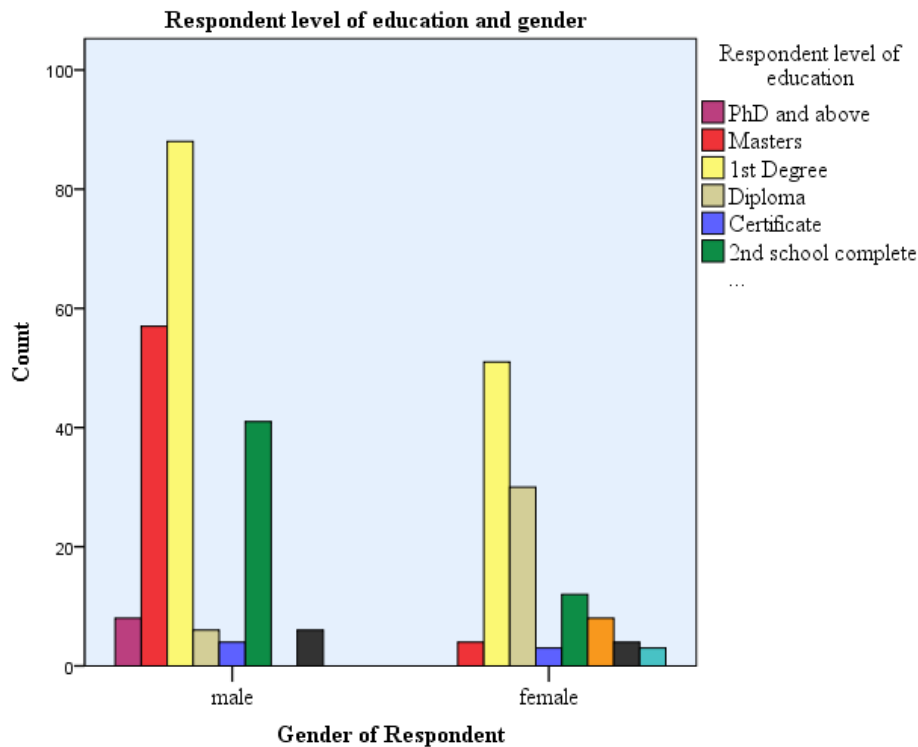
##### 4.2.1.1. Respondent profile

Of the total 325 household respondents in Senga Tera Firdbet I Condominiums, 60.61% were male family heads while 31.99% were female family heads and the remaining 7.38% were other family members. In terms of gender from the total 325 respondents, 64.61% were male respondents and 35.38% of female respondents participated in the survey while their age distribution is presented in the table below. (See Table 4.1)

*Table 4. 1 Respondent age groups*

Respondents Age Groups		
	Frequency	Percent %
21-25	28	8.6
26-35	100	30.8
36-45	129	39.7
46-55	36	11.1
56 and older	32	9.8
Total	325	100.0

When we see the respondent level of education and gender from the total 210 male respondents; respondents having PhD counts 8, master's 51, 1<sup>st</sup> degree 88, 6 diplomas, 4 certificates, 41-2<sup>nd</sup> school complete, and 6 elementary complete while from the total 115 female respondents 61 are having master's degree, 51-1<sup>st</sup> degrees, 30 diploma, 3 certificates, 12- 2<sup>nd</sup> school complete, 8 studying 2<sup>nd</sup> school, 4 elementary school and 3 respondents are skilled professionals.



*Figure 4 1. Respondent level of education and gender*

When we see the respondent's permanent length of residence, it ranges from 1 year up to 10 years. Accordingly, 11 respondents live for about ten years, 6 of them live for nine years, 47 live for about eight years, 9 live for seven years, 51 of them live for six years, 21 live for five years, 62 live for four years, 25 live for three years, 39 live for two years, and 54 live for only one year. Whereas of the 325 respondents, 214 came to the case study area from other parts of Addis Ababa's inner city; 82 came to the site from other parts of Addis Ababa's outskirts; 19 of them came to the site from a city outside of Addis Ababa; and the remaining 10 respondents came to live in the case study area from a rural area outside of Addis Ababa.

From the survey, it is evident that out of 325 respondents, 95 respondents replied they never spent much time in the neighbourhoods, 135 respondents said they spent very rarely, 86 respondents said they spent sometimes, and only 9 respondents said they always spent time in the neighbourhoods, whereas 113 of the respondents responded that their place of work is close to their place of residence, 146 replied that their place of work is far away from their place of residence, 4 of them underlined that their place of work is inside their neighbourhoods, and 62 respondents stated that they have no job.

The respondents were asked about whether there is common green space and how much time they spent in the green space; accordingly, from the total survey response, 319 respondents responded yes, there is common green space in their place of residence, which is about 98.2%, while 6 of them responded there is no common green space in their place of residence, which is about 1.8% of the total counts, but in terms of spending in common green space, only about 44.6% of respondents, which is around 154 respondents, spent in common green space, while 28.3% spent sometimes, and the other 22.8% of respondents spent very rarely, whereas 4% replied they never spent in common green space.

*Table 4. 2. Availability of common green space and time spent in common green area*

Is there common green space in your neighbourhood?			How much time did you spend in the green space?			
	Frequency	Percent		Frequency	Percent	
Yes	319	98.2	Never	8	2.5	
No	6	1.8	Very rarely	74	22.8	
			Sometime	92	28.3	
			Always	145	44.6	
			Total	319	98.2	
			Missing	999	6	
Total	325	100	Total		325	
					100	

Regarding the availability of enough sidewalks and how convenient they are for exploring the neighbourhoods and meeting people, 266 or 81.8% of respondents replied yes, there are enough sidewalks, but only 182 out of 266, which is 68.42%, said the sidewalks are convenient, while 84 or 31.57% of them said no, they are not convenient for exploring the neighbourhoods, whereas the remaining 59 respondents from the total of 325 respondents, or 18.2%, responded that there are not enough sidewalks in the neighbourhoods.

#### 4.2.1.2. Household profile

The total number of male heads of the family is about 304, which is 94%, and the female family heads who participated in this survey count 21, which is only 6.5% of the total, whereas, with respect to age distribution, family heads older than 56 count 41, 46-55 are 54, 36-45 are about 159, 26-35 are 69, and the remaining are between 21 and 25. This counts 12.61%, 16.61%, 48.92%, 21.23%, and 0.61%, respectively.

Table 4. 3. Age of the head of the family with respect to their gender

Gender of the head of the family * Age of head of the family							
		Age of the head of the family					Total
		21-25	26-35	36-45	46-55	56 and older	
Gender of the head of the family	male		69	146	54	35	304
	female	2		13		6	21
Total		2	69	159	54	41	325

From the total households that participated in the survey, the permanent residences of survey participants range from 1 up to 10 years. Accordingly, 304 male households live from 1 up to 10 years permanently, while 21 female households live for 2-3 years and between 7-9 years. (See Figure 4.2 below)

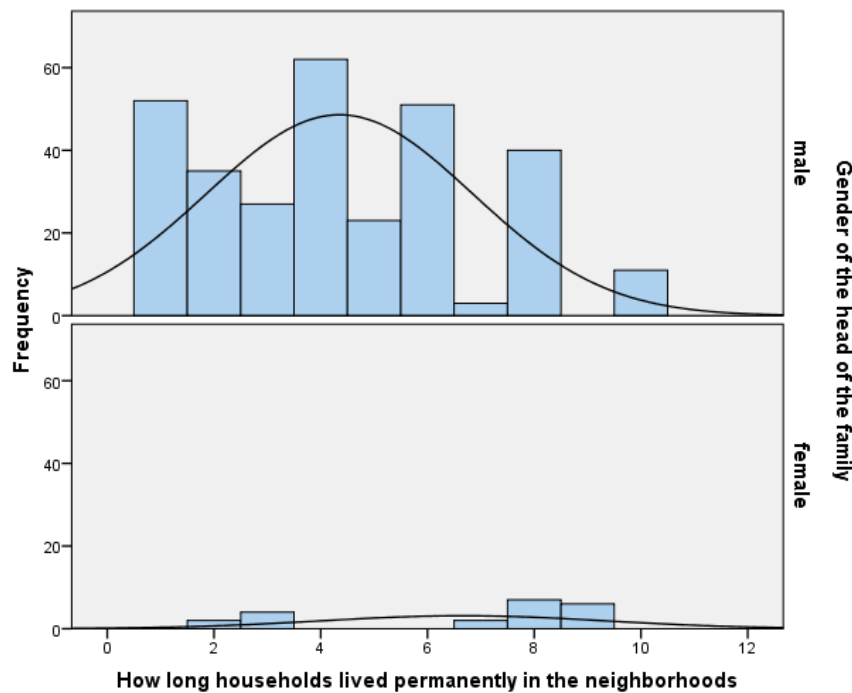


Figure 4.2. Households' length of residence and gender of head of the family

When we see the education level of the head of the family, households with a PhD are about 6.8%; master's degrees are about 27.4%; 1st degree counts 42.2%; diploma holders are 2.2%; households with a certificate level of education are 1.8%; 2nd school graduates are 17.8%; and 1.8% of them are elementary school graduates. The ownership of the houses is all private in the case of Senga Tera Firdbet I Condominiums, but the current occupancy of the house indicates that 154 are private tenants and 171 are homeowners, which is about 47.38% and 52.61%, respectively. Regarding the type of service, 96.3% of HH out of the 325 households use their house

only for residential purposes, while the remaining 3.7% of HH use their home for residential and commercial purposes.

#### 4.2.1.3. Traditional social institutions (Edir, Mahiber, Kircha, having coffee with neighbours)

The survey response indicates that of the total 325 HH, only 56%, engaged in Edir in their neighbourhoods, while the remaining 44%, did not. In the same token, of 182 HH engaged in Edir 89% of them are organized by individuals within the same locality, while 11%, are organized by religion. From the qualitative response, the following reasons mentioned by 143 HH who don't participate in Edir include "I am not interested now because I am a tenant", which counts 29.37%; "I am not interested now", counts 32.16%; "personal religious and cultural reasons" are 21.67%; "let me think over it", and "I am a newcomer", which counts 10.48% and 6.29%, respectively.

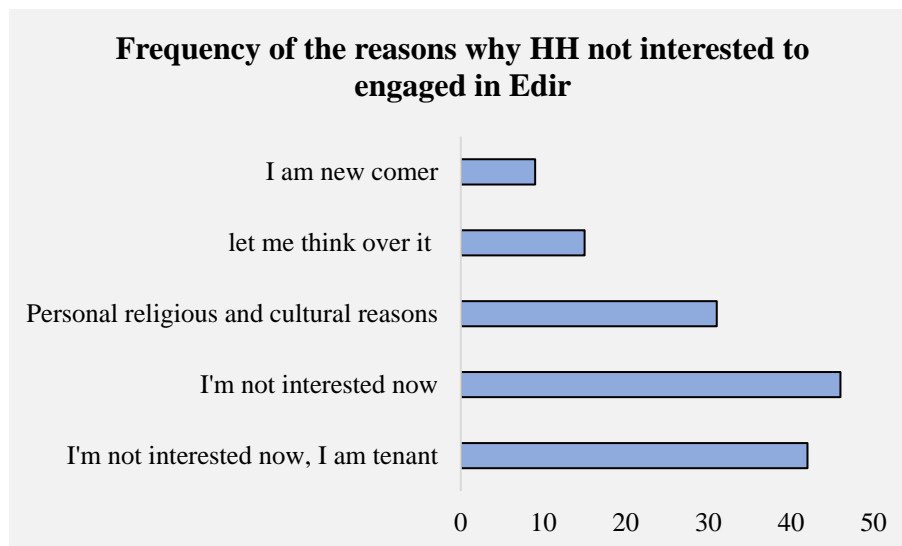


Figure 4.3. Frequency distribution of reasons why HH is not interested in engaging in Edir

Regarding how households are willing to engage in Mahiber in their neighbourhoods, of the 325 households that participated in this survey, only 148, or 45.5%, are engaging in Mahiber, while the remaining 177, or 54.5%, don't want to engage in Mahiber. Likewise, when we see how the 148 of them organize their Mahiber, it is categorized as individuals living within the same locality, colleagues working in the same workplace, individuals sharing similar professions, and individuals sharing similar religions. From their qualitative responses analysis, the following are the reasons why 54.5% of households are not interested in engaging in Mahiber in their neighbourhoods. (See Figure 4.4)

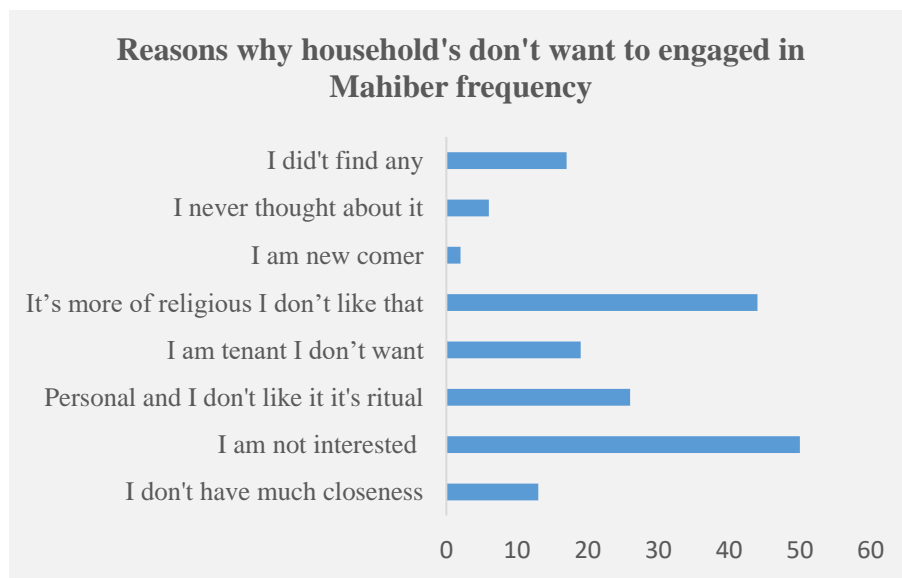


Figure 4.4. Reasons behind why households don't engage in Mahiber in their neighbourhoods

In response to respondents' involvement in the traditional social fabrics called 'drinking coffee neighbours' 35.7%, do have the habit of drinking coffee with neighbours on the same floor, while 64.3%, don't have such a habit. The following are the reasons why they don't interest themselves in drinking coffee together with their neighbours. (See Figures 4.5)

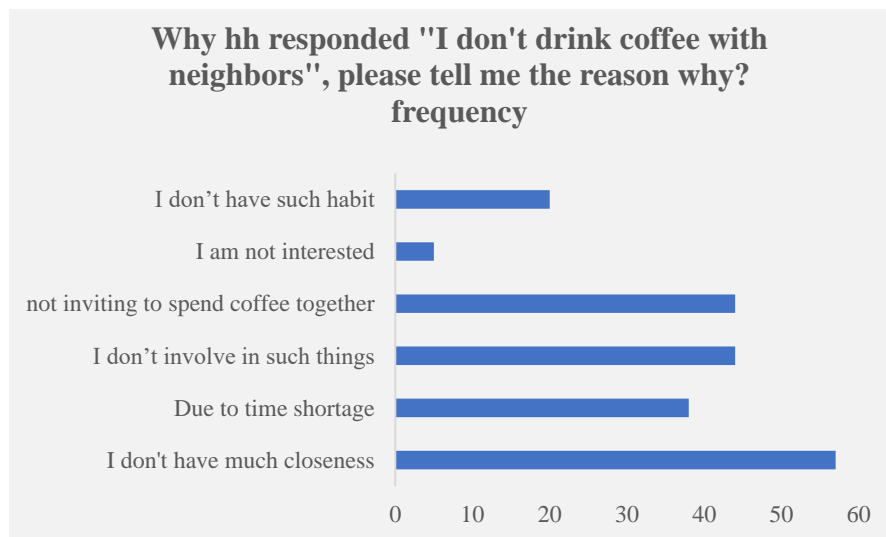


Figure 4.5. Why did HH respond "I don't drink coffee", please tell me the reason why.

In terms of how households evaluate their rate of participation in traditional social institutions and values in their neighbourhoods, 52.9% of them participate at a medium level, 25.8% at a low level, 13.5% at a very low level, 5.8% participate at a high level and only 1.8% participate at a very high level in traditional social institutions in their neighbourhoods,

respectively. The major list of reasons for households' general level of participation from the qualitative response analysis is listed in the figure below. (See Figure 4.6)

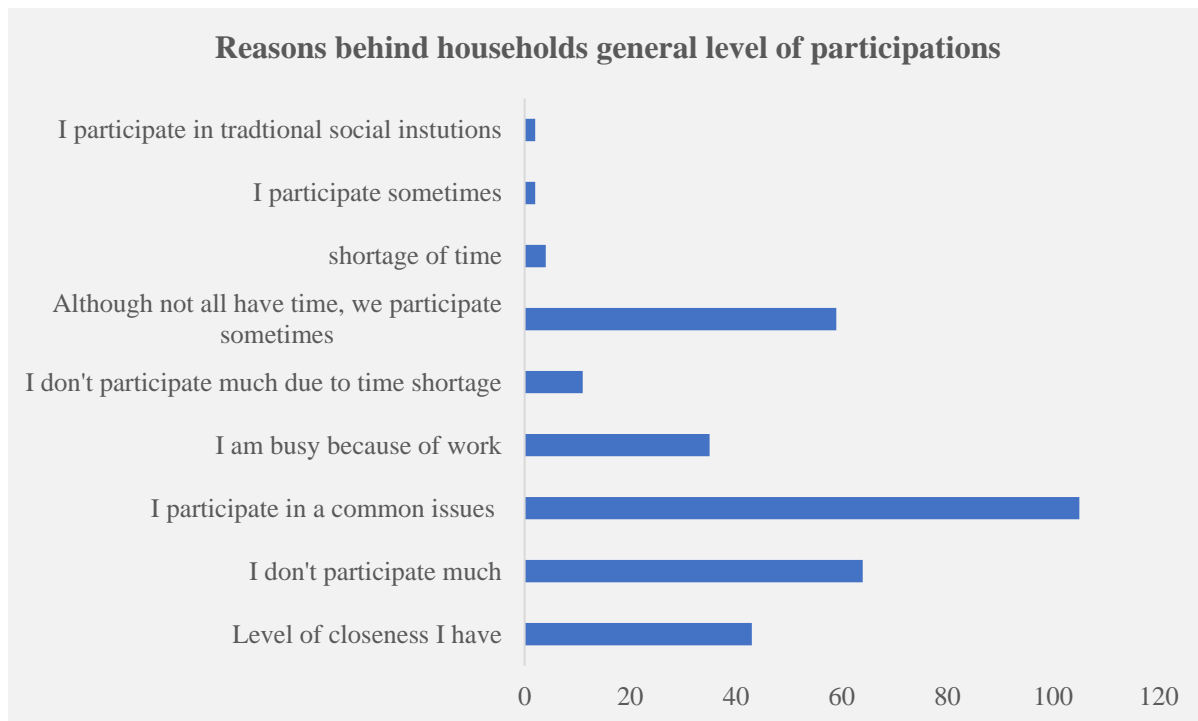


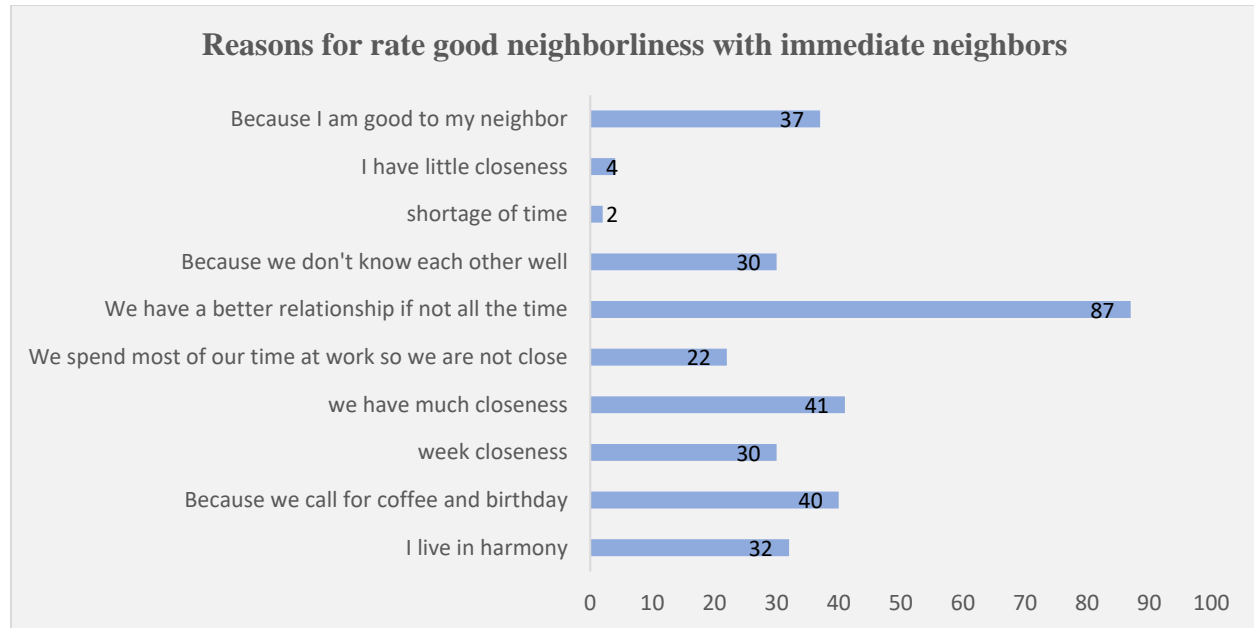
Figure 4.6. The reasons behind households' level of participation in traditional social institutions.

When we measure how satisfied households are with traditional social institutions and values, they have participated in 69.8%, of them responded "Yes, I am satisfied", while the remaining 30.2%, of households, indicated that they are not satisfied. Besides the level of satisfaction, when we look at how households see neighbourhoods and other residents' rate of participation in traditional social institutions and values, 68.3% believe other neighbours and residents' participation is medium, while 14.5% and 1.2% only reply that it's high and very high, respectively, while the remaining 12% and 4% respectively respond low and very low.

#### 4.2.1.4. Groups and networks

To measure the household's rate of groups and networks, some closed and open-ended questionnaires were asked in the survey, and the results are discussed below. Accordingly, when we look at the household's rate of good neighbourliness with immediate neighbours, 48% respond that they have medium neighbourliness, while 33.5% are high, 0.9% are very high, 9.8% are low, and 7.7% have very low neighbourliness with immediate neighbours. As summarized from the qualitative survey response, the main reasons behind the rate of good neighbourliness with their

immediate neighbours indicates that 26.76% of households responded that they have a better relationship if not all the time, while the others replied reasons like because I am good to my neighbours (11.38%), because we don't know each other's (9.23%), weak closeness (9.23%), we spend most of our time at work so we are not close (6.76%), and other reasons like because we call for coffee and birthday, and I live in harmony. (See Figure 4.7)



*Figure 4.7. Reasons for the rate of good neighbourliness with immediate neighbours*

Whereas households rate of good neighbourliness with neighbours in the same building from the total 325 surveyed responses, 48.6% believe that they do have a low level of neighbourliness, 32.6% have a medium level of neighbourliness, 12.6% regard it as very low and only 5.5% and 2 households regard their level of good neighbourliness with other households in the same buildings as high and very high, respectively. The major reasons behind their response on their level of good neighbourliness with neighbours in the same building are 35.69% responded that this is because they don't see each other much, 24.92% said it's just because of a shortage of time, and 22.76% said it's because we meet on common issues, whereas the other reasons behind households' level of good neighbourliness with other neighbours in the same buildings are summarized below in the figure. (See Figure 4.8)

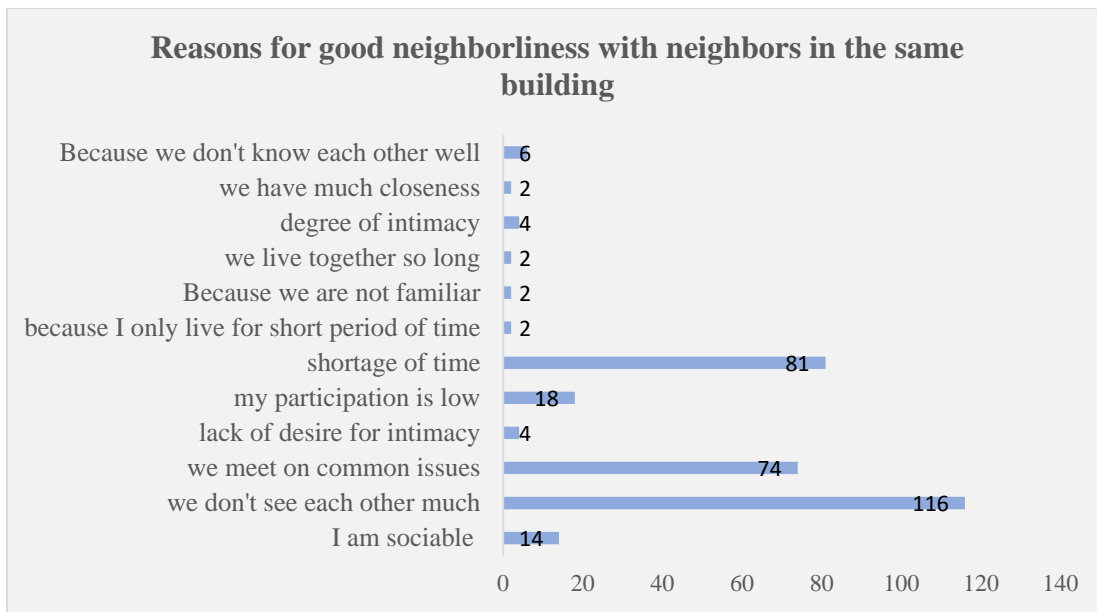


Figure 4.8. Reasons for good neighbourliness with neighbours in the same building

Household habit of asking neighbours about their work and family situation, about 78.2% have such a habit, while the remaining 21.8% don't. The reasons why they don't have a habit of asking their neighbours about their work or family situation, it's because there are mainly tenants, who don't know each other at this level (16.30%), while 3.69% and 1.84% of the responses are just because of a lack of time and they don't have such a habit, respectively.

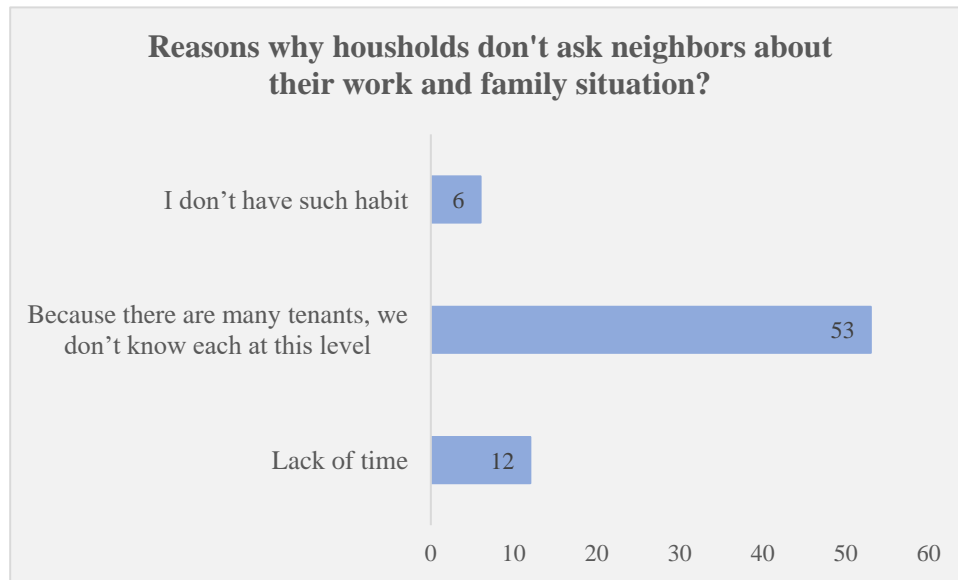
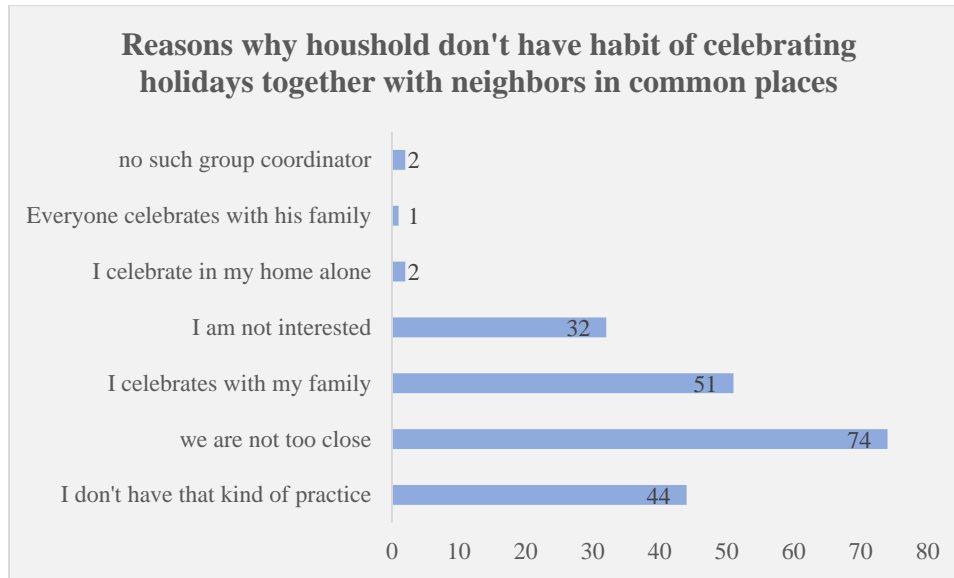


Figure 4.9. Reasons why households don't ask neighbours about their work and family situation

When we see household habits of celebrating holidays with neighbours in common places, of the total 325 participants in the survey, only 36.6% responded yes, I do celebrate holidays with

neighbours, while the remaining 63.4% didn't want to celebrate holidays with their neighbours in common places. The major reasons behind this response are that they are not close, they do not have such kinds of practices, they want to celebrate with their family, and others don't have interest, while others reply, it's just because they could find such coordinators and others want to celebrate alone. (See Figure 4.10)



*Figure 4.10. Reasons behind why households don't have a habit of celebrating holidays together with neighbours in common places*

The other variable measured in groups and networks is the rate of households' network level with members of their unit owner associations. Accordingly, 39.7% rate their networks as medium, 24.3% as low, 22.2% as very low, 11.7% as high, and 2.2% as very high. The reasons behind their networks level of the participant (325 households) indicates 23.7% respond they are close since they meet in meetings, 16.30% of them respond it's because there is no common time 16% say this is because the situation in the condominium is not favourable, whereas other replies say it's just because men have better networks than women or it's because of lack of interest in participating. (See Figure 4.11)

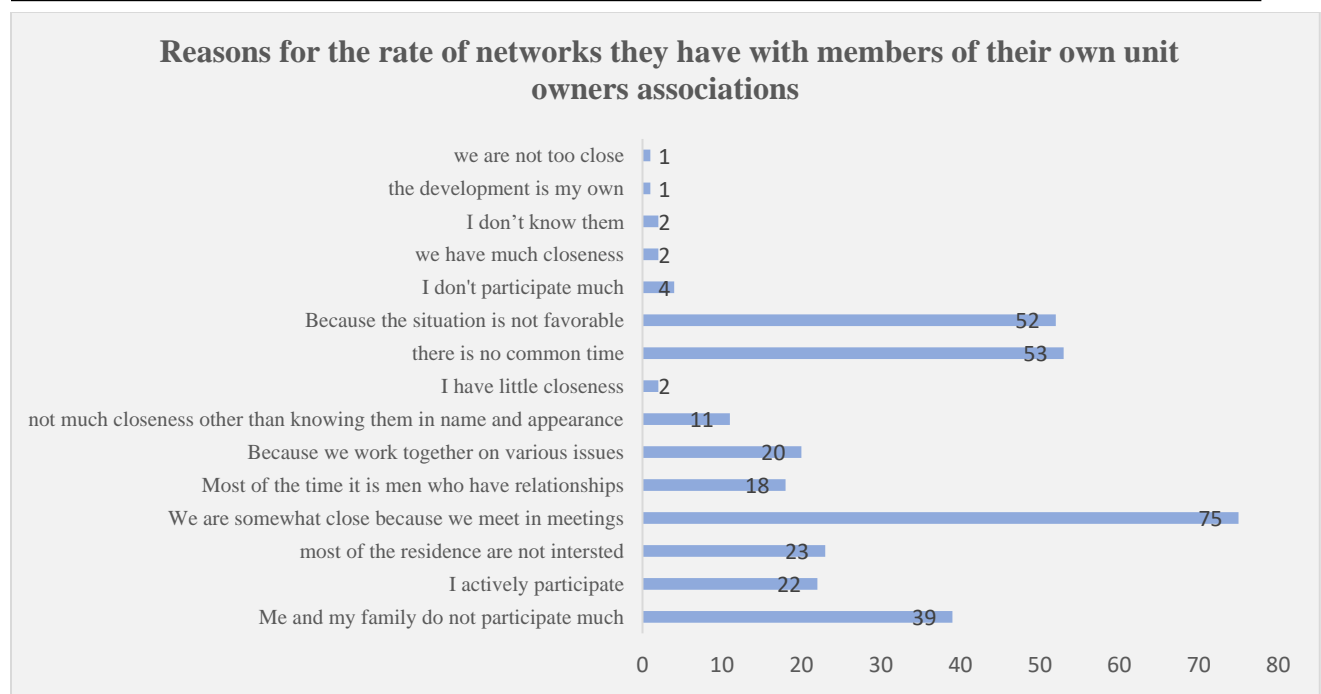
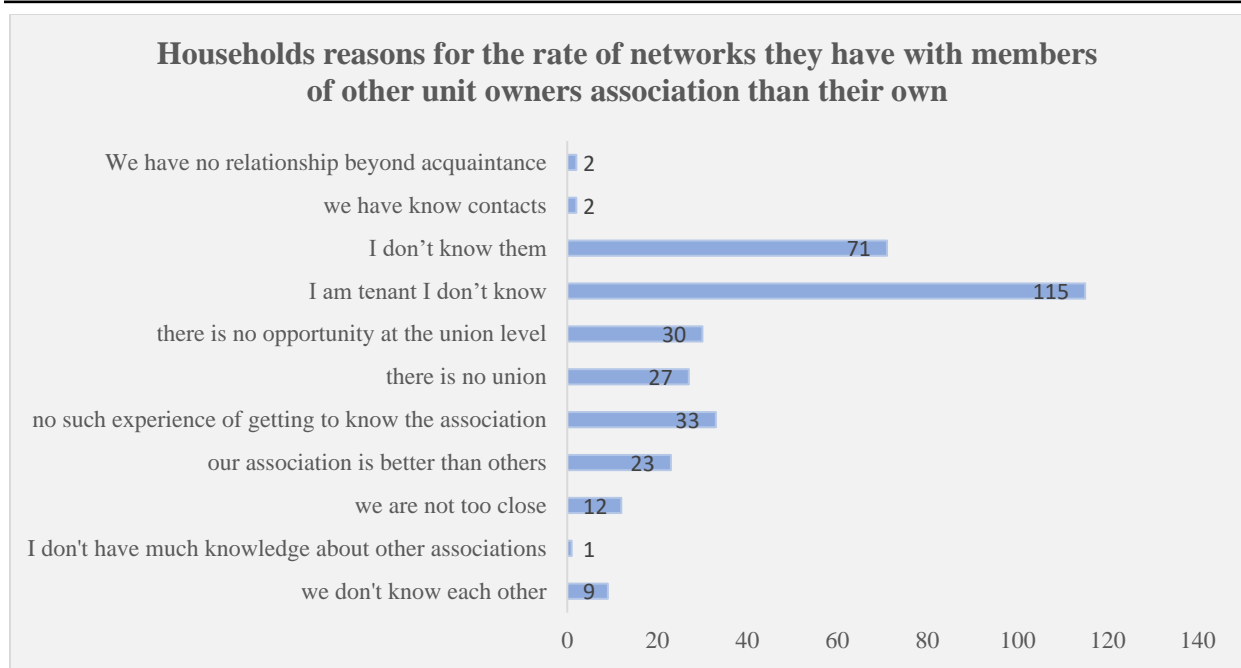


Figure 4.11. Reasons behind their network level with members of their unit owners' associations

From the survey results it's found that the rate of networks a household has with members of other unit owner associations with five-point Likert scale ranges with the following grades; 48% responded that it's very low, 30.8% low, 14.5% medium, and 6.8% high. The reasons behind their rate of networks from households' qualitative responses analysis includes: we have no relationships beyond acquaintance, I don't know them, I am a tenant who doesn't know them, there are no opportunities at the unit level, there is no union, there is no such experience of getting to know the associations, we are not close, I don't have much knowledge about other associations, and we don't know each other are the summarized reasons. (See Figure 4.12)



*Figure 4.12. Reasons behind HH rate of networks with members of other unit owners' associations than their own.*

The quantified rate of social support households received from the survey responses indicates that only 60% received different kinds of social support in times of happiness or sadness, either in the form of money, material, exchange of information, or morals from the total 325 survey participants in the case of Senga Tera Firdbet I Condominiums. The general groups and networks that households have with other residents in their neighbourhoods are medium, which counts at 50.5%, and only 24.9% responded that their general groups and networks within their neighbourhoods with other residences are high, whereas 8.3% rate their group and networks as very high, while 6.5% and 9.8% rate their groups and networks as low and very low, respectively. (See Figure 4.13)

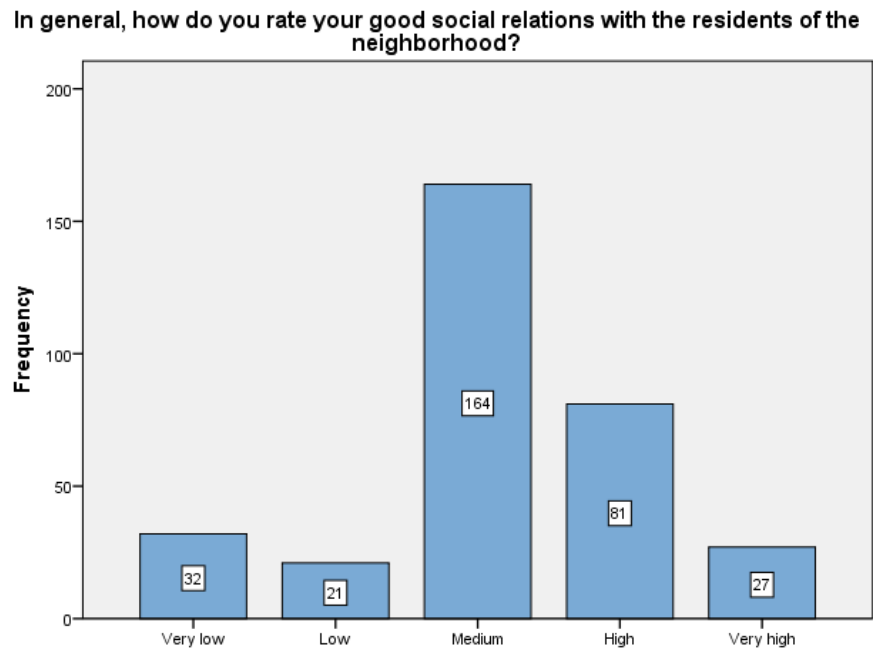


Figure 4.13. General rate of good social relationships HH has with residents in their neighbourhoods.

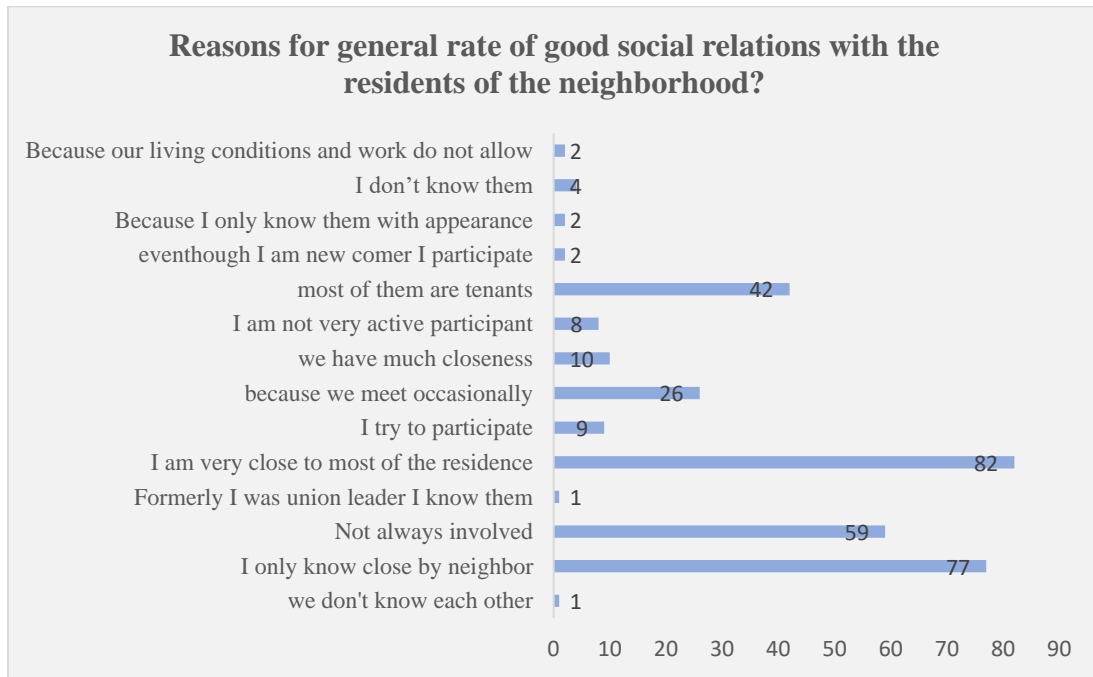
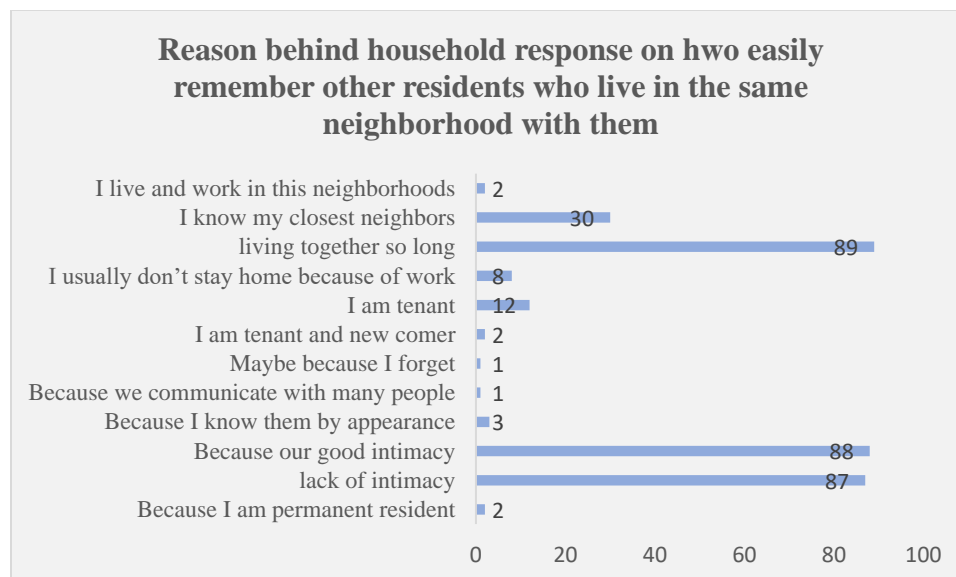


Figure 4.14. Reasons behind the general rate of good social relations with the residents of the neighbourhood

#### 4.2.1.5. Shared purpose

A significant majority of households (57.5%) find it easy to remember other residents in their neighbourhood. On the other hand, 35.7% consider it difficult to guess, and a small percentage of (6.8%) outright say no. However, despite these varying responses, all respondents agree that the residents in their neighbourhoods show mutual respect towards each other. Interestingly, when asked about their willingness to accept new residents with different values, cultures, or lifestyles in their neighbourhoods, an overwhelming majority of (97.5%) responded positively. Only (2.2%) found it hard to guess, and one household mentioned that their acceptance would depend on the character of the person in question. Furthermore, when it comes to the multicultural aspect of their neighbourhoods, (69.5%) of respondents confirmed that their neighbourhoods are indeed multicultural, while (30.5%) disagreed. These findings shed light on the reasons behind how households respond to the question of easily remembering other residents in their neighbourhood. The data suggests that while there may be some difficulty in guessing or remembering, overall, there is a sense of respect and openness towards accepting new residents with different backgrounds and cultures.



*Figure 4.15. Reasons behind how households respond on how easily remember other residents who live in their neighbourhood with them.*

The rate of togetherness or closeness in the area from the survey indicates 55.1% of the respondents indicated that the sense of togetherness or closeness in the neighbourhoods is neither distant nor close. Meanwhile, 25.8% expressed that it was somewhat close, 13.2% described it as somewhat distant, and 3.7% perceived it as very distant. Interestingly, only 2.2% of the

respondents felt that the sense of togetherness was very close. The major reasons mentioned by survey participants' households include that there is a large number of tenants and a lack of desire, condominium life is more personal, and we work together on common issues. (See Figure 4.16)

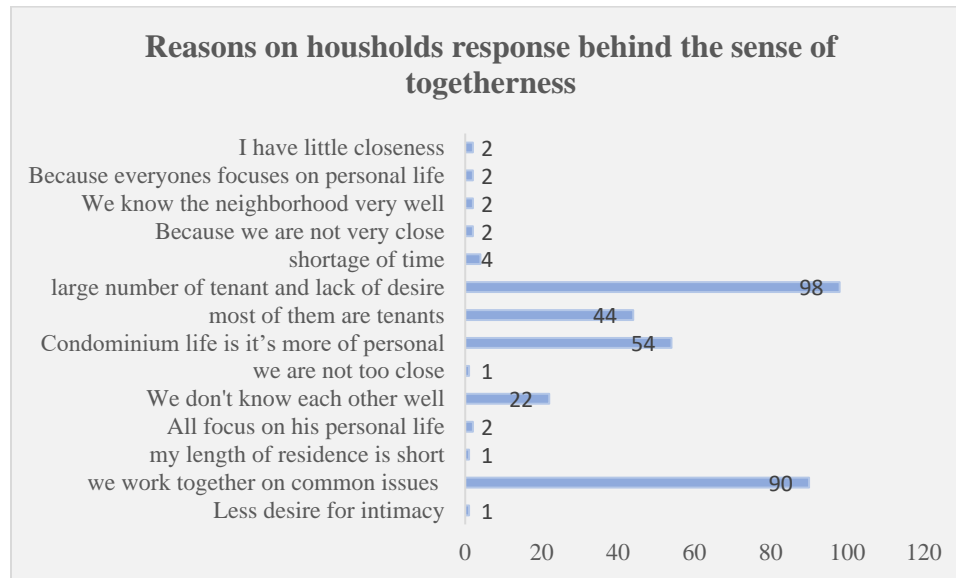


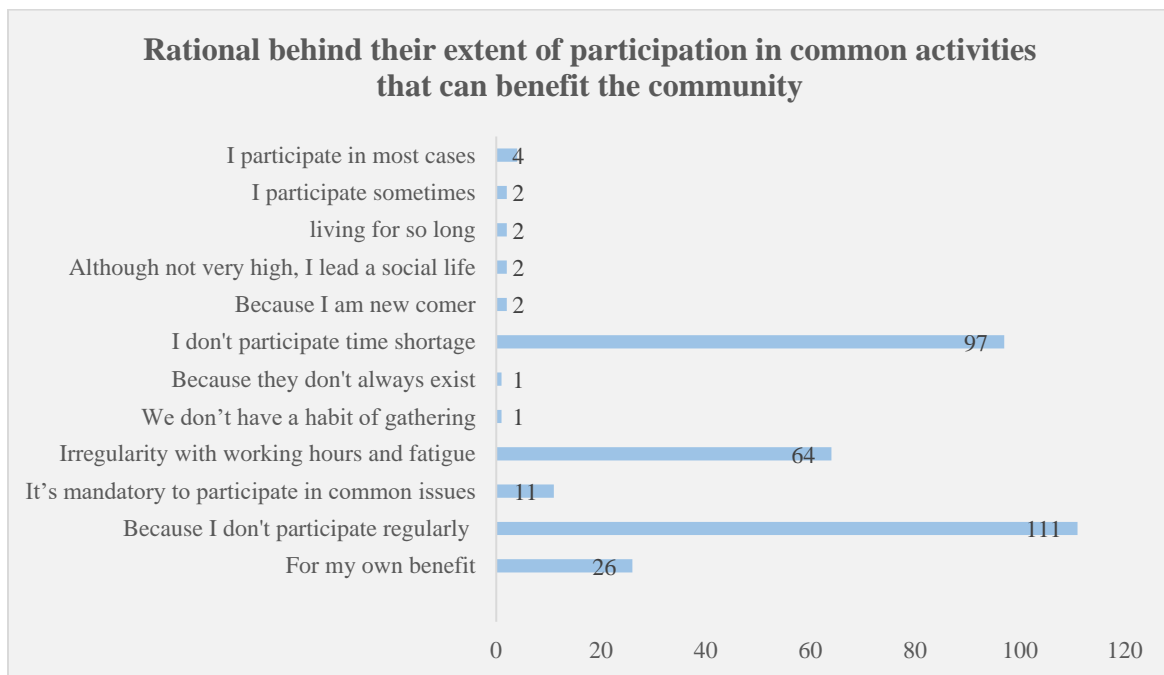
Figure 4.16. Reasons for household's response behind the sense of togetherness

When residing in their neighbourhoods, households experience varying levels of attachment to their surroundings. A majority of (57.5%) agree that they feel like they are part of their neighbourhood. Among them, (6.8%) strongly agree, while (8.6%) disagree, and (2.8%) strongly disagree. Additionally, (24.3%) respondents' expressed uncertainty about their level of attachment to their neighbourhoods. The different rationale behind their level of feeling being part of the neighbourhoods includes strong social networks, having strong social institutions, the availability of common areas, a shortage of communal places, poor social relations, a shortage of strong social institutions, and some other responses, like that they are not fully engaged because they are not interested and tenants.

#### 4.2.1.6. Collective action and cooperation

The survey result indicates that all residents are willing to cooperate to manage disasters that occur in their neighbourhoods, and at the same time, residents indicate that they are willing to help their neighbour if their neighbour asks for help. other than this residents' willingness to participate in activities that protect the neighbourhoods was observed, with 99.4% responding positively and only 0.6% expressing their unwillingness. Additionally, households were surveyed about the willingness of other residents to participate, and 94.8% believed that others were willing,

while 5.2% disagreed. Furthermore, when analysing the frequency of household participation in common activities that benefit the community, it was found that 52.3% had a medium level of participation, 18.8% had a very low level, 18.5% had a low level, 10.2% had a high level, and 0.3% had a very high level. Interestingly, since households started living in their neighbourhoods, the motivation of other residents to participate in common activities are increased by 77.2%, while 22.8% reported a decrease in motivation compared to when they first moved in. The rationale behind the household level of participation in common activities that can benefit the community from the qualitative survey results are summarized in figure below. (See figure 4.17)



*Figure 4.17. Rational behind their extent of participation in common activities that can benefit the community*

#### 4.2.1.7. Civic engagements

Peoples have various perceptions of how much they volunteer in their neighbourhoods. of those surveyed, 42.5% said they volunteer rarely, 34.2% supposed they volunteer sometimes, 4.6% highlight they volunteer always, and 18.8% said they never participate voluntarily. Furthermore, how frequently they volunteer, 43.1% stated they do so very rarely, 24.3% said they do it sometimes, 2.2% do so always, and 30.5% said they never volunteer. In addition, of the households that replied to a survey on their perception of being involved in their community, 52.3% said they felt like active members, while 47.7% thought they did not feel the same way.

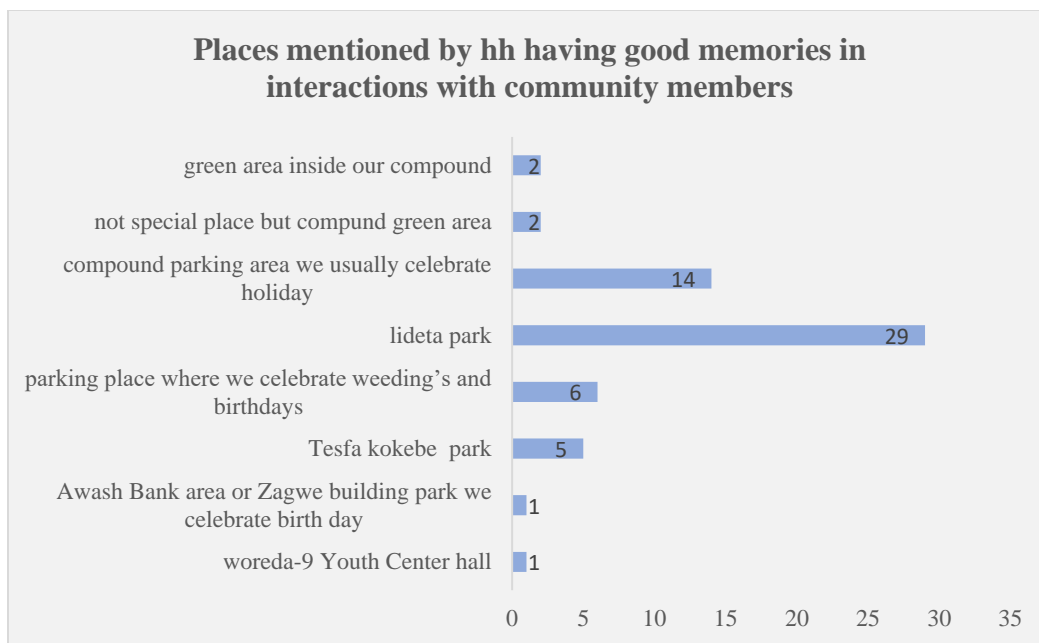
#### **4.2.1.8. Physical connectivity (green space, communal spaces, pedestrian network connectivity)**

The physical connectivity of the household including green spaces, public areas, and pedestrian network connections was expressly and broadly questioned. When it comes to the local streets' suitability for walking in the neighbourhoods, 79.4% agree that they are suitable, 14.2% disagree, saying that walking is not suitable on these streets whereas 2 household strongly agree that the local streets are suitable for walking. When examining their responses regarding the convenience of local streets for communicating with people, 52% of the households consider it to be of medium convenience, 37.5% responded that it is highly convenient, while 7.7% and 9% responded that it is of low and very low convenience, respectively.

In terms of the availability of public spaces in the neighbourhoods, 95.7% households argue that there are indeed public spaces while 3.7% households argue that there are no public open spaces. Furthermore, the frequency of usage of common public open spaces among the 95.7% who responded positively, 122 (37.5%) of them use these spaces sometimes, while 98 (30.2%) never use public spaces despite acknowledging their presence. Out of the 325 survey participants, approximately 158 individuals (48.6%) believe that having common areas in their neighbourhoods facilitates easy interaction with residents. In terms of having sufficient common areas for social activities, 196 participants (60.3%) stated that they do have enough common areas, while 129 participants (39.7%) responded that they do not have enough common areas to carry out social activities.

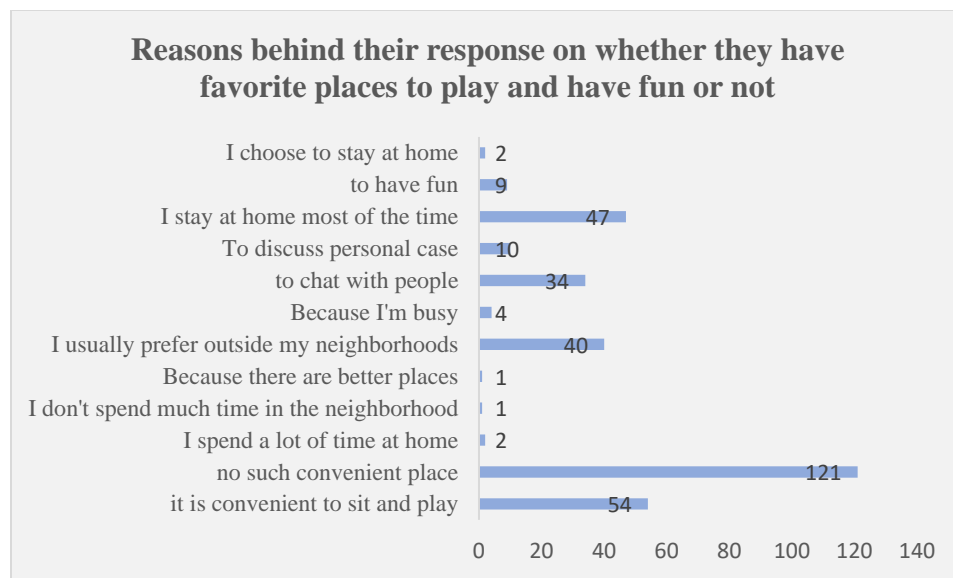
#### **4.2.1.9. Place attachments**

Regarding open spaces, 68.6% of participants reported having shared open areas with their neighbours, but 31.4% did not mention sharing common open areas. Concerning attachments to public green area around their neighbourhood, 39.10% of households identified with the one near Tesfa Kokebe school, 34.6% with parks in Lideta, and 18% with parks area between by Awash Bank or Zagwe buildings of commercial bank of Ethiopia. 8.30% of the respondents said they were connected to parks that exist outside their neighbourhoods. In terms of place attachments and good memories that households have in common open areas in their neighbourhoods, 18.5% of respondents said they had good memories, while 81.5% said they had none. The common areas listed by households for having good memories are listed below. (See Figure 4.18)



*Figure 4.18. Places that are mentioned by HH having good memories in interaction with community members*

Examining the feedback from households regarding their preferred places for recreational activities and socializing with neighbours, 103 individuals (31.7%) indicated that they do have favourite spots, whereas the remaining 222 individuals (68.3%) stated that they do not. The locations that have been mentioned by 31.7% of participants who have expressed good memories with fellow inhabitants encompass the parks adjacent to Tesfa Kokebe, the nearby grocery store, Lideta parks, and the hotels situated within their localities. The list of reasons that the 31.7% households mentioned for their response on whether they have favourite places to play and have fun or not are stated in the figure below. (See Figure 4.19)



*Figure 4.19. Reason behind their response on whether they have favourite places to play and have fun or not*

#### 4.2.1.10. Trust

One of the many variables that may be used to measure social cohesion is the degree of trust that neighbours have for one another. If their entire family had to move temporarily, 64% of respondents said they would trust their neighbour with their home, 33.5% said they would trust anyone in their area, and 0.6% replied they would trust someone outside of their neighbour. In a similar vein when asked how they would entrust their kids if they had to take an unexpected one- or two-day road trip, 57.8% of respondent said they wouldn't trust their kids to anyone, 15.4% said they would trust them to another family, and 8.9% stated they didn't have any kids now. Just 17.5% of respondents stated they would trust their kids to neighbour.

The degree to which individuals felt confident returning home to find washed clothing or other household items outdoors was another way to scale their level of trust. According to the study, only 10.8% of respondent were very certain, compared to 40.9% who were somewhat certain and 48.3% who were not sure. Beside this 44.9% of respondents said the degree of trust remained roughly the same, 16% said it declined, and 39.1% said it increase since they initially moved into the community. In general, the neighbourhood's trust level may be characterized as medium, as indicated by the 79.7% of respondents who rated it as such on a five-point Likert scale. (See Figure 4.20)

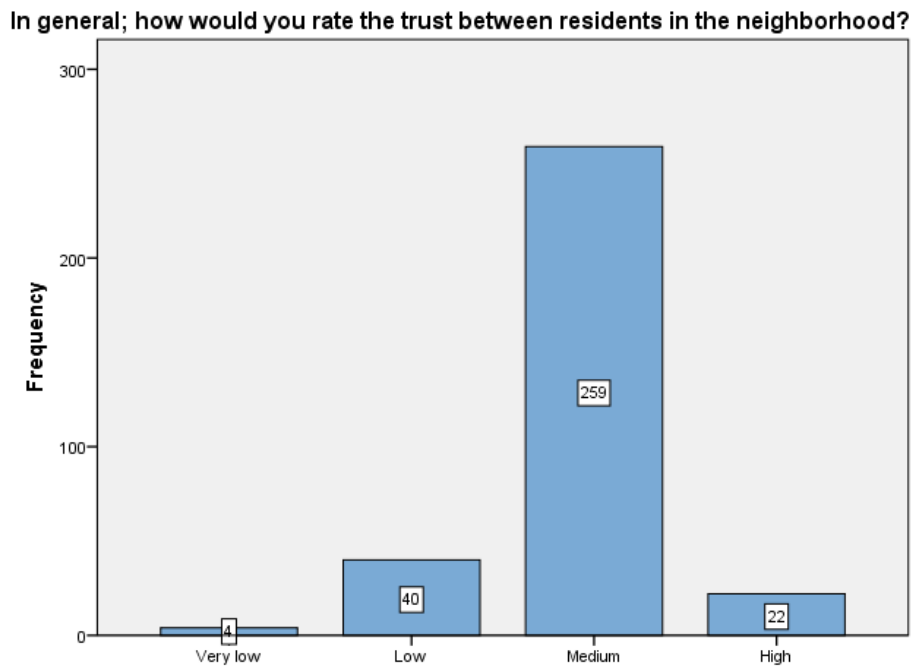


Figure 4.20. The general level of trust between residents in their neighbourhood

#### 4.2.1.11. Conflict management

In relation to conflict management techniques utilized in resolving various disputes that have arisen among residents, union members, and individuals, the survey participants indicate that they resolve them collectively with other neighbours (44.2%), privately with their neighbour (30%), with the leaders of the housing associations (19.3%), and the remaining 6.5% mention resolving them with local elders in their communities. On the other hand, if a conflict arises among residents in their neighbourhoods, 44.3% state that it can be resolved by local elders, 29.2% believe it can be resolved by members of Edir, 19% mention resolving it with union members, and 7.5% suggest that it can be addressed through legal means. Furthermore, in cases of conflicts between union members, the survey results indicate that 91.1% believe they can be resolved by the union members themselves, 4.3% mention that residents who are not part of the association can assist in resolving the conflict, and the remaining respondents express a lack of sufficient information on the matter.

#### 4.2.2. Mean value comparisons of main variable to level social cohesion

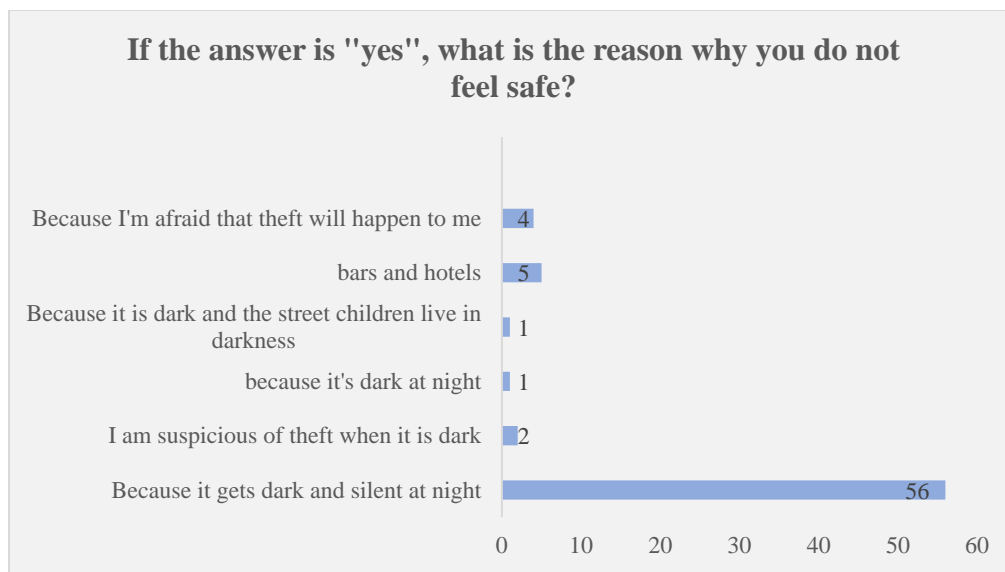
It is evident from looking at the average mean of the nine variables used to measure social cohesion that the applied variables have a mean of 1.92. The table below gives the mean of each individual variable. (See table 4.4 below)

*Table 4.4. Mean of the nine variables used to measure social cohesion*

		Traditio nal social instituti ons and value	Grou p and netw ork	Sha red pur pos e	Collectiv e action and cooperati on	Civic Engage ment	Physical connecti vity	Place attach ment	Trus t	Conflic t manage ment
N	Valid	325	325	325	325	325	325	325	325	325
	Missi ng									
Mean		1.90	2.22	1.7 8	1.31	1.90	2.24	1.53	2.42	2.05

#### 4.2.3. Perception of crime

Households were asked to complete closed-ended and open-ended questionnaires about these characteristics in order to scale their perception and apprehension of crime. The next step involved asking homes if there were any places nearby that they felt unsafe. Of the respondents in total, 174 (53.5%) gave a negative response, 82 (25.2%) said "I don't know", and the remaining 69 (21.2%) said they were aware that there were spots in their neighbourhoods where they felt unsafe. The darkness and silence of the night were cited as the main cause of the insecurity that 21.2% of respondents expressed. The remaining factors included suspicions of theft at night and the existence of hotels and bars. (See Figure 4.21 below)



*Figure 4.21. The rationale behind their response to the existence of unsafe places in the neighbourhoods*

The locations identified as unsafe by surveyed participants include the area behind Solian Mall, the rear entrance behind Zagwe buildings of commercial bank of Ethiopia, and the street behind Dashen banks building. Additionally, the back entrance of Lideta Parks, the vicinity of Lideta Mercato buildings, and the area behind Tesefa Kokebe Street along Abinet clinic were also highlighted. Of the people who acknowledged feeling unsafe in their surroundings neighbourhoods, 21.2% mentioned the following locations in the figure below as dangerous spot for crime to be committed. (See Figure 4.22)

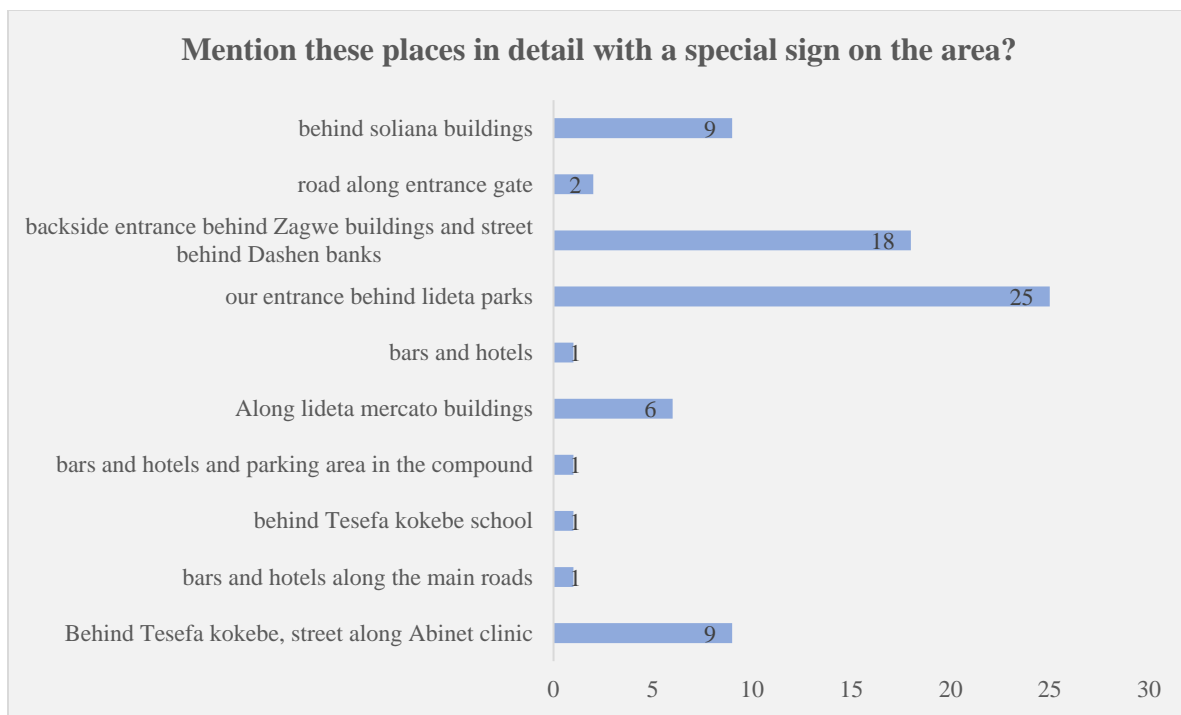


Figure 4. 22. Unsafe places that are listed by 69 household from the total 325 respondents

Looking at how safe households feel at home, we find that just a small percentage of households(10hh) feel somewhat frightened and anxious about the likelihood of a crime happening. On the other hand, 303 households (93.2%) report feeling extremely safe and secure in their own houses, compared to 12 families (3.7%) that report feeling somewhat safe and secure. The main reasons people think there won't be a crime when they're at home are because they trust that there will be security guards there, there haven't been any problems in the past, there haven't been any significant crime events, and security staff have given them assurances. 93.2% of respondents (303 households) who feel very safe and secure in their own houses agree with this statement. All other rationales behind their extent of feeling safe when they are at home that a crime will be committed or not are presented from the summary of the qualitative response are presented the figure below. (Refer to Figure 4.23)

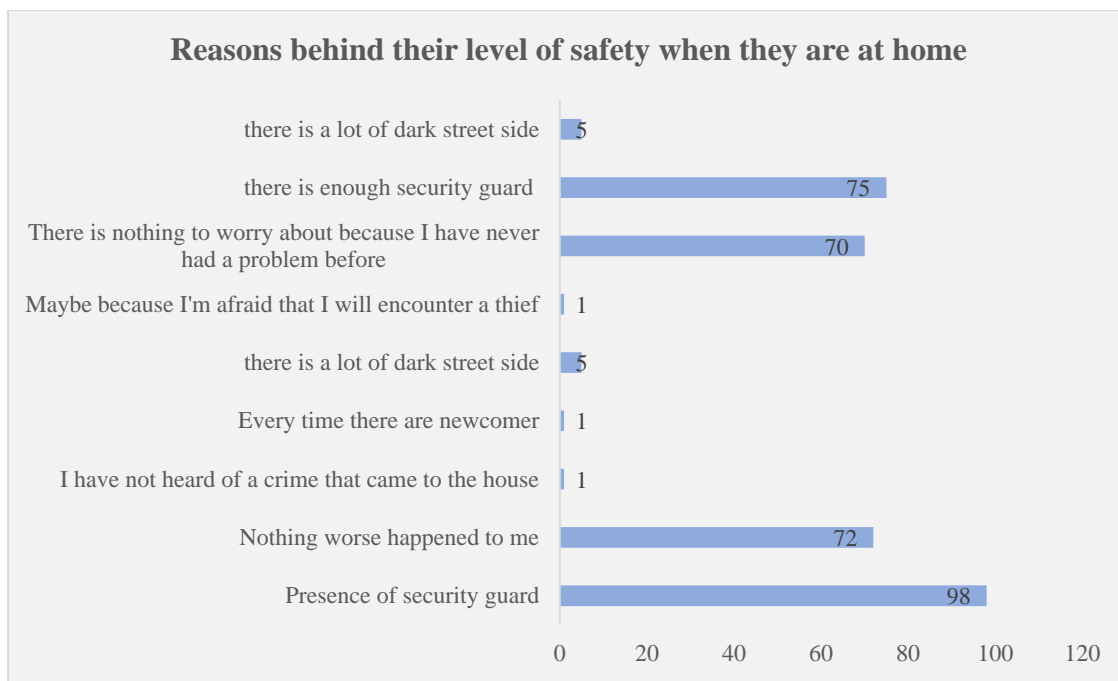


Figure 4. 23. Rationales behind their extent of feeling safe when they are at home that a crime will be committed or not

Of the 325 survey respondents, only 12.9% have been victims of different crimes, while the remaining 87.1% have not been victims of any kind of crime. In addition, 11.7% of the 12.9% who reported experiencing crime reported stealing, and 1.2% reported being attacked in their areas. (See table 4.5)

Table 4. 5. Household’s length of residence with experience of crime

Have you ever experienced crime in your neighbourhoods? * How long do households live permanently in the neighbourhood’s												
		How long do households live permanently in the neighbourhoods										Total
		1	2	3	4	5	6	7	8	9	10	
Have you ever experienced crime in your neighbourhoods?	Yes		4		14	4	7		9		4	42
	No	52	33	31	48	19	44	5	38	6	7	283
Total		52	37	31	62	23	51	5	47	6	11	325

Crime victims in Sengatera Firdbet frequently report crimes that have happened in the complex, near the entrance to the compound, on their floor level, in the car park area, and along the main road along Lideta Mercato buildings. They also frequently highlight experience of crimes

that have happened around Tesfa Kokebe parks. All the list of crime spots areas where households are victims of crime in the past are presented in the figure below. (See Figure 4.24)



Figure 4.24. List of crime spots where households are victims in the past.

In this regard, the majority of crimes tend to happen between 3:00 and 4:00 pm, with the exception of a few instances where dry cloth was lost in compounds during lunch time. (See Figure 4.25 below).

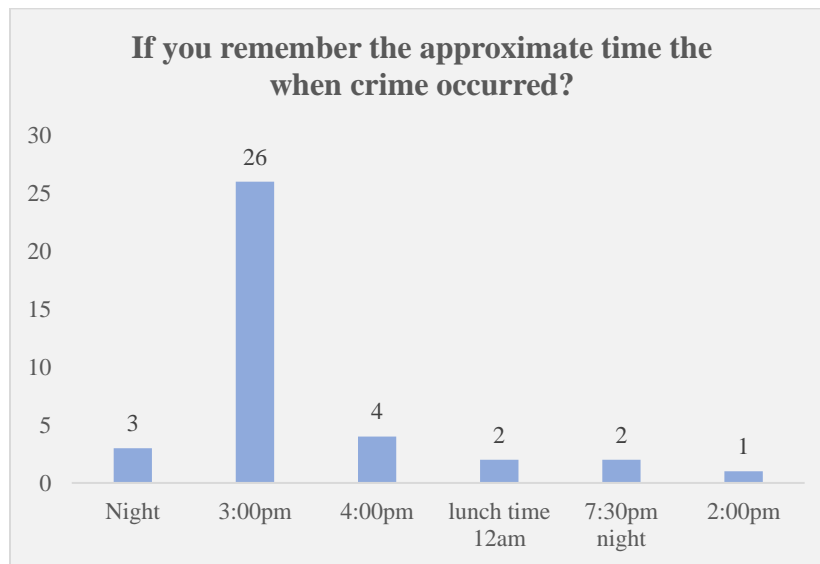


Figure 4.25. Approximate time mentioned by crime victims when is the crime occurred

The circumstances how the crime was committed, the victim of the crime describe situations when they experienced crime as: the theft happened at night it was a quiet period with

no one around, others mentioned everyone else was sleeping and while some stated the crime was committed while they were walking. (See Figure 4.26 below)

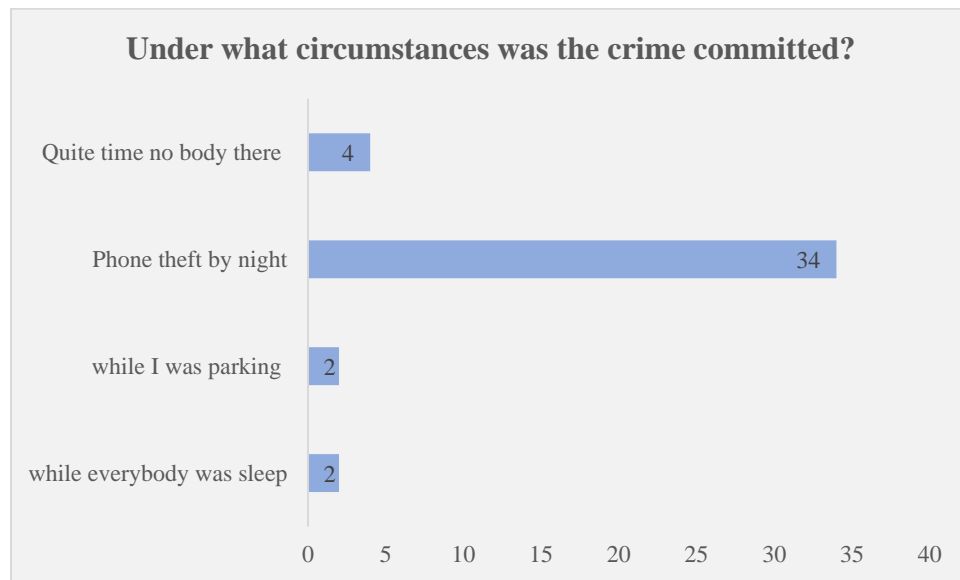


Figure 4.26. The nature of the circumstances when the crime was experienced

Regarding the experiences of family members who are not the head of the household, 12.9% of survey respondents said that their family members encountered theft and robbery. On the other hand, 87.1% of surveyed participants reported no similar experiences. Of those who did experience criminal activity, 1.2% were victims of robbery and 11.7% were victims of theft. The backside entrance of their compounds behind the Zagwe commercial bank of Ethiopia building, the area around the Tarike butchery, Abinet clinic Lideta branch, Lideta Mercato building's main road, Belay Teklu Bakery street, Dashen Bank building street, the backside entrance of Lideta Park, Tesfa Kokebe primary school, and the areas within their compounds where kids play and dry clean clothes were among the other locations mentioned by family members. (Refer Figure 4.27 shown below)

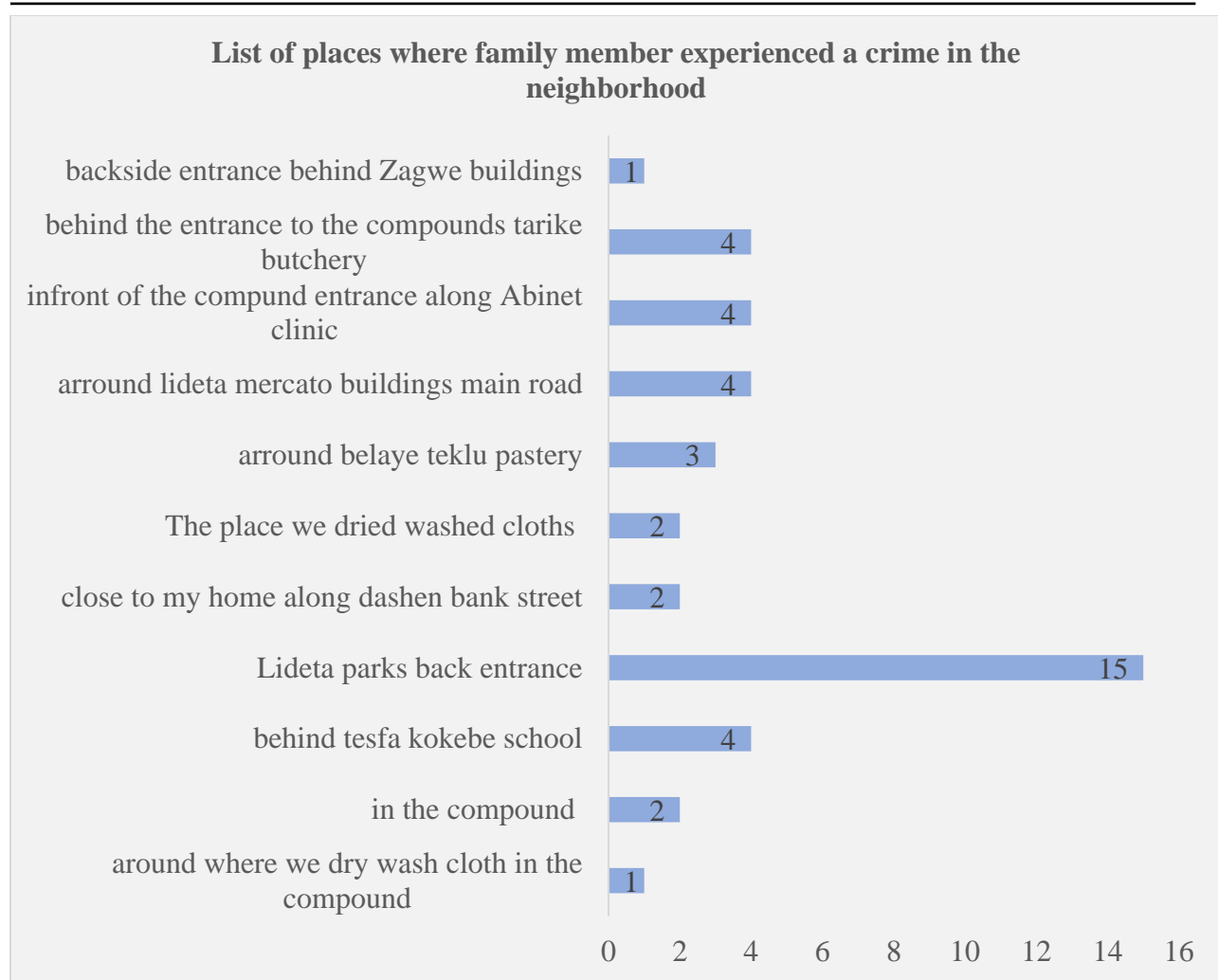


Figure 4.27. List of crime spots mentioned by family members who experienced crime

When it comes to timing, most family member-related offenses that victims report to the police occur between 2:30 and 4:00 in the afternoon. (See below, Figure 4.28). Some of the circumstances that were mentioned at the time the offense occurred are as follows: I was walking along peacefully when I was suddenly the victim of a crime, someone came up behind me and snatched my phone, I was eating at home at the time, completely unaware that there would be an imminent threat, I was returning home through a dimly light area that was empty of people when I was suddenly trapped and attacked. (See Figure 4.29 below)

A total of 181 respondents, or 55.7%, said they felt safe in the neighbourhood most of the time. However, 131 respondents, or 40.3% of the sample, said they felt safe all the time. The remaining respondents stated that they felt safe occasionally (1.8%) and never (1.2%).

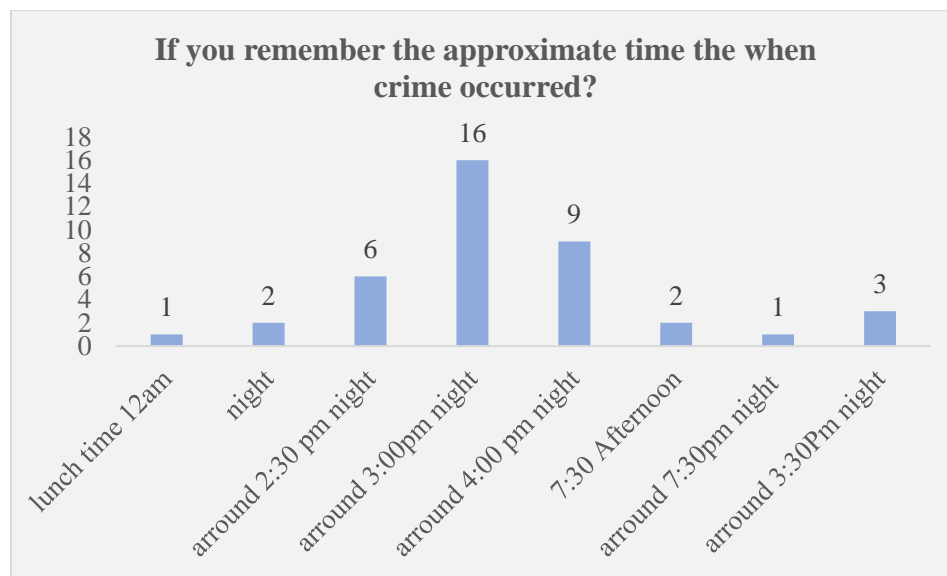


Figure 4.28. Approximate time when the crime was occurred

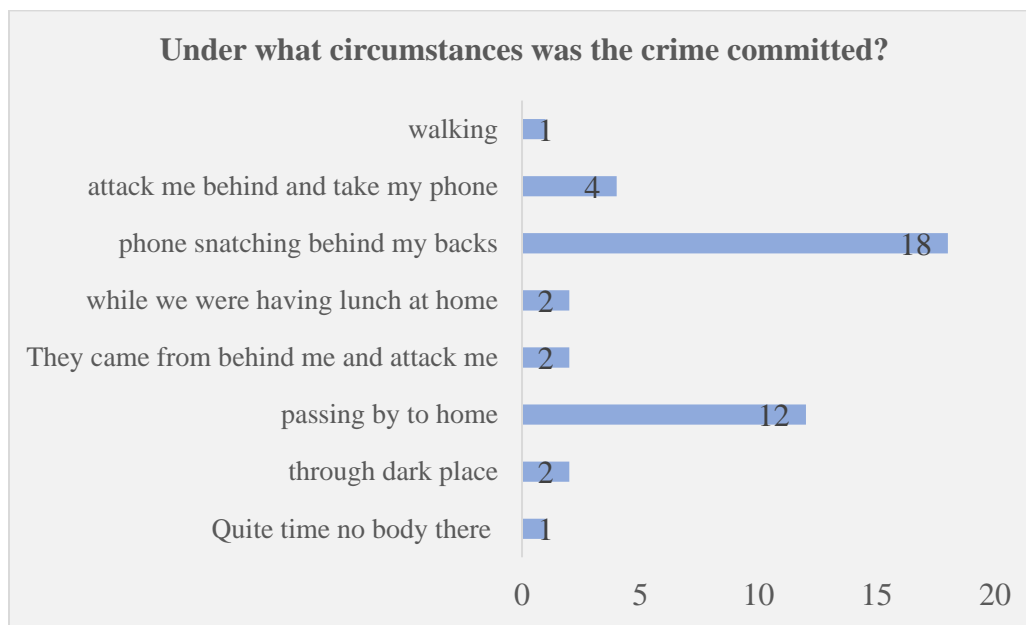
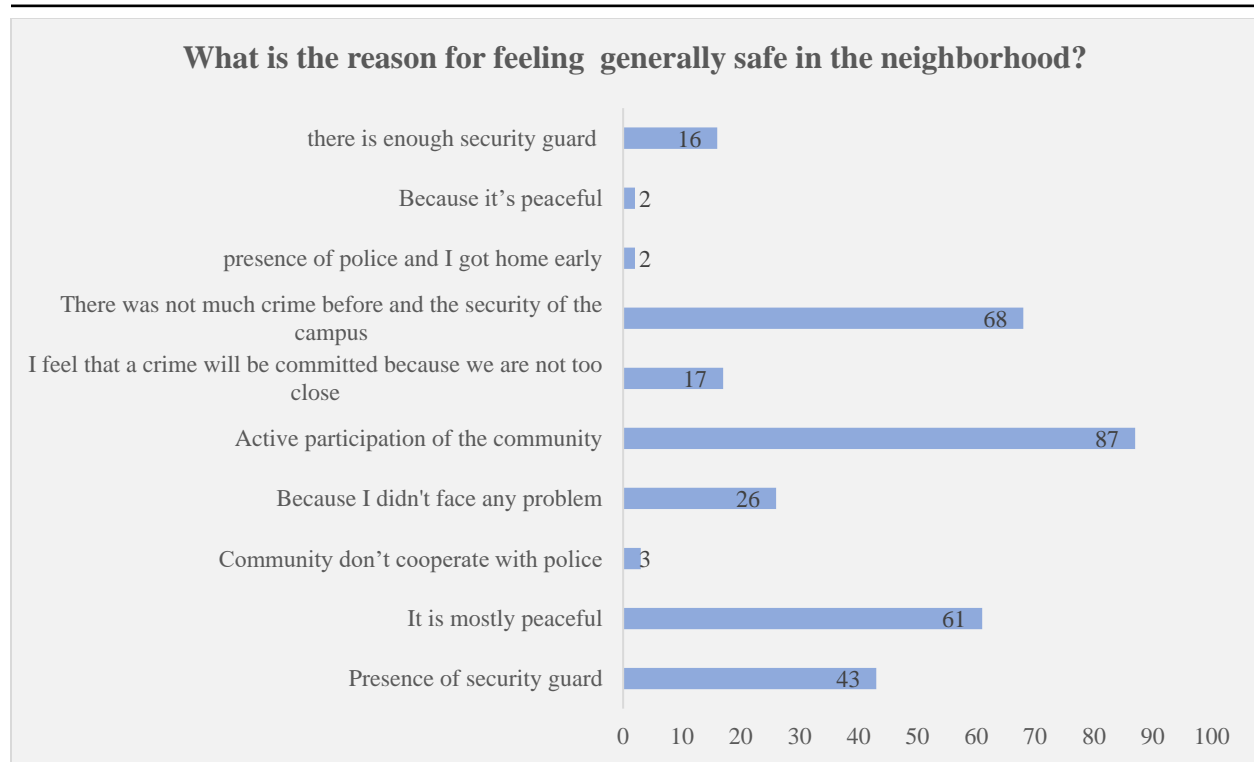


Figure 4.29. Under what circumstances was the crime committed

The main factors that respondents cite as contributing to their varying degrees of safety are: the availability of adequate security measures, the tranquil atmosphere, the presence of law enforcement, the low crime rate, campus security, my belief that crime is unlikely because we are far from high-risk areas, the active involvement of the community, the lack of collaboration between the community and the police, the general calm, and the presence of security guards.



*Figure 4.30. The reasons behind the HH level of feeling safe in their neighbourhoods*

In the examination of households' perceptions of crime, it was found that 48.6% of households consider their neighbourhoods to have very low vulnerability to crime, 34.2% perceive it as low, 14.2% as medium, and 3.1% as high vulnerability to crime. Only 16.6% believe that the types of businesses in their neighbourhoods play a role in this, while 83.4% do not. (See figure 4.31 below). Among those who have heard of a resident claiming to have experienced crime in their neighbourhoods, 184 respondents have heard of other crime victims, whereas 141 have not. Of those who claim to have information about victims, 35.4% state that this information influences their perception of crime, while 24.3% are not affected by it. Regarding how neighbours recognize each other, 77.2% know each other by name and appearance, 2.5% know each other only by name, 16.9% know each other only by appearance, and 3.4% do not know their neighbours by name or appearance, but this does not impact their level of safety as they do not feel afraid. Out of the 325 survey participants, 53.8% have taken personal precautions due to concerns about being vulnerable to crime, while the remaining 46.2% have not. (See Figure 4.32 below)

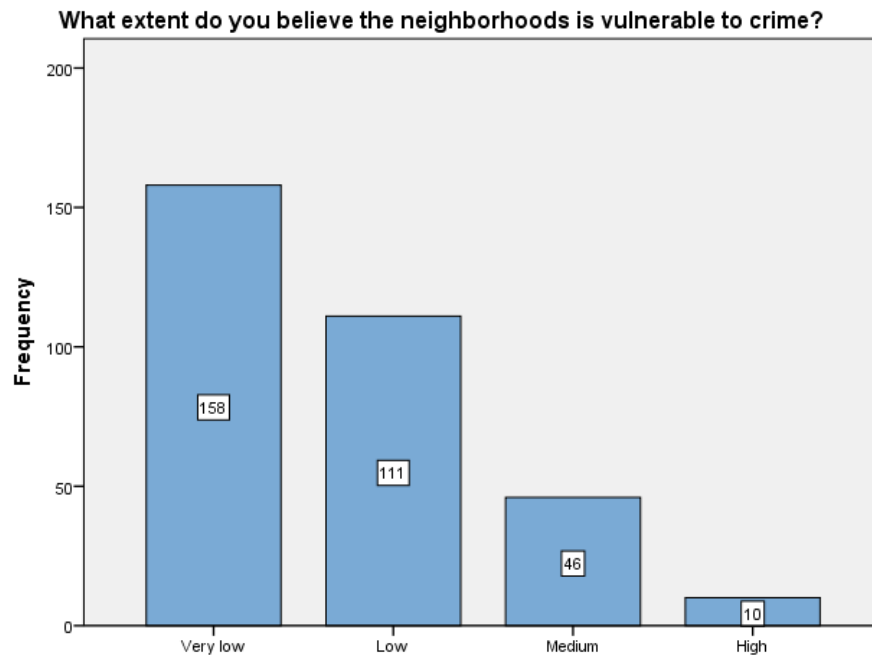


Figure 4.31. Extent of the neighbourhoods vulnerable to crime according to HH perception

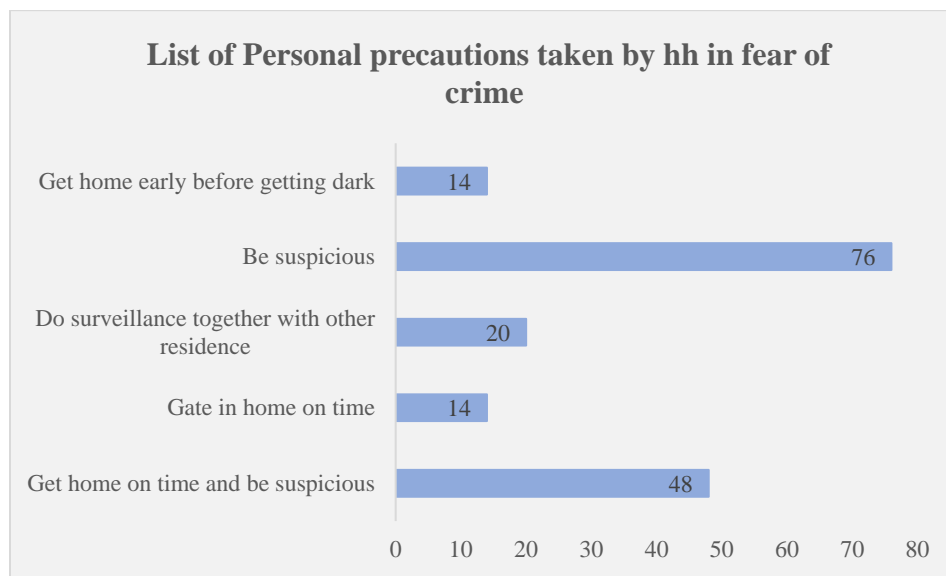
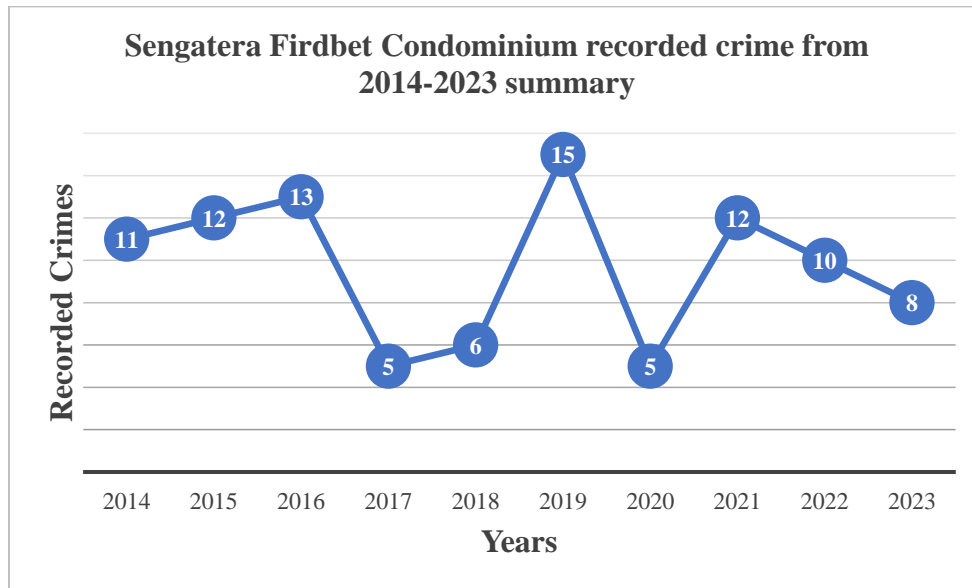


Figure 4.32. List of personal precautions taken by HH in fear of crime

#### 4.2.4. Actual crime recorded in Senga Tera Firdbet I condominium

The crime types reported to police departments in Lideta sub-city and Teklhymanote area police station within Senga Tera Firdbet I Condominiums include possession of addictive drugs, housebreaking and theft, fraud, motorbike snatch, theft from a car, home burglary, attempted theft, causing bodily harm, breach of trust, insults and threats, property damage, assault, theft of car

parts, and pickpocketing. From the graph it's evident that the crime recorded during this time period is 97. (See the Graph below)



*Graph 4.1. Sengatera Firdbet Condominium recorded crime from (2014-2023)*

*(Source: Lideta Sub city police departments and Teklhymanote area police station)*

#### **4.2.5. Impact of redevelopment on level of social cohesion in Senga Tera Firdbet I Condominiums**

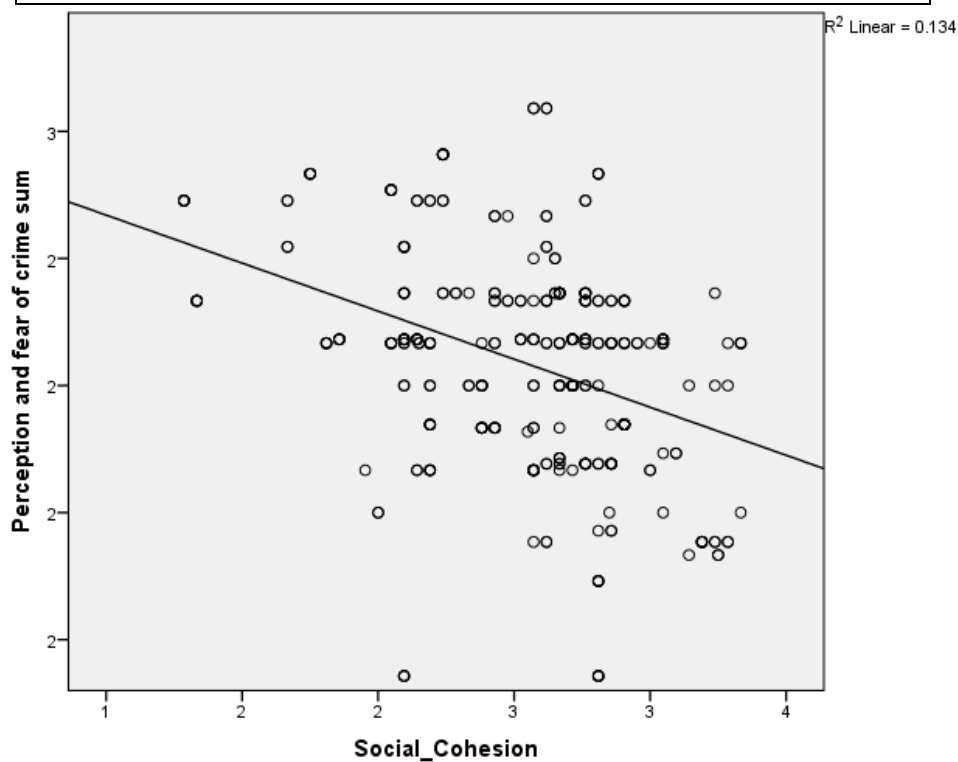
When comparing social connections to the neighbourhoods in which they previously resided, 70.5% perceive a decline, 17.2% perceive an improvement, and 12.3% perceive no change. When asked whether changes in social relationships are a result of urban redevelopment, 65.8% of respondents say yes, 29.8% disagree, and 4.3% are not sure. About the present security situation, 74.8% believe it has improved, 16.9% see no change, and 8.3% think it has worsened compared to when they first moved in to the neighbourhoods. Regarding the present social connections within the Senga Tera-Firdbet I condominium, 49.5% perceive a decline, 26.5% perceive an improvement, and 24% perceive no change. Regarding the neighbourhood's susceptibility to crime, about 45.2% think it's much lower than in their prior neighbourhood, while 41.2% think it's at a low level. Furthermore, 12% believe that the vulnerability is at a medium level, while only 1.5% believe that it is high. Of the 325 respondents, 31.1% believe that social cohesion and urban redevelopment are to blame for this perception, while 68.9% disagree on these sentiments.

**4.2.6. Correlation and regression results**

In order to examine the relationship of various variables and comprehend the extent of association and strength of the relationship between a dependent and independent variable, it is necessary to conduct correlation and regression tests. In the case of the Senga Tera-Firdbet I condominium, when analysing the correlation between social cohesion and the perception of crime, a significant correlation between the variables becomes apparent. This is supported by a p-value of -0.366, signifying statistical significance at the 0.01 level. Furthermore, the negative correlation suggests a moderate inverse relationship between social cohesion and perception of crime.

*Table 4. 6. Correlation analysis between social cohesion and perception of crime*

Correlations		
		Perception of crime
Social Cohesion	Pearson Correlation	-.366**
	Sig. (2-tailed)	.000
	N	325
**. Correlation is significant at the 0.01 level (2-tailed).		



*Graph. 4.2. Scatter/dot independent (x-axis) and dependent (y-axis) Sengatera-Firdbet I condominium*

#### 4.2.7. Regression Test

The Senga Tera-Firdbet I condominium's regression test reveals a moderately significant relationship between social cohesion as the predictor (independent variable) and perception of crime as the variance (dependent variable), as shown by the adjusted R square of 0.131. This suggests that 13.1% of the variation in perception of crime can be attributed to the level of social cohesion. The model's ANOVA p-value is <0.0001, indicating that social cohesion likely has a significant impact on perception of crime.

Table 4. 7. Regression coefficient of perception of crime and social cohesion in Sengatera-Firdbet I condominium

Model Summary				
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.366 <sup>a</sup>	.134	.131	.201
a. Predictors: (Constant), Social Cohesion				
b. Dependent Variable: Perception of crime				

ANOVA <sup>a</sup>						
Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	2.005	1	2.005	49.824	.000 <sup>b</sup>
	Residual	13.000	323	.040		
	Total	15.006	324			
a. Dependent Variable: Perception of crime						
b. Predictors: (Constant), Social Cohesion						

In case of Senga Tera Firdbet I Condominiums to see which indicator variables influence the perception of crime more, correlation is analysed between perception of crime and eight social cohesion variables; a significant correlation is observed and it's evident both direct and inverse relationships is observed. Accordingly, group and networks, civic engagement, conflict managements and place attachment are the major variable that influence the perception of crime with p-values 0.002, 0.036, 0.027 and 0.018 respectively. The negative sign indicates correlation between the variables is inverse. (See Table 4.8 below)

Table 4. 8. Correlation coefficient of social cohesion and perception of crime in case of Senga Tera-Firdbet I condominium

Correlations									
		Group and network	Shared purpose	Collective action and cooperation	Civic Engagement	Physical connectivity	Place attachment	Trust	Conflict managements
Perception of crime	Pearson Correlation	-.173*	-.214**	-.278**	-.117*	-.238**	-.132*	-.287**	-.123*
	Sig. (2-tailed)	0.002			0.036		0.018		0.027
	N	325	325	325	325	325	325	325	325
** Correlation is significant at the 0.01 level (2-tailed).									
* Correlation is significant at the 0.05 level (2-tailed).									

#### 4.2.2. Case study Area 2: Geja Sefer

##### 4.2.2.1. Respondent profile

Out of the 285 households surveyed, there were 49.12% male family heads, 42.10% female family heads, and 8.77% were other family members. There were 56.14% female respondents and 43.85% male respondents in terms of gender while their age distribution is presented in the table below. (See table 4.13).

Table 4. 9. Age of Respondent

Age of Respondent		
Range	Frequency	Percent %
21-25	29	10.2
26-35	43	15.1
36-45	89	31.2
46-55	66	23.2
56 and older	58	20.4
Total	285	100.0

In terms of respondents' gender and educational background out of 125 male respondents 14.03% have completed their first degree, 6.67% have obtained a diploma, 17.54% have finished their secondary school, 1.4% are still enrolled in secondary education, 1.75% are skilled

professionals, and 1.4% have finished elementary school. Conversely, of the 160 female respondents, 1.4% hold a master's degree, 7.01% have a first degree, 7.01% have a diploma, 7.36% have certificates, 13.33% have finished their secondary school, 7.36% are presently enrolled in their secondary schooling, 1.05% have finished their elementary education, 7.37% are presently enrolled in their elementary education, 1.75% are skilled professionals, 1.05% can read and write, and 1.4% respondents do not attend any formal educational programs.

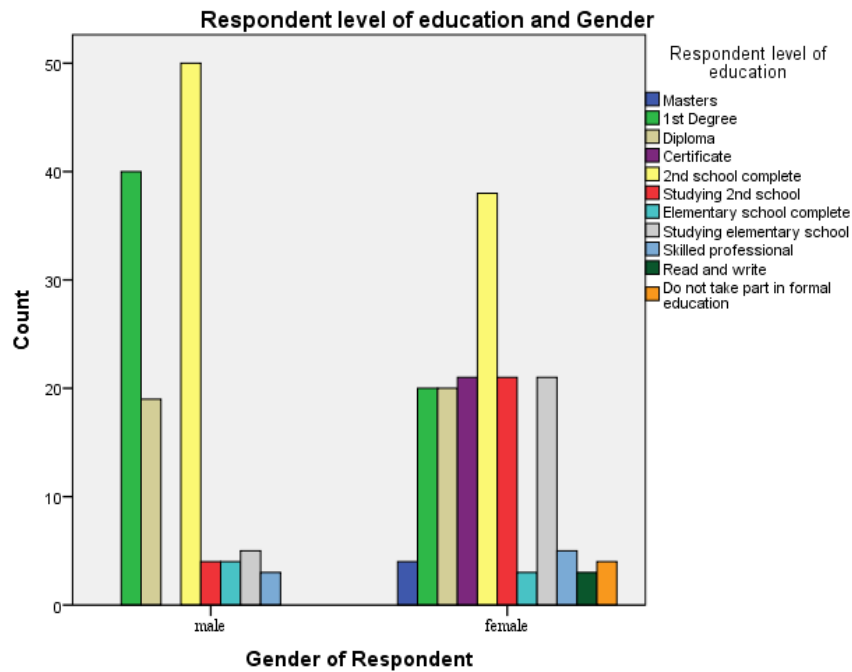


Figure 4.33. Respondent's level of education and gender

The respondents varied in length from one year to sixty-five years as their permanent residency. 85.26% of respondents have resided in the neighbourhood for 13 years and above. 202 of these respondents moved from other parts of Addis Abeba's inner city, 29 from other areas on the outskirts of Addis Abeba, 26 from a city outside Addis Abeba, and the remaining 28 from a rural area outside Addis Abeba to reside in the case study area. It is evident from the poll that 145 of the 285 participants said they never spent a considerable amount of time in the communities.

Furthermore, 37 participants reported that they occasionally visited the neighbourhoods, whereas 66 respondents said they just rarely did so. However, 37 respondents said they regularly visited the neighbourhoods. Besides this, 87 said their place of employment was close to where they lived, and 88 respondents indicated that their workplace is far away from their place of residence. Additionally, 29 respondents noted that their place of employment is located in their

neighbourhoods, and 81 respondents said they are unemployed at the moment. A total of 267 respondents, or around 93.7% of the 285 survey respondents, said that their place of residence does not have a communal green space. However, 18 respondents, or roughly 6.3% of the total, said that their place of living has a common green space.

*Table 4. 10. Availability of common green and time spent the green space*

Is there common green space in your neighbourhoods?			how much time did spend in the green space?			
	Frequency	Percent			Frequency	Percent
Yes	18	6.3		Never	3	1.1
No	267	93.7		Very rarely	4	1.4
				Sometime	7	2.5
				Always	4	1.4
				Total	18	6.3
			Missing	999	267	93.7
Total	285	100	Total		285	100

In regards to the presence of adequate sidewalks and their suitability for exploring neighbourhoods and socializing, 22.5% of the participants responded positively, stating that there are indeed sufficient sidewalks. However, out of these 64 individuals, only 60 expressed that the sidewalks are convenient for neighbourhood exploration. Conversely, 3 respondents disagreed, stating that the sidewalks are not convenient for exploring neighbourhoods and socializing. On the other hand, the remaining 221 participants out of the total 285 respondents, accounting for 77.5%, indicated that there is an insufficient number of sidewalks in the neighbourhoods.

#### 4.2.2.2. Household profile

The survey reveals that approximately 73.7% of the total number of family heads are male, amounting to around 210 individuals. On the other hand, the participation of female family heads in this survey is only 26.3%. When considering the age distribution of family heads, those aged older than 56 account for 31.9%. The age group of 46-55 comprises 39.3%, while approximately 26% fall within the age range of 36-45. The age group of 26-35 represents a mere 1.8%, and the remaining individuals are aged between 21-25, making up 1.1% of the total count.

*Table 4. 11. Gender of the head of family*

Gender of the head of the family * Age of head of family							
		Age of head of family					Total
		21-25	26-35	36-45	46-55	56 and older	
	male		4	56	85	65	210

Gender of the head of the family	female	3	1	18	27	26	75
Total		3	5	74	112	91	285

From the total number of households that participated in this survey, the permanent residences of the survey participants vary from 1 year to 24 years or more. In terms of female households, there are 4 who have lived between 1-5 years, 5 lived between 6-11 years, 5 have lived between 12-17 years, and 9 lived between 18-23 years. Additionally, 52 female households have lived for 24 years and above. Similarly, among male household heads, there are 14 have lived between 1-5 years, 16 have lived between 6-11 years, 7 have lived between 12-17 years, and 16 have lived between 18-23 years. Furthermore, there were 155 male household heads lived for 24 years or more. (Refer to Figure 4.34 below)

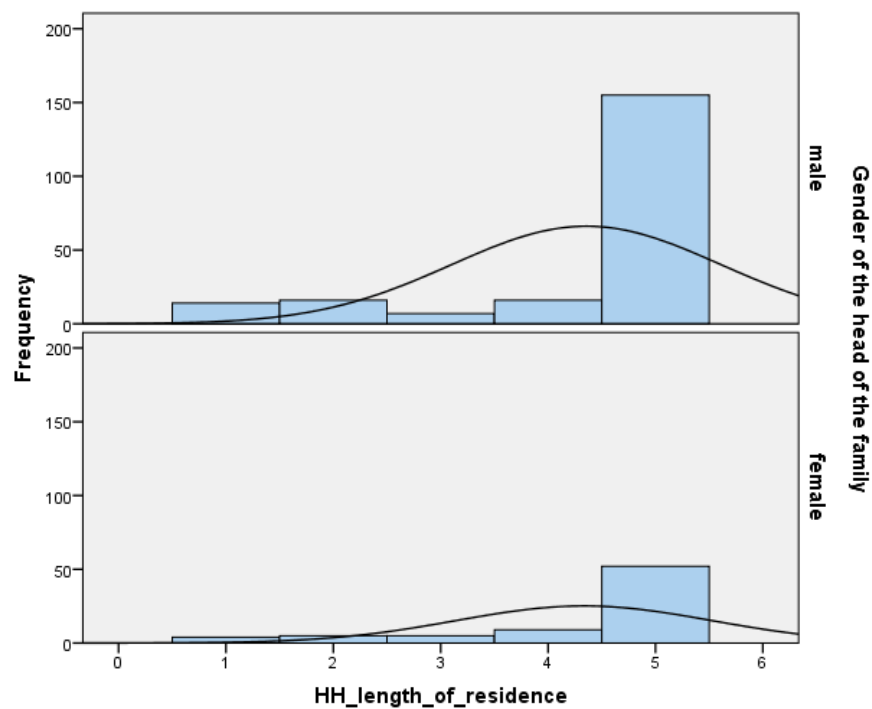


Figure 4.34. HH length of residence ranges with their gender

The educational achievement of heads of family households varies significantly: 22.1% have a first degree, 5.6% have a diploma, 4.6% have a certificate, 38.2% have completed their secondary school, 13.7% have completed elementary school, 6.7% are skilled professionals, and 1.4% have not attended any formal education. In Geja Sefer, home ownership is divided as follows: Thirteen homes are owned by the government's RAH program, 126 are privately owned, and 146 are owned by the kebele. Nevertheless, taking into account who currently resides in these properties, there are 100 homeowners, 157 kebele tenants, and 28 private tenants. 86% of the 285

households that participated in the poll said they only used their homes for residential reasons. However, just 2.1% of homeowners utilize their homes for business reasons, and the remaining 11.9% use them for both residential and commercial functions.

#### 4.2.2.3. Traditional social institutions (Edir, Mahiber, having coffee with neighbours)

According to the survey findings, 94.4%, of the 285 participants overall took part in Edir activities in their communities, while the remaining 16, or 5.6%, did not. Of the 269 households that took part in Edir, 258 (or 95.9%) did so through groups of people living in the same neighbourhood, and 11 (or 4.08%) did so through religious groups. Qualitative analysis of the responses from households that do not participate in Edir revealed the following reasons why they are not interested in participating in Edir: "I have no interest and maintain a religious connection with friends," "I intend to become a member," "I am newcomer," "I am currently not interested," "I used to be a member but plan to leave," and "I have no interest and maintain a religious connection with friends." (See figure 4. 35 below)

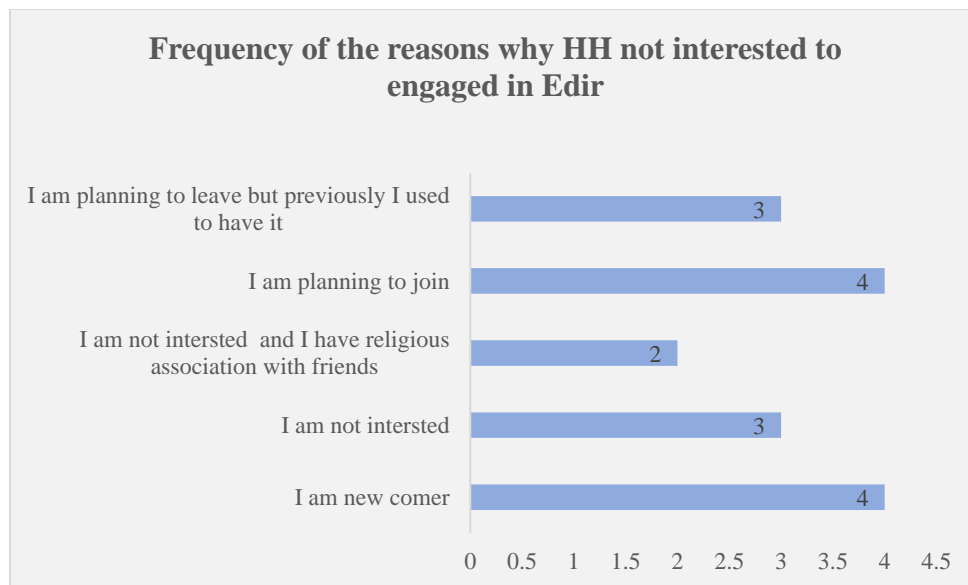


Figure 4.35. Reasons behind HH who doesn't engage in Edir

Out of the participants involved in Mahiber 89, or 31.2%, expressed their lack of interest in engaging in Mahiber whereas only 68.8% engaged in Mahiber. The qualitative analysis of their responses revealed the main reasons for their disinterest that 31.2% highlight: "because I don't want to since it's more of religious" and other rationales included "I already have one at the

workplace", "I don't share the same religion with my neighbours", "I have one in another place" and "I don't have such a habit". (See Figure 4.36)

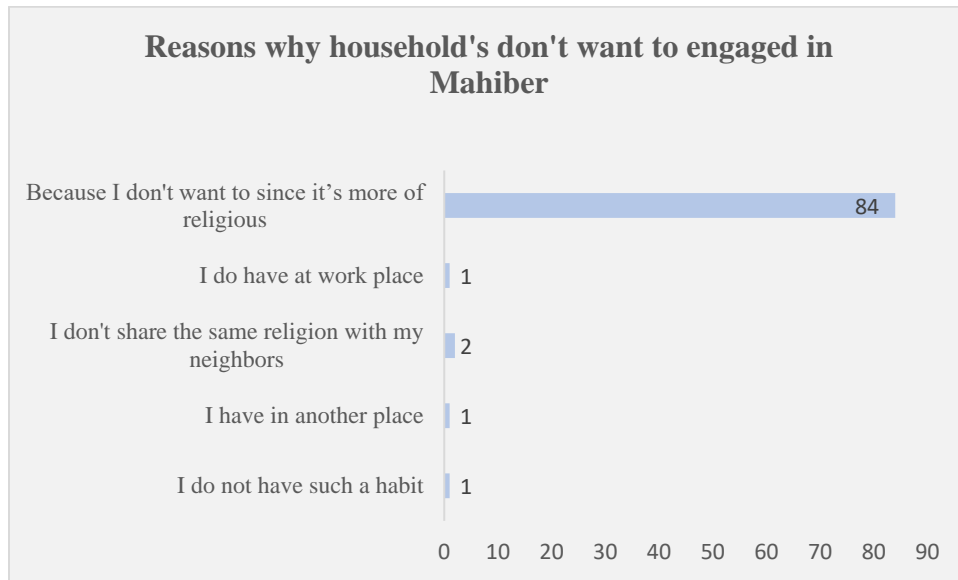


Figure 4.36. Reasons why HH doesn't want to engage in Mahiber

The trend of households drinking coffee with neighbours: Of all the survey participant households 64.9% prefer to have coffee with their neighbours. On the other hand, 35.1% are not interested to take part in this custom. The explanations that followed provided insight into their hesitation to participate in this kind of neighbourly coffee ceremony. (See Figure 4.37)

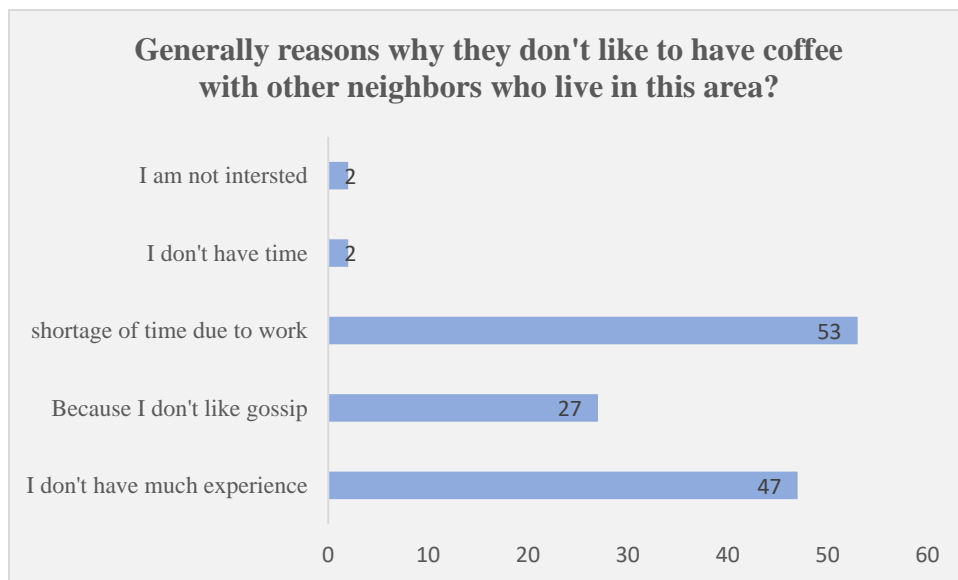


Figure 4.37. Generally rational why HH doesn't have a habit of having coffee with other neighbours

The assessment of households' involvement in traditional social institutions and values in their communities can be divided into the following categories: 47.7% of households participate at a high level, 31.2% at a medium level, 3.2% at a low level, 1.4% at a very low level, and 16.5% at a very high level. When it came to traditional social institutions and values, 93% of the total, reported being satisfied, while 7% of the total, reported being dissatisfied. Furthermore, 34.7% of the households' perceptions of the other residents' and neighbours' involvement in traditional social institutions and values are that it is very high. However, 28% believe it to be extremely low, while 34% and 28.8% think it to be medium and high, respectively. Households express the following reasons for their degree of adherence to neighbourhood values and traditional social structures. The main explanations are "due to the stronger sense of closeness," "because we dedicate sufficient time to each other," "lack of time," "because we are familiar with one another," as well as "I am not a regular participant." (As shown in Figure 4.38)

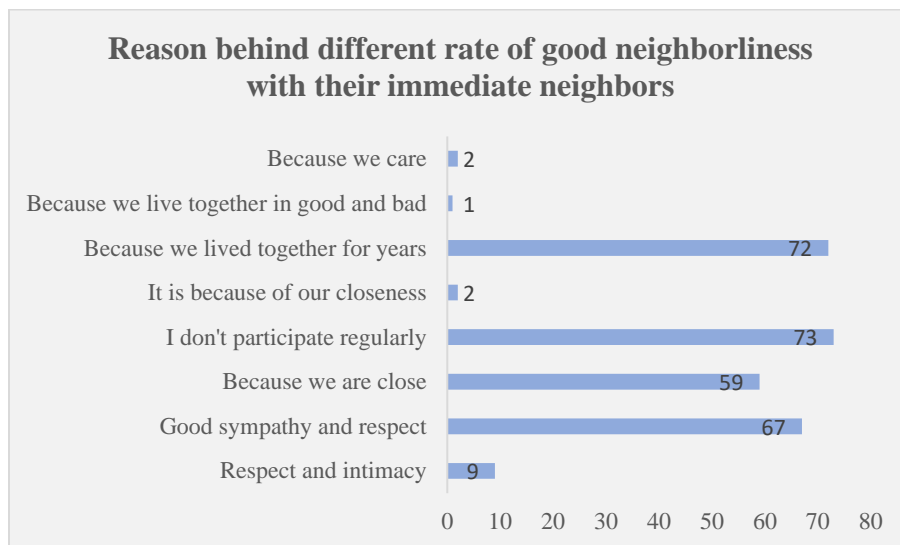


Figure 4.38. Reasons behind the level of participation in traditional social institutions and values

#### 4.2.2.4. Groups and networks

The survey included closed and open-ended questionnaires to assess the household's involvement in groups and networks, with the results outlined below. In terms of good neighbourliness with immediate neighbours, 41.8% reported a high level of neighbourliness, 35.1% reported a very high level, 19.6% reported a medium level, 1.8% reported a low level, and

1.8% reported a very low level of neighbourliness. Based on the qualitative survey response summary, the primary factors contributing to the different levels of good neighbourly relations with immediate neighbours are as follows: 25.61% of households indicated that they do not participate regularly, 25.26% due to the longevity of their cohabitation, 23.5% attributed it to mutual sympathy, and 20.70% stated that it is because of their proximity. Additional reasons are detailed in the accompanying figure. (See Figure 4.39 below)



*Figure 4. 39. The reason behind the rate of good neighbourliness with their immediate neighbours*

According to the kind of residence behaviour on asking their neighbours about their jobs and family situations, 87% households ask their neighbours about their jobs and family situations, while the remaining 13% households do not. When we examine the reasons why they don't make it a habit to ask their neighbours about their jobs or family situations, it is found that 20 out of 37 households claim that it's because they don't get to see many people in the neighbourhood because of their work, while 9 households respond that it's just because of the nature of their jobs and 8 households argue that it's because they don't get to see as many people as they do.

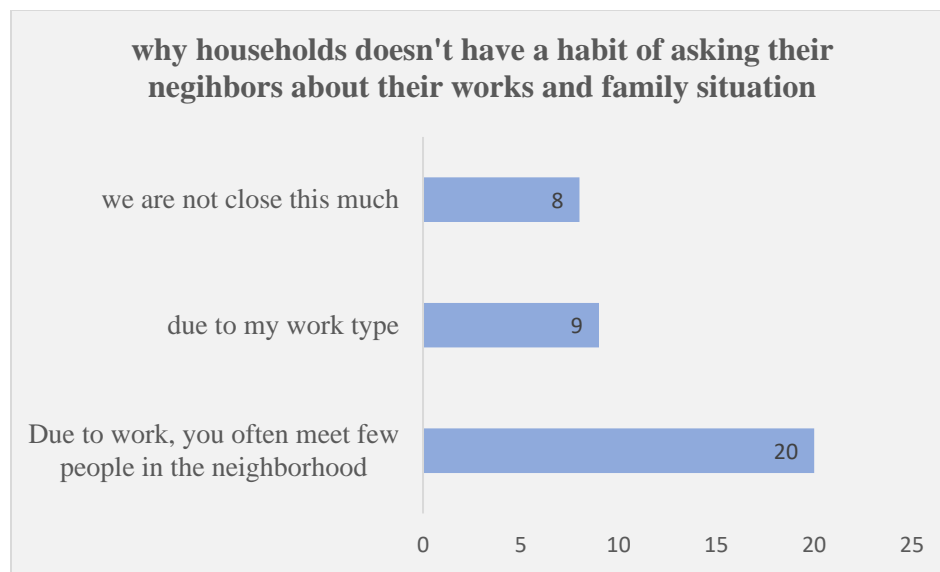


Figure 4.40. Why HH doesn't have a habit of asking their neighbours about their work and family situation

Out of the 285 households surveyed, 210 indicated that they have a common area. Among those households, 207 reported engaging in various social and economic activities in the common areas, while the remaining households stated that they did not. The survey of 285 participants directs to, the majority of respondents (89.8%) indicated that they do celebrate holidays with their neighbours in common places. On the other hand (10.2%) of the participants expressed that they did not wish to celebrate holidays with their neighbours in common places. The main reasons mentioned for this decision include differences in religion with their neighbours and a preference to celebrate with other family members. (See Figure 4.41 below)

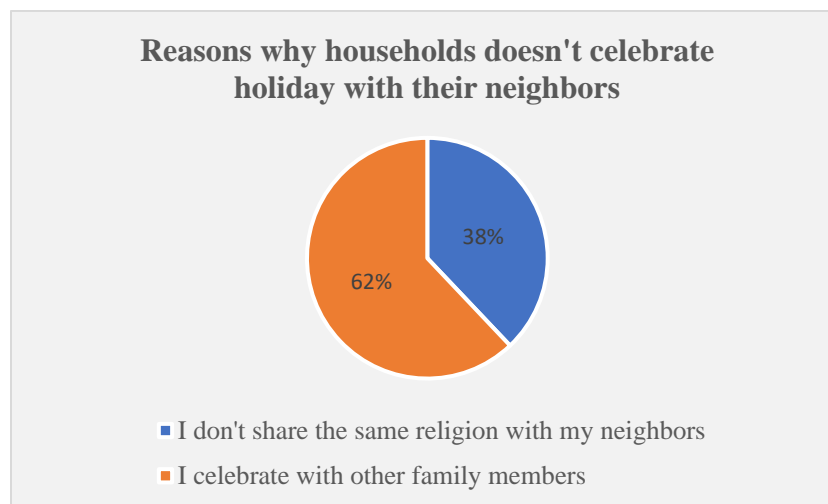


Figure 4.41. Rational why HH doesn't want to celebrate the holiday with their neighbours

Upon examining the connections between households and other members within the community in their respective neighbourhoods, it is evident that there are seven local areas, with varying degrees of association. The data shows that 29.5% of households are most closely linked with *Enat Ethiopia*, followed by 22.1% with *Meskid Sefer*, 9.5% with *Yebro Sayibete*, 8.8% with *Gwaro Meda*, 7.4% with *Shekela sefer*, 3.9% with *Fame Weha Sefer*, and 2.1% with *Ereru Meda* whereas, 16.8% of respondents stated that they are unaware of the local Sefers. In terms of overall social relationships within the neighbourhood (Kebele 28), 24.2% of household relationships are classified as very high, 37.5% as high, 37.2% as medium, and 1.1% as low with the residents of Geja Sefer or Kebele 28. (See Figure 4.42 below). The listed reasons by households for their general level of social engagement with the residents of Geja Sefer are because we have friends there, because we meet in every situation, I participate in every situation, because we lived together in sadness and happiness, I communicate with many people because of Edir, living together for a long time, I don't participate much, good intimacy and relationships in social life. (See Figure 4.43 below)

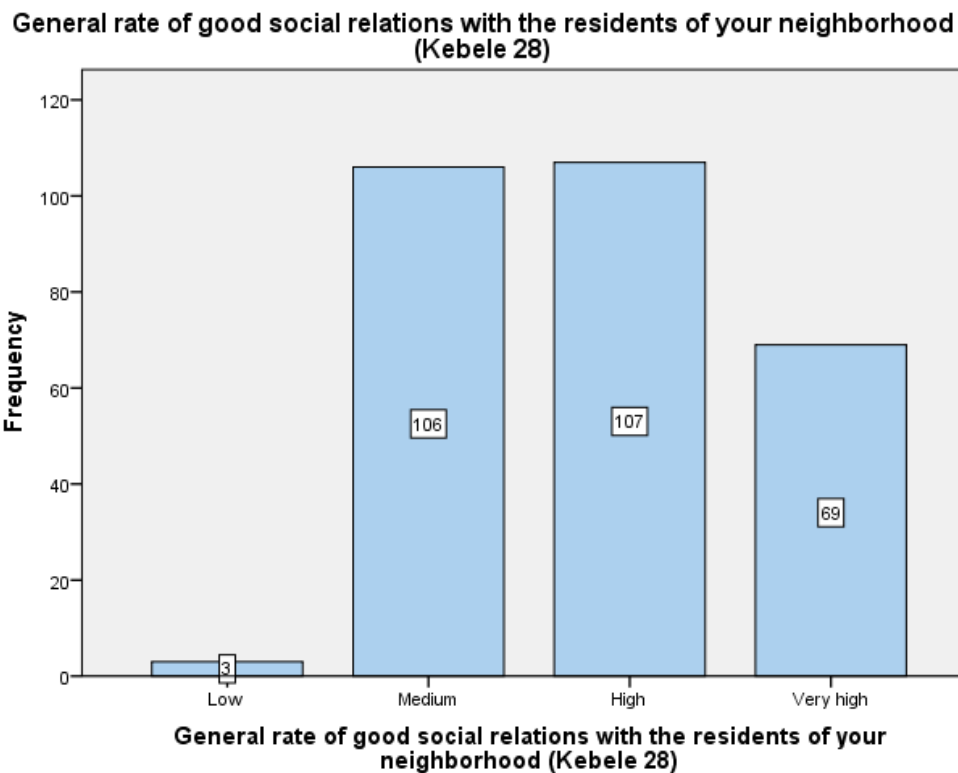


Figure 4.42. General rate of good social relationships with Geja Sefer Residents HH has



Figure 4.43. Reasons behind the rate of good social relations with the residents of Kebele 28

In terms of the social support that households receive from their community in the neighbourhood, 86.7% of them responded positively, indicating that they do receive various forms of social support. On the other hand, 13% of households reported not receiving any social support. When examining the level of social support that 86.9% of households receive, it is very high, with 46.71% considering it as such, 40.89% rating it as high, and 7.28% rating it as medium.

#### 4.2.2.5. Shared purpose

When observing how easily households recall other residents in their neighbourhood, 94% responded positively, 4.6% answered negatively, and 1.4% found it difficult to guess. Considering whether residents believe their neighbours respect each other, 97.2% confirmed mutual respect, while 2.8% were unsure. In terms of accepting new residents with different values, cultures, or lifestyles, 93.7% were open to it, while 6.3% believed acceptance depended on the individual's character. The reasons behind households' level of remembering other residents who live in their neighbourhood embraces because I know them well, it is a close encounter, living together for many years and being close, I spent more time at work place and intimacy. (See Figure 4.44 below)

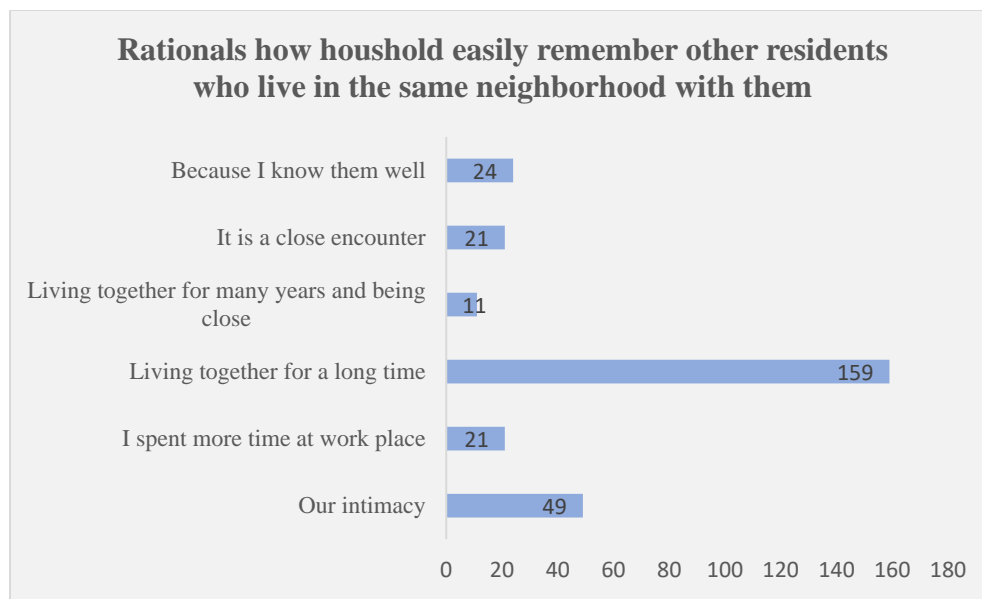


Figure 4. 44. Reasons behind how households respond on how easily remember other residents who live in their neighbourhood with them.

In relation to the sense of togetherness or closeness within the local communities, 68.4% of individuals express that the sense of togetherness is extremely close, while 25.6% consider it to be moderately close. Additionally, 5.3% perceive it as neither distant nor close, and 0.7% describe it as highly distant. The households rate their sense of neighbourhood belonging, 49.5% households strongly agree, 40% agree, 1.8% disagree, 1.4% strongly disagree, and 7.4% unsure about it. Key elements for togetherness include strong support, respect, intimacy, and being good neighbours. (See below, Figure 4.45)

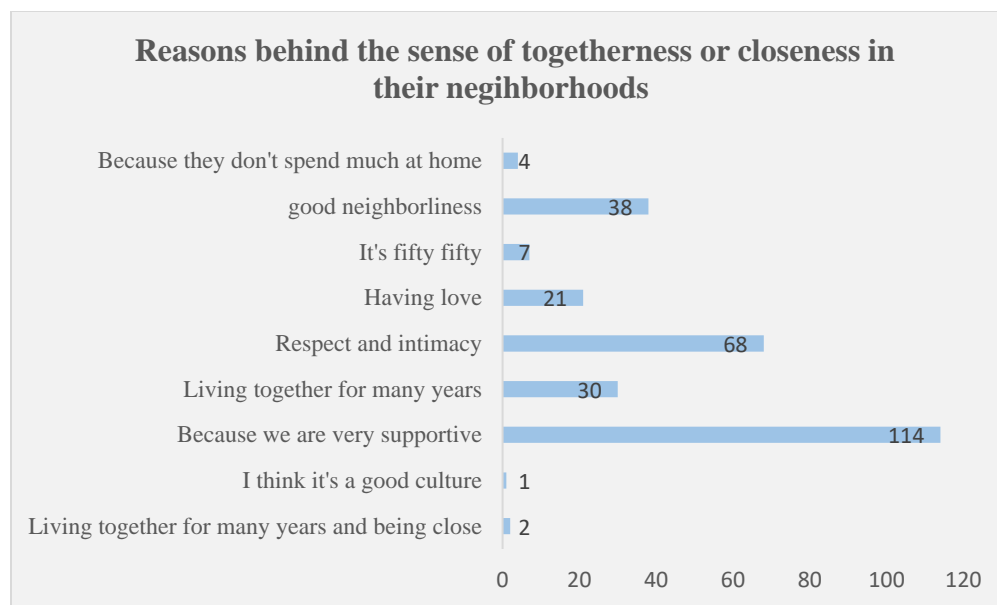


Figure 4.45. Reasons behind household's response to the sense of togetherness

#### 4.2.2.6. Collective action and cooperation

The survey findings indicate that all residents are prepared to collaborate in handling any disasters that occur in their community. Additionally, the results reveal that residents are willing to assist their neighbours when they seek help. All survey respondents are willing to participate in neighbourhood protection initiatives. (98.6%) of residents are ready to engage in activities for neighbourhood protection, with only 1.4% not interested. Participation levels vary with 35.4% at a medium level, 31.2% at a high level, 24.2% at a very high level, 4.2% at a low level, and 4.9% at a very low level. Motivation for collective activities in contrast with duration of residents in their current neighbourhoods increased by 66.7% and decreased by 33.3%. The rationale for the household's degree of involvement in shared activities that may be advantageous to the community are presented in the figure below. (See Figure 4.46)

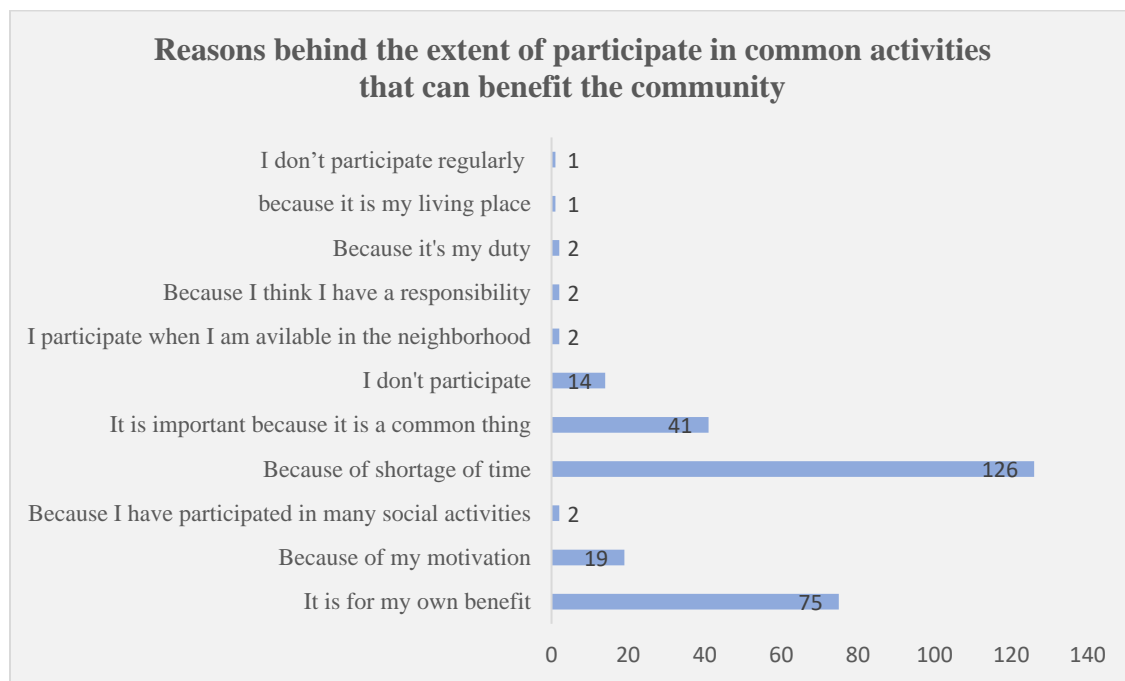


Figure 4.46. Rational behind their extent of participation in common activities that can benefit the community

#### 4.2.2.7. Civic engagements

The study revealed that a majority of community members (64.6%) are always involved in volunteer work, with a frequency of 2.1% very rarely, and 8.1% never. Additionally, the majority of households (88.1%) from 285 surveyed participants in Geja Sefer feel they are active members, while 11.9% are negative stating, "No, I don't think so."

#### **4.2.2.8. Physical connectivity (green space, communal spaces, pedestrian network connectivity)**

Households were surveyed about physical connectivity, including green spaces, shared spaces, and pedestrian networks connections. 65.3% disagreed on the sentiments that their local streets are good for walking, while 20.4% agreed. 51.6% found the local streets have medium convenience for communicating with others, with 7% saying highly convenient. In terms of availability of public open spaces 53% said there are public open spaces in their neighbourhood, while 47% disagreed. (26.7%) always use shared public open spaces, 16.5% used sometimes and 4.9% stated that they never use shared public open spaces.

Out of the 285 total participants, 124(43.5%) disagree that having common areas in their neighbourhoods allows them to easily interact with residents, 59(20.7%) strongly disagree, 15(5.3%) neither agree nor disagree, 63(22.1%) agree, and 24(8.4%) strongly agree. In terms of adequate common areas for social activities, 7.4% stated there are enough common areas, while 92.6% said there are not sufficient common areas. Among the households surveyed, 2.8% reported underdeveloped green space, with 97.2% stating no such green area in close proximity to place of residence. The identified underdeveloped green spaces are "Lideta parks" and "the small green along the street side". In addition to this even though 281(98.6%) state that all green spaces are accessible 4(1.4%) participants mentioned inaccessible green spaces due to occasional entrance fees.

#### **4.2.2.9. Place attachments**

The study reveals that 60.4% of households share open spaces with their neighbours, while 39.6% don't. The majority of households are associated with Lideta parks, while others are more likely to be associated with nearby parks. Only 2.8% of residents have very high associations with the Woreda 9 Youth Centre, and 39.6% have good memories of community interactions. The followings are the places that 113hh mentioned for their good memories. (See Figure 4.47)

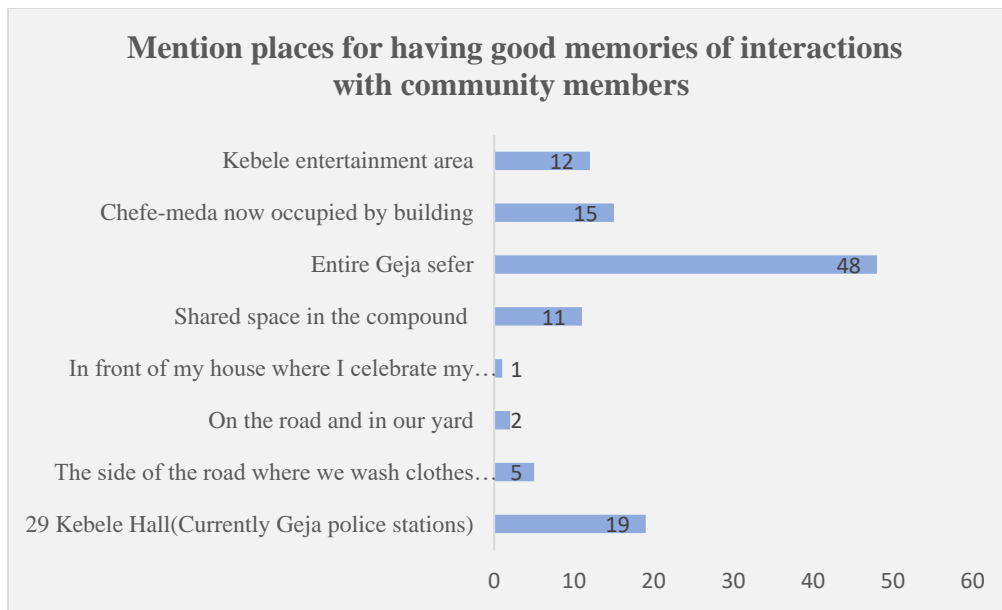


Figure 4.47. Places that are mentioned by HH for having good memories in interaction with community members

When examining the response from households regarding their preferred locations for recreational activities and socializing, 48(16.8%) say yes, while the remaining 237(83.2%) say no, I do not have. Here are the reasons or why of their answer. (See Figure 4.48)

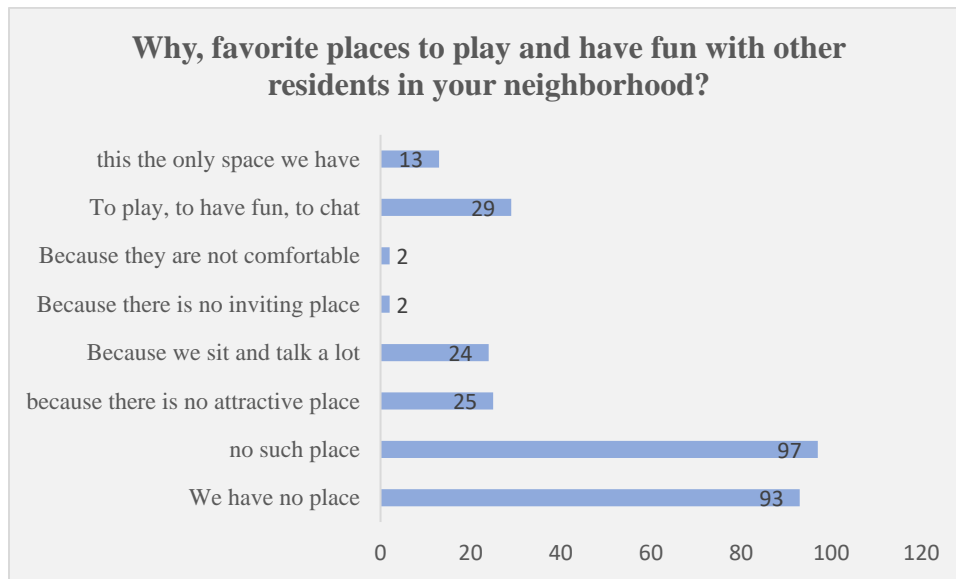


Figure 4.48. Reason behind their response on whether they have favourite places to play and have fun or not

#### 4.2.2.10. Trust

The level of social cohesion in neighbourhoods is measured by the level of trust among residents. A survey found that 96.5% would entrust their house to a neighbour if they had to leave temporarily, while 73.3% would entrust their children to a neighbour. Trust in trade of goods with neighbours was rated high by 59.3%. 179(62.8%) households were very certain of finding washed clothes left outside upon return. The level of trust among residents remained the same for 33%, decreased for 24.2%, and increased for 42.8%. Mistrust decreased for 54.7% since the arrival of old car spare parts business. Crime occurrence increased according to 60% of respondents. Overall, 44.2% rated trust between residents in the neighbourhood as high. (See Figure 4.49)

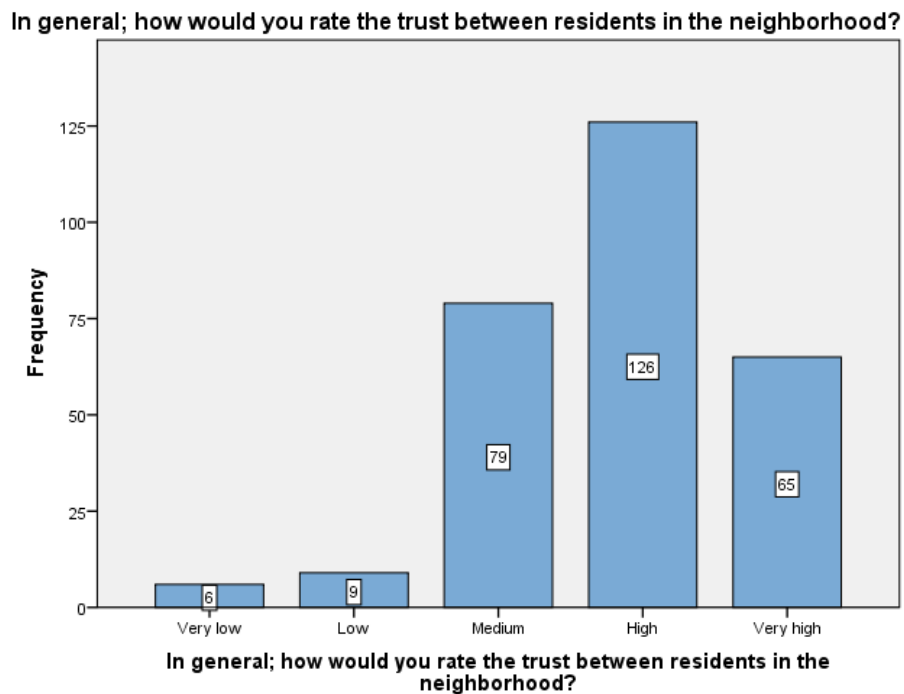


Figure 4.49. The general level of trust between residents in Geja Sefer neighbourhood

#### 4.2.2.11. Conflict management

Survey results show various conflict management techniques among residents, Mahiber members, and individuals. 40.5% resolve neighbour conflicts collectively, 38.4% handle it privately, and 21.1% involve local elders. When conflict occurs within neighbourhoods, 36.8% rely on elders to manage the conflict, 23.7% suggest Edir involvement, and 17.2% union member contribution to settle the conflict while 15.4% consider legal measures. For conflicts within Mahiber members, 93% rely on members, 7% on non-members to settle any disputes among members. In general, the traditional conflict resolution practices are perceived as high by 55.4%.

### 4.2.3. Mean value comparison of main variable to level social cohesion

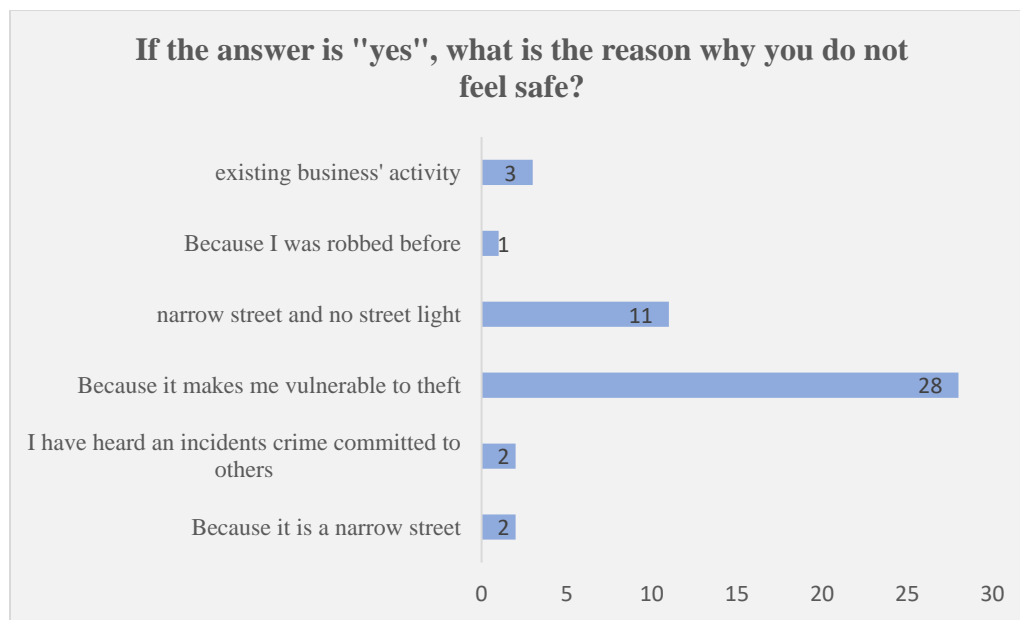
It is evident that the mean value of the nine variables used to measure social cohesion is 2.17 when looking at the average of the variables. The table below provides the mean value for each individual variable applied to measure level of social cohesion. (See Table 4.12 below)

*Table 4.12. Mean of the nine variables used to measure social cohesion*

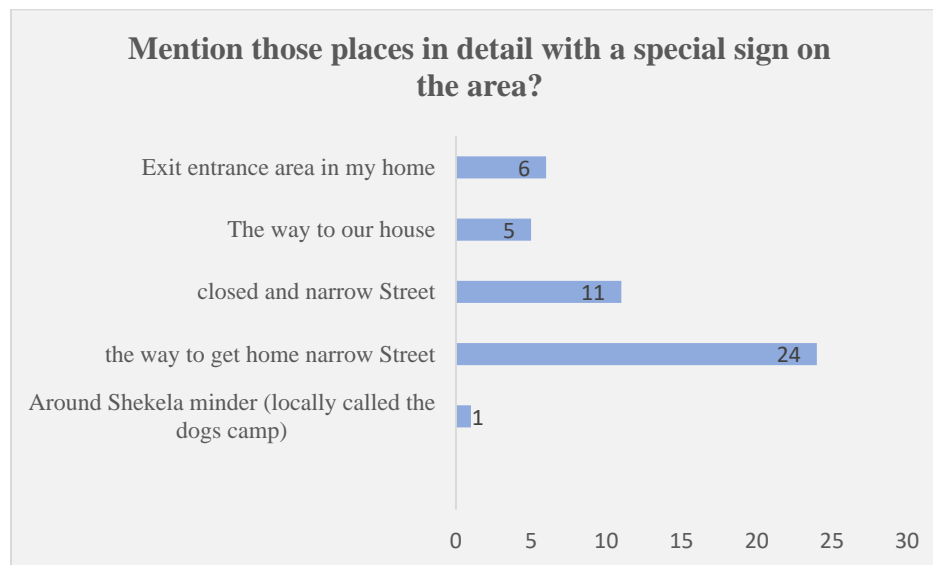
	Traditional social institutions and values		Groups and networks	Shared purpose	Collective action and cooperation	Civic Engagement	Physical connectivity	Place attachment	Trust	Conflict management
N	Valid	285	285	285	285	285	285	285	285	285
	Missing									
Mean	1.92		2.50	2.02	1.50	2.72	2.25	1.68	2.38	2.57

### 4.2.4. Perception of crime

A combination of closed- and open-ended questionnaires were used to survey residences regarding their perceptions of crime. According to the findings, 207 dwellings (72.6%) said that they don't feel dangerous anywhere in their communities, 31 households (10.9%) said they don't know, and 47 households (16.5%) said that they do feel uncomfortable in someplace in their neighbourhoods. The possibility of theft was cited as the main cause of feeling unsafe by respondents' households who feel uncomfortable in someplace in their place of residence; accounting for 28 (59.57%) responses, narrow streets and a lack of street lights were cited by 11 (23.4%) respondents as contributory concerns for their level of unsafety inside their neighbourhoods. The attached figure provides more information on the causes of their emotions of insecurity. (See below, Figure 4.50). Among the areas considered dangerous are a narrow passageway are the most common crime spot highlighted by survey participants. (See Figure 4. 51 below)



*Figure 4.50. Reasons behind HH response to the existence of unsafe places in the neighbourhoods*



*Figure 4.51. Unsafe places that are listed by 47 HH from the total 285 respondents*

The perception of safety within households varies significantly. Only 5.6% of households feel very unsafe and insecure about the possibility of a crime being committed, while 13.7% feel somewhat threatened. On the other hand, 12.3% feel moderately safe and secure, and the majority, 68.1%, feel very safe and secure when at home. Residents express diverse feelings about safety in neighbourhood, citing neighbourhoods is peaceful and households trust each other most commonly. (See details in Figure 4.52 below)

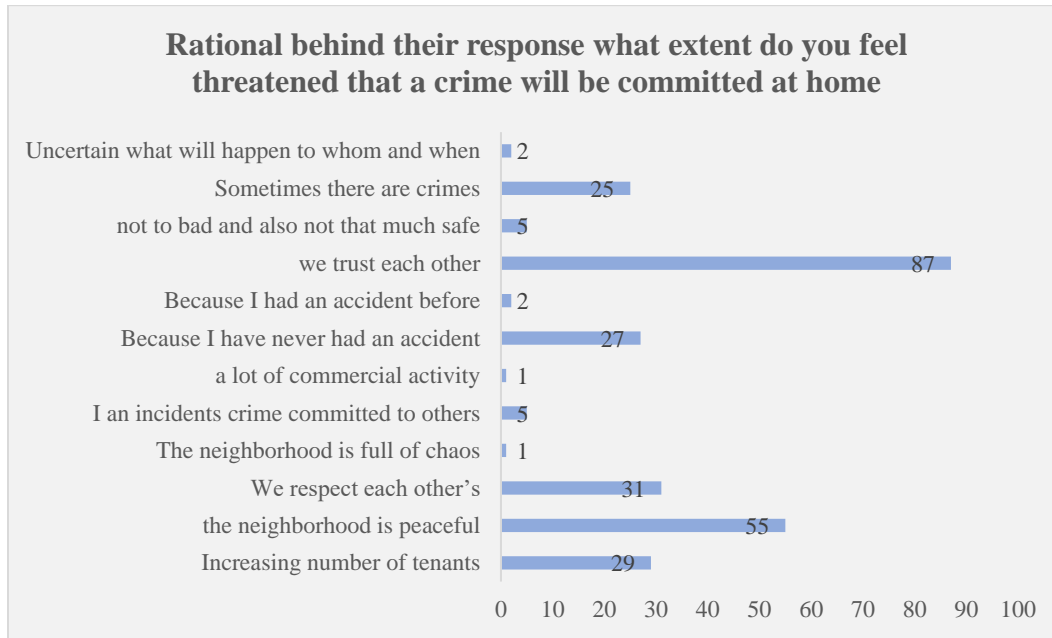


Figure 4.52. Rationales behind their extent of feeling safe when they are at home that a crime will be committed or not

Of the 285HH participants in the survey, only 16.1% (46) had experienced a specific form of crime, while the remaining 83.9% (239) had not experienced any criminal activity at all. Similarly, of the 16.1% of respondents who reported experiencing crime in their areas, 35 reported theft and the remaining 1households reported robbery. (See Table 4.13 below)

Table 4. 13. Frequency of HH crime experience and types of crime HH faced

Have you experienced crime in your neighbourhoods? * If the answer is "yes", what kind of crime have you been a victim of?				
		If the answer is "yes", what kind of crime have you been a victim of?		
		Theft	Robbery	Total
Have you ever experienced crime in your neighbourhoods?	Yes	35	11	46
Total		35	11	46

The typical locations identified by crime victims in the Geja Sefer case include public areas in front of the residence, the immediate vicinity of their own homes, within their residences, around their properties, and in the surrounding neighbourhood. (See Figure 4.53)



Figure 4.53. List of crime spots where households are victims in the past.

If we consider the time frame during which the majority of crimes take place, it is typically around 5 pm in the evening and 3:30 pm at night. (See Figure 4.54)

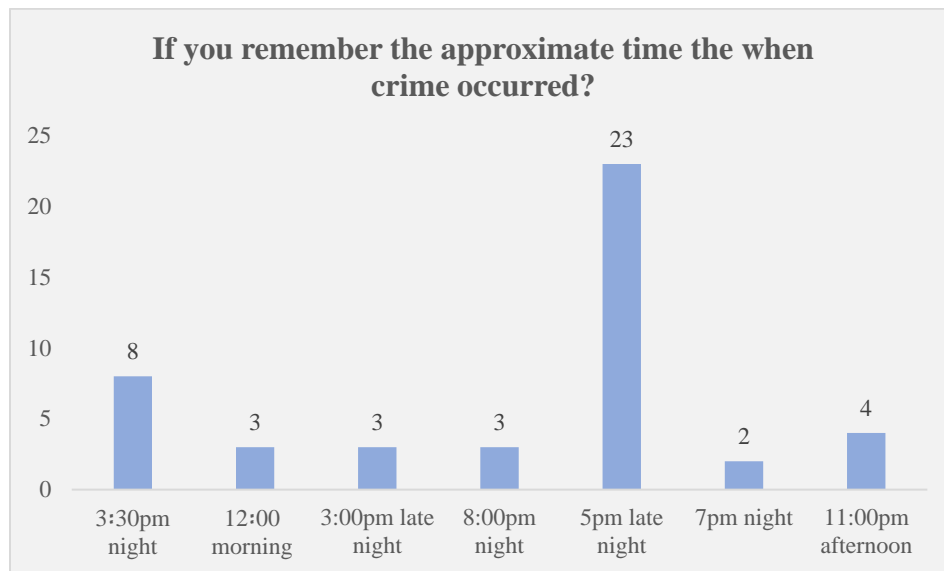


Figure 4.54. Approximate time mentioned by crime victims when the crime occurred

The crime victim listed the following circumstances under which the crime occurred: it was late at night, they broke into the house because it was dark, they entered by jumping in and took my phone when I left the house, nobody was at home, and they took advantage of the nighttime. (See Figure 4.55)

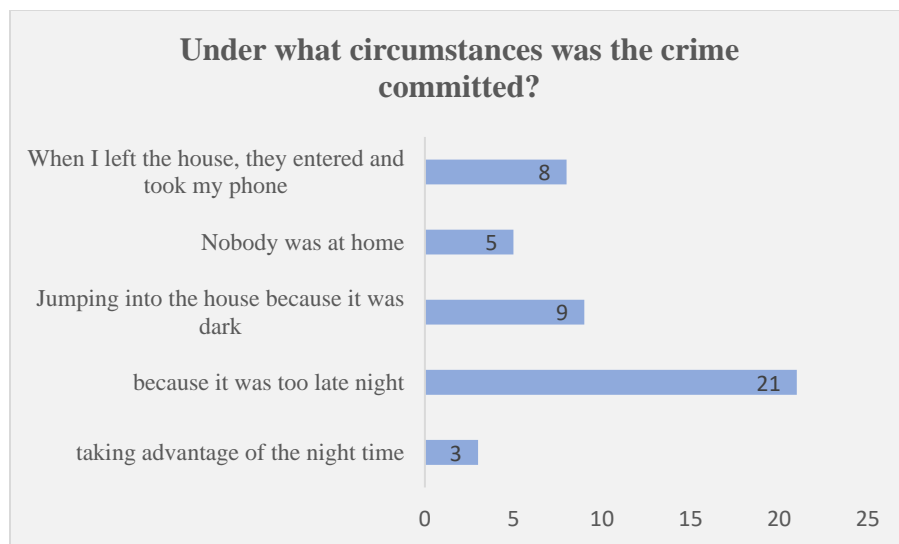


Figure 4.55. The nature of the circumstances when the crime was experienced

The survey revealed that 7.7% of participants experienced theft and robbery in their family members, with 5 experiencing theft and 17 experiencing robbery. The locations where these crimes occurred, as identified by the family members, include common areas in front of the house, around the compound, on narrow streets, and along the main street. (See Figure 4.56 below). The majority of crimes took place during the late afternoon as reported by victims of family members. (See Figure 4.57 below). The crime occurred at late night, with threats, darkness, and chaos as a chance to steal a phone. (See figure 4.58 below)



Figure 4.56. List of crime spots mentioned by family members who experienced crime

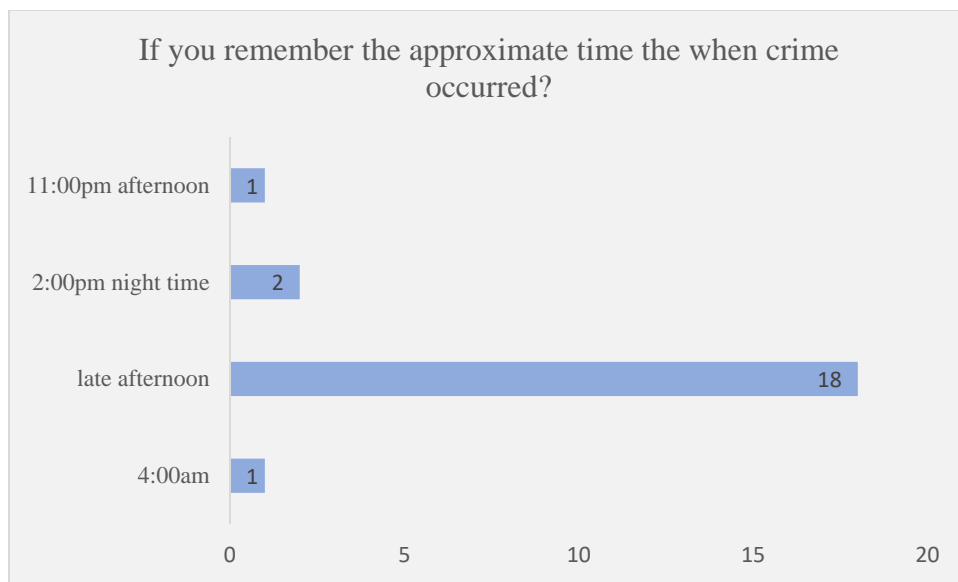


Figure 4.57. Approximate time when the crime was occurred

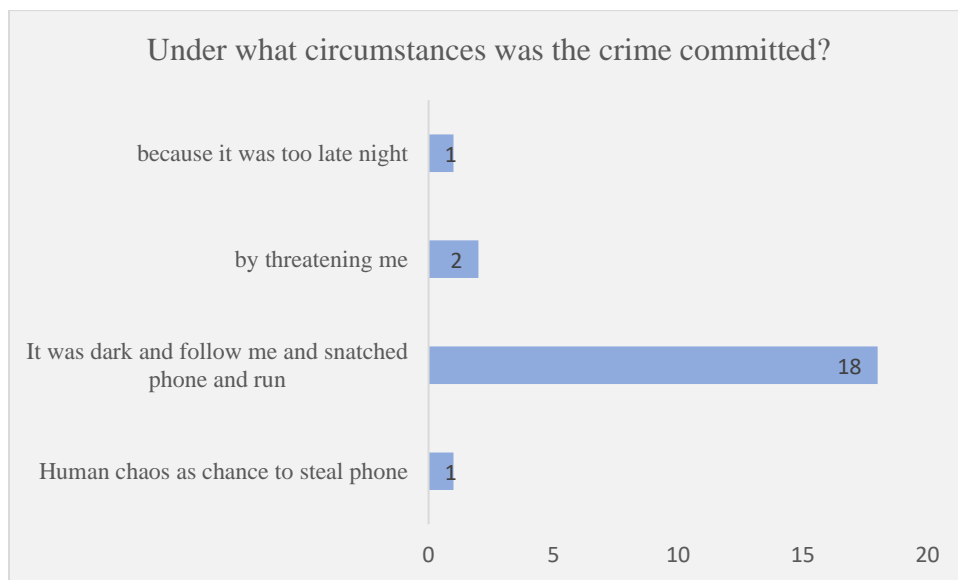


Figure 4.58. Under what circumstances was the crime committed

In relation to their overall sense of safety in the neighbourhood, 37.5% (107) of respondents indicated that they feel safe most of the time, 54.7% (156) stated that they always feel safe, and the remaining 7.7% reported feeling safe occasionally. The primary factors contributing to their safety level include the absence of accident, lack of deception among residents, unawareness of any danger, close proximity to others, and mutual respect among individuals. (See Figure 4.59 below)

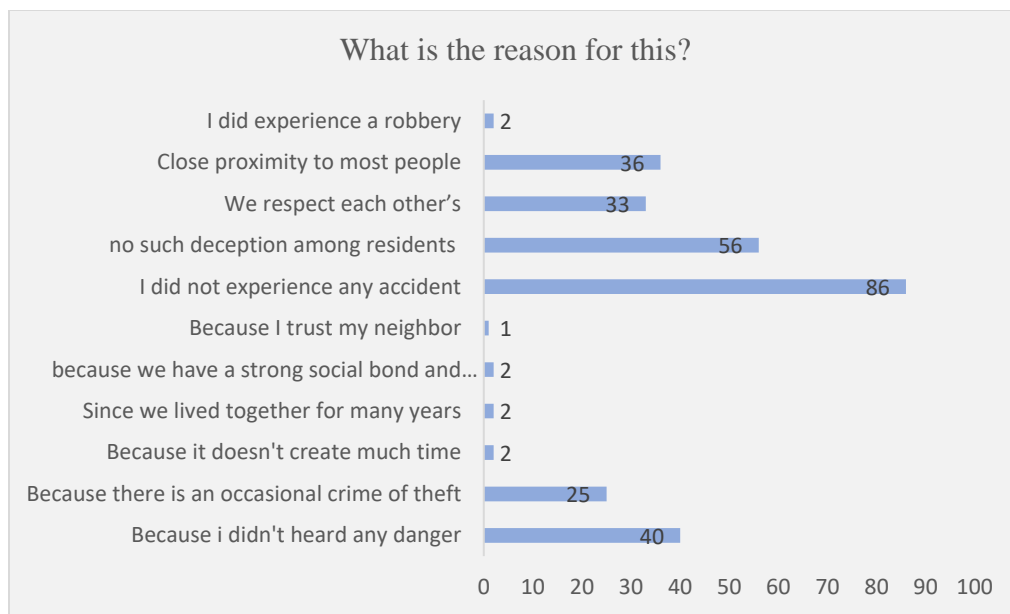


Figure 4.59. The reasons behind HH level of feeling safe in their neighbourhoods

The perceptions of crime are influenced by the vulnerability of neighbourhoods to criminal activities. A majority of respondents, around 53% (151), reported that their neighbourhoods have a very low vulnerability to crime, while 34.7% (99) mentioned that the vulnerability is low. In contrast, 6.7% (19) of respondents think that their neighbourhoods have a medium level of vulnerability, and 5.6% (16) perceive a high level of vulnerability to crime. (See figure 4.60 below). In accordance with the findings, 18.2% (52) of participants hold the belief that the presence of various businesses in their local communities contributes to this phenomenon, whereas a significant majority of 81.8% (233) do not share these opinions.

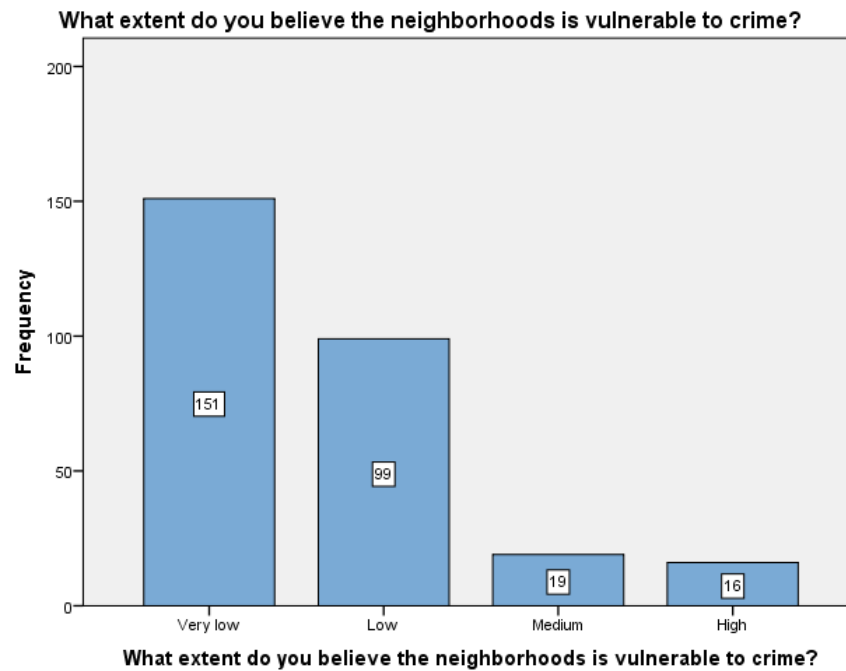


Figure 4.60. Extent of the neighbourhoods vulnerable to crime according to HH perception

In examining the household experiences of individuals who are aware of residents claiming to have crime in their neighbourhoods, it is found that 153 (53.7%) respondents have heard of other crime victims, while the remaining 132 (46.3%) have not. Among those who claim to have information about victims, 29.8% (85) state that the information influences their perception of crime, making them feel vulnerable, whereas 23.9% (68) are not affected by the information.

Furthermore, the study analyses how neighbours recognize each other, either by name or appearance, and how this impacts their sense of safety. It is revealed that 97.2% (277) of neighbours know each other by name and appearance, while 2.8% (8) only recognize each other by appearance. This does not affect their level of safety, as all neighbours are familiar with each other either by name or appearance, or both. Additionally, when considering whether there are unoccupied houses in the neighbourhood, 13 (4.6%) respondents confirm the existence of such houses, while others reject it. Among the 4.6% who acknowledge closed houses, only 1.4% believe that these properties contribute to an increased risk of crime. Moreover, out of the 285 survey participants, approximately 48.4% (138) have taken various personal precautions due to concerns about potential vulnerability to crime, while the remaining 51.6% (147) have not. (See Figure 4.61 below)

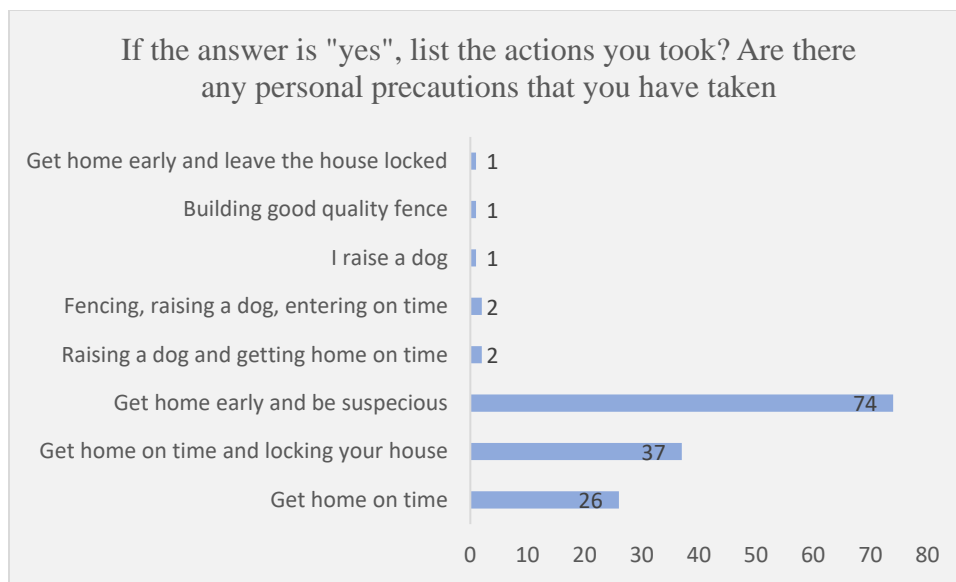
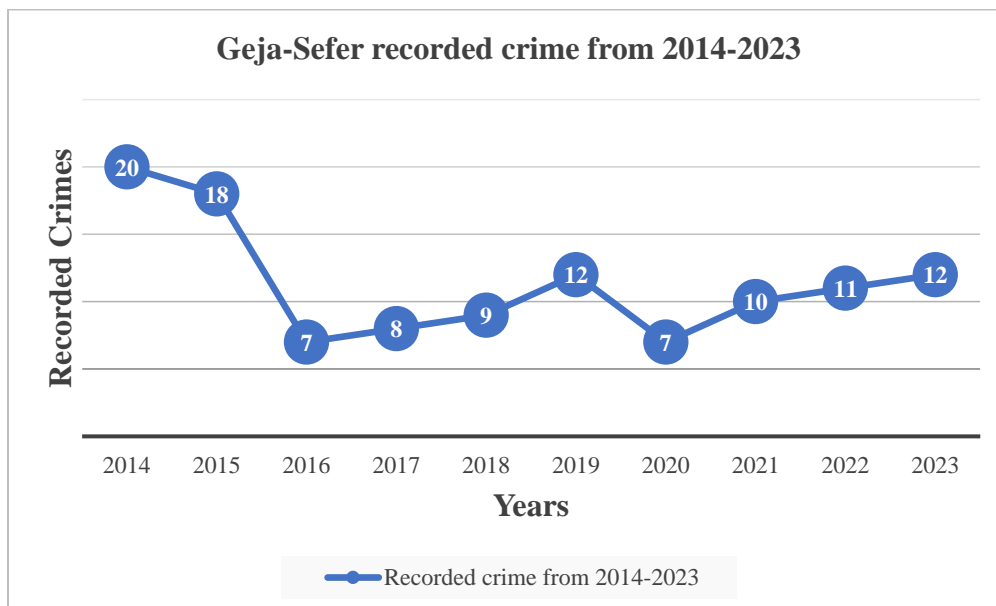


Figure 4.61. List of personal precautions taken by HH in perception of crime

#### 4.2.5. Actual crime recorded in Geja Sefer

The recorded criminal activities reported by the Lideta sub-city police department and Geja area police station include possession of addictive drugs, housebreaking, theft, fraud, motorbike snatch, theft from a car, home burglary, attempted theft, causing bodily harm, breach of trust, insults and threats, damage to property, assault, theft of car parts, and pickpocketing. The total crime recorded in the time period from 2014-2023 is 114. (See the Graph 4.2 below)



Graph 4.2. Geja Sefer recorded crime from (2014-2023)

(Source: Lideta Sub city police departments, Geja Sefer police station)

#### 4.2.6. Correlation and regression results

There appears to be no distinction between the correlation of social cohesion and the perception of crime in Geja-Sefer. This is evident from the p-value of Pearson correlation being  $<0.001$  and the sig value being higher than the average of 0.05. However, it is challenging to reject the hypothesis due to the significant correlation between the perception of crime and some indicator variables used to assess social cohesion, including trust, place attachments, civic engagements, and collective action and cooperation within the same study area. (See Table 4.14 below)

Table 4.14. Correlation coefficient of social cohesion and perception of crime

Correlations		
		Perception of crime
Social Cohesion	Pearson Correlation	0.051
	Sig. (2-tailed)	0.39
	N	285

Upon analysing the correlation between perception of crime and four social cohesion indicator variables (trust, place attachments, civic engagements, and collective action and cooperation), a significant correlation is observed. This is evident from the p-values of .007, 0.002, 0.007, and 0.045, which are significant at the 0.01 and 0.05 levels. The negative correlation indicates a moderately inverse relationship between the variables.

Table 4. 15. Correlation coefficient of four social cohesion indicators with perception of crime

Correlations					
		Trust	Place attachment	Civic Engagement	Collective action and cooperation
Perception of crime	Pearson Correlation	-.160**	-.182**	-.161**	-.119*
	Sig. (2-tailed)	0.007	0.002	0.007	0.045
	N	285	285	285	285
**. Correlation is significant at the 0.01 level (2-tailed).					
*. Correlation is significant at the 0.05 level (2-tailed).					

### **4.3. Interview analysis from Senga Tera-Firdbet I condominium UOAs**

The 4 UOA's leaders that participates in the four focused group discussion argue that local associations such as Edir, Mahiber, and spending time together are crucial for enhancing community security. They also emphasize the importance of social cohesion in relation to the community's sense of security. The interviewed Senga Tera-Firdbet I condominium chairperson highlights that the level of security is moderate (45%). They also argue that the residents are willing to intervene in support of neighbourhood control when they mobilize for such neighbourhood control activities. The types of crimes they have experienced in their neighbourhoods mostly are property crime, theft, and stealing of car parts in the parking specially parking area along their compounds fence. They also highlight because there are larger number of tenants which is about (47.38%)154 households out of the 325 surveyed households and those tenants mostly preferred not to engaged in existing social institutions especially in Edir with a simple rational that they are not sure when to leave the neighbourhoods. These create gaps and affects the level of social cohesion among residents in their unit owner associations.

The interviewed chairpersons in Senga Tera Firdbet I Condominiums UOA claim that they were not informed about the communal areas prior to managing the UOAs by the respective office responsible for developing the condominium, and this has affected their relationships with commercial owners. Additionally, they also state that they were not informed about the administrative structure by the Addis Ababa Housing Development and Administration Bureau. The main challenges raised by the UOAs include the lack of office space, absence of communal areas, no provision for security guard houses, administrative issues between the Addis Ababa Housing Development and Administration Bureau, which are only addressed at the head office, and lack of support from the bureau in building offices and communal areas to facilitate services.

### **4.4. Interview analysis from Geja-Sefer Local Elders**

Two local Elders one from men voluntary burial association as well as the other one from women voluntary burial association from Geja sefer highlight, the neighbourhood they are living in is not suitable for living. The interviewed Geja Sefer local elders also highlight since they started living in this neighbourhood changes in the infrastructure improvements are insignificant compared to the infrastructures challenges that exists. They also underline the current security situation compared to when they first moved it is improving, except some challenges they state since the old car spare parts dealers came in to the neighbourhoods. The two local elders also

highlight when they compare the current social connections compared with since they move to Geja-Sefer it's worsened. The main reasons highlighted is the original settlers moved out from Geja-Sefer to other parts of Addis Ababa because of various kind of urban redevelopment. When it come to the value of social cohesion as informal guardianships; the interviewed local elders also highlights that even though there are some changes among the resident's level of trust because of the breach of trust they emphasised social networks among households are significant in maintaining the security of the neighbourhoods and households also entrust each other when they are not close by their home and children for their neighbours.

#### **4.5. Comparative analysis between the two cases**

The level of social cohesion among the cases indicated according to major social cohesion indicators mean value it's higher in the case of Geja Sefer than Senga Tera Firdbet I condominium. The mean average value for 9-variables is 1.92 in the case Senga Tera Firdbet I condominium whereas it's 2.17 in the case of Geja-Sefer.

Regarding the perceived crime from the 325 respondents from the Senga Tera Firdbet I condominium 93.2% responded they feel very safe and secure when they are at home while out of 285 respondents from Geja Sefer, about 68.1% responded they feel very safe and secure when they are at home. In this regard, if we see the actual crime recorded from 2014-2023 is 97 in the case of Senga Tera Firdbet I condominium while it's 114 in the case of Geja Sefer.

In case of Senga Tera Firdbet I condominium when we compared with the social connection where the households used to live before coming to their current neighbourhoods 70.5% respond the social connection is worsen, while 17.2% indicates the current social connection is better whereas only 12.3% says there is no change in the social connection compared to their previous neighbourhood they used to live.

Households' perception on neighbourhoods' vulnerability to crime, indicates in Senga Tera Firdbet I condominium found to be 48.6% of households consider their neighbourhoods to have very low vulnerability compared to 53% in the case of Geja-Sefer.

Of those who claim to have information about victims, 35.4% state that this information influences their perception of crime in the case of Senga Tera Firdbet I condominium while in the case of Geja-Sefer this figure is only 29.8%.

In Senga Tera-Firdbet I condominium, when analysing the correlation between social cohesion and the perception of crime, a significant correlation between the variables becomes apparent but in the case of Geja-Sefer it's insignificant even though there is highly significant correlation apparent between the perception of crime and social cohesion indicator variables (trust, place attachments, civic engagements and collective action and cooperation).

Group and networks, civic engagement, conflict managements and place attachment are the major variable that influence the perception of crime in case of Senga Tera Firdbet I Condominiums while in the case of Geja-Sefer those variables that influence perception of crime are trust, place attachments, civic engagements, and collective action and cooperation. Accordingly, the common social cohesion denominators in both case that influence perception of crime are group and networks, trust and place attachment.

## **4.6. Summary of Findings**

### **4.6.2. Senga Tera-Firdbet I condominium**

When we measure how satisfied households are with the traditional social institutions and values, they have participated 69.8%, satisfied while the remaining 30.2% not and the rate of other household participation in traditional social institutions and values 68.3% argue that other participate at medium level.

The general groups and networks that households exhibit with other residents are medium. The sense of togetherness or closeness in case of Senga Tera Firdbet I Condominiums only 2.2% are very close. Around 99.4% of respondent household are willing to participate in neighbourhoods' activities to protect in time of disaster and neighbourhood's control.

Frequency of participation in volunteering in five-point Likert scale indicates 43.1% said they participate very rarely, 24.3% participate sometimes, 2.2% participate always, and 30.5% never participate. Considering how frequently use common public open spaces out of 95.7% who responded positively, 37.5% of them use these spaces sometimes, 30.2% never use public spaces despite acknowledging their presence.

The rate of trust between residents in the neighbourhood, it can be considered medium (79.7%). In terms of conflicts managements between union members, the survey indicates that 91.1% respond they can be resolved by the union members themselves, 4.3% mention that by other

residents who are not part of the union while other highlight they lack sufficient information on the subject matter.

### 4.6.3. Geja Sefer

The satisfaction level among households regarding traditional social institutions and values, 93% expressed their contentment, whereas the remaining 7% indicated their dissatisfaction. In terms of overall groups and networks within the neighbourhood (Kebele 28), 24.2% of household relationships are classified as very high, 37.5% high, 37.2% medium, and 1.1% low.

In relation to how easily households recall other residents in their neighbourhood, 94% responded positively, 4.6% answered negatively, and 1.4% found it difficult to guess. A significant majority of residents 98.6%, affirmed their readiness to partake in activities geared towards protecting the neighbourhoods, while a small minority of 1.4% indicated not.

Upon examining the level of engagement in volunteer work within the community, it was found 64.6% participating always, 30.9% participating sometimes, 3.2% reported very rare participation, and 1.4% no participation at all.

In relation to how suitable local roads are suitable for walking, 65.3% disagreed, 20.4% agreed they are adequate for walking, 9.8% strongly disagreed, 2.5% neither agreed nor disagreed, and 2.1% strongly agreed that their local roads are good for walking.

The level of trust among residents in comparison to when they first moved to the neighbourhood, 33% respondents stated it remained the same, 24.2% mentioned a decrease in trust, and 42.8% reported an increase in trust. The changes in terms of mistrust since arrival of businessmen involved in old car spare parts in the neighbourhood, 8.8% respondents stated an increase in mistrust, 36.5% revealed no change, and approximately 54.7% reported a decrease in mistrust. In view of the prevalence of traditional conflict resolution practices, 55.4% perceive it to be high, 27% consider it to be very high, 15.4% view it as medium, and only 2.1% perceive it to be low.

## 4.7. Discussion of Results

Compared to the social connections they used to have in the neighbourhoods in which they previously resided, 70.5% indicates there is a decline in the case of Senga Tera-Firdbet I condominium. But when we compared these results with the current social connection they have since the day households started living in Geja-Sefer indicates 52.3% is considered the social

connection is better while 16.8% respond there is no change in the social connection. In the same vein, the present social connections within the Senga Tera-Firdbet I condominium indicates it's declining at 49.5%. These supports HO, et al (2012) idea of neighbourhood vibrancy and diversity are typically diminished by urban renewal, a pattern supported by studies such as Jacobs, 1961 and Hartman, 1964. Likewise, the deterioration of associational life has a detrimental effect on community connectedness and gradually undermines norms of mutual aid in culture (AACPPO 2017).

Upon examining households' perceptions of crime, it was found that 54.7% stated that they always feel safe in case of Senga Tera-Firdbet I condominium whereas this numbers are 68.1% feel very safe and secure in case of Geja-Sefer. Similarly, 48.6% of households consider their neighbourhoods to have very low vulnerability to crime in case of Senga Tera-Firdbet I condominium whereas around 53% reported that their neighbourhoods have a very low vulnerability to crime in case of Geja-Sefer. The empirical evidence is also favour of the idea that social organization is vital to combating crime since socially organized communities have solidarity, cohesion, and integration, which collectively help to lower crime rates (Haider and Iamtrakul 2018).

In the case of Senga Tera Firdbet I Condominiums households experience who have ever heard of a resident who claims to have crime in their neighbourhoods and how it affects their perception of crime indicated that 56.6% respondents say they have heard of other crime victims while the remaining 43.4% doesn't and 35.4% who claim to have victims' information respond the information they have heard influences their level of perception of crime as if they are vulnerable too whereas the other 24.3% aren't influenced by the information. But in the case Geja-Sefer in examining respondents have heard of other crime victims 53.7% reply they have heard of other victims of crime and about 29.8% state that the information influences their perception of crime, making them feel vulnerable. These underlined the concept by risk society hypothesis that states "people tend to feel in danger and threatened from unknown situations as a result of anxiety condition; their fear is extended to others" (Velazquez 2019).

Concerning the level of social cohesion and perception of crime It's evident that theoretically in gentrifying neighbourhoods when social structures are altered and social cohesion is lowered, perceptions of disorder increase (DiGregorio 2020). Likewise, when we look at the social cohesion in the case of the Senga Tera Firdbet I Condominiums the social cohesion is medium while in the

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case of Geja Sefer is higher as it's measured with nine different variables. Especially in one of the major social cohesion indicators the level of trust among residents in the case of Geja Sefer is greater than that of Senga Tera Firdbet I condominium. This supports Choi and Costa (2017) perceptions of the extent to which people in one's community are willing to help each other and can be trusted may reflect individuals' specific social networks within the neighbourhood, their understanding of what "help" entails, among other things.

Communities with close networking and social interactions are likely to have lower crime rates. Social cohesion generally works to enhance community safety by reducing the socio-economic dynamics of crime and maintaining scrutiny of those who may be engaged in the criminal lifestyle (Gulma 2018). Consequently, if we look at the general rate of good social relationships it's about 24.2% very high, 37.5% is high in the case of Geja Sefer whereas in the case of Senga Tera Firdbet I condominium, the general rate of good social relationships is 24.9% high and 8.3% very high. But the actual recorded crime at Geja Sefer is about 114 while 97 in Senga Tera Firdbet I condominium. Whereas the actual household crime experienced in the case of Geja Sefer it's about 46 crimes. But in the case of the Senga Tera Firdbet I condominium, it's about 42 crimes. These supports concepts that the more the community is socially cohesive the more the community safeguard it's neighbourhoods from imminent threats.

From the correlation coefficients that used to measure the relationships between the perception of crime and social cohesion it is evident in both case study area upon analysing the correlation between the nine social cohesion indicator variables it is found that there is strong correlation between social cohesion variables such as trust, place attachments, civic engagements, and collective action and cooperation with that of perception of crime. These are significant at the 0.01 and 0.05 levels and the correlation is a moderately inverse relationship between social cohesion variables and perception of crime.

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# Chapter Five

## 5. Conclusion and Recommendation

### 5.1. Conclusion

There is a significant correlation between the general safety of the neighbourhoods and the general rate of good social connection between the residents. Households with high levels of social cohesions tend to have a lesser perception of crime. Households with a higher level of sense of togetherness or closeness trust each other more than households that respond low level of sense of togetherness or closeness. The rate of good neighbourliness with immediate neighbours is very high in the case of Geja Sefer compared to the case of Senga Tera Firdbet I Condominiums.

According to the victimization hypothesis, people who have had crime accidents in their relationships tend to feel a higher perception of crime that they will feel crime is happening to them this is noticed from both Senga Tera Firdbet I Condominiums and Geja Sefer.

Social cohesion among the residents is highly indicative of influencing the trust among residents. There is a strong correlation between social cohesion and perception of crime in both case studies even though the coefficient of correlation in the case of Geja Sefer is insignificant since the coefficient between the major social cohesion indicator variable with that of perception of crime is quite significant.

The general rate of households having good social relations with the residents of the neighbourhood Geja Sefer residents exhibit a higher level of good social relation with other residents of their neighbourhoods than Senga Tera Firdbet I Condominiums residents.

In the examination of households' perceptions of crime, it was found that 48.6% of households consider their neighbourhoods to have very low vulnerability to crime in the case of Senga Tera Firdbet I Condominiums compared to 53% in Geja-Sefer reported that their neighbourhoods have a very low vulnerability to crime.

In relation to their overall sense of safety in the neighbourhood, 37.5% (107) of respondents indicated that they feel safe most of the time, 54.7% (156) stated that they always feel safe, and the remaining 7.7% reported feeling safe occasionally.

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In the case of Geja Sefer the existence of used car part dealers influences both as an opportunity for those who benefited from renting parts of their house for stores and shops but for others it affects the level of perception of crime because of the nature of business.

Since the number of private tenants is greater than the number of homeowners most tenants are not interested in participating in social activities because of their uncertainty about when to leave and also gave the unit owner association greater privileges in deciding since they decide with only lesser number of homeowners in the case of the Senga Tera Firdbet I Condominiums.

## **5.2. Recommendation**

### **5.2.1. Recommendation for policy developers**

The following policy strategies should be applied in future urban redevelopments so that we can ensure a positive impact on enhancing social cohesion and reduction of crime: enhance properly designed mixed land use to integrate intentionally planned mix of various services, encourage walking and cycling through properly designing streets and enhance easy mobility and connectivity, designing of meeting points through adding missing elements like seating bench, redevelopment should be cohesive through maintaining social cohesions that exist, Encompass inhabitants in the process of planning and design, supports existing social organization, reinforce communal infrastructure, and Design wide-ranging communal spaces.

### **5.2.2. Recommendations for urban planners and architects**

When designing neighbourhoods, it is important to pay close attention to the urban design in order to prevent inadvertent and insecure access, which can lead to residents perceiving more crime, particularly in plot parcels.

### **5.2.3. Recommendations for the police**

Prepare proper schedule to aware the communities on current security situations either by their delegate or direct participation in their neighbourhoods to avoid the perceived probability of victimization. Increase community policing through open channels with the community.

### **5.2.4. Recommendation for Senga Tera Firdbet I Condominiums UOA's**

Since there is no any organized formal communication between the various unit owners' associations, establishing formal organization and improve smooth, regular get-together programs and encourage open dialogue and idea sharing among condominium residents in various unit

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owners' associations. In addition to this, encourage condominium owners to participate in neighbourhood security and development initiatives.

#### **5.2.5. Recommendation for Additional further research**

Spatial justice for better social cohesion and socio spatial sustainability of the current urban redevelopment approaches would be a researchable area in future studies.

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# Appendices

## Appendix I: Publishable Manuscript

Addis Ababa University, Ethiopian Institute of Architecture, Building Construction  
and City Development (EiABC)

### ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME:

A Comparative Study Between a Single Case from Redeveloped and  
Another One from Not-Yet Redeveloped Inner -City Neighbourhoods of  
Addis Ababa

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### Abstract

*The research conducted in Addis Ababa focuses on Assessing urban redevelopment effect on social cohesion and crime: A comparative Study between a single case from redeveloped and another one from not-yet redeveloped inner-city neighbourhoods of Addis Ababa, with the research rationale of seeking a theoretical relationship between urban redevelopment, social cohesion, and crime. Hypothetically urban redevelopments change social structures and this results in lesser social cohesion and undermine the role of social cohesion for informal guardianships. Two case studies and survey method are utilized for collecting household survey questionnaires with a sample size of 325 and 285 households from Senga Tera Firdbet I condominium and Geja Sefer respectively for qualitative and quantitative data. Beside this, secondary recorded crime archive data were applied to compare results with the perceived crime. Applying quantitative analysis, including correlation, regression models and analysis of qualitative data comparative study were conducted between the cases. The findings indicate that the study area that is not yet redeveloped, Geja Sefer, exhibits higher levels of social cohesion*

*compared to the redeveloped, Senga Tera Firdbet I condominium neighbourhood. It is observed that there is a moderately significant correlation between the major social cohesion indicator variable and the perception of crime. Recommendations from multiple sources of analysis and reviewed literatures includes integrate intentionally planned mix of various services, enhance easy mobility and connectivity, designing of meeting points, redevelopment should be cohesive through maintaining social cohesions that exist, encompass inhabitants in the process of planning and design, supports existing social organization, reinforce communal infrastructure, and design wide-ranging communal spaces, aware the communities on current security situations, increase community policing through open channels, since there is no any organized formal communication between the various unit owners' associations establish formal organization and encourage open dialogue and idea sharing among residents.*

**Keywords:** *Crime, Inner-City, Perception of crime, Social cohesion, and Urban redevelopment*

## **Introduction**

After the revision of the 1986 master plan, the city developed a new city development plan for 2001-2010. Among the six priority strategic issues redevelopment was one of the top strategies. The plan applies one major plan implementation tool called LDP and prepares LDP for central areas, main nodes, and important corridors. The ten LDPs that were prepared were Mercato, Piassa, Haile G/selaisie Avenue, Megenagna Minor Center, Meri Luke Centre, Meri Luke Residence, Lafto(Kotary Tertiary Centre), Casanchis, Churchill Road, and Sengatera (ORAAMP 2002). Though the (2001-2010) city development plan highlights areas that need to be upgraded and redeveloped no such huge move was made until 2010 regarding inner-city redevelopment since it requires substantial finance and affects many households mostly public tenants (Weldeghebrael 2011). With the government's motive to address the housing issues in the city by providing land for self-help housing and real-estate developers, and by direct involvement in the construction of low-cost housing a lot of positive moves were made (AACPPO 2017).

This study ultimately focuses on the relationships between urban redevelopment, social cohesions and crime in doing so how urban redevelopment affects social cohesion and, through that, its effects on crime is the thematic scope of the study. Whereas the spatial scope of this research is limited to two cases one from redeveloped and the other from the non-redeveloped inner-city neighbourhoods in Addis Ababa to achieve comparative study. Temporally the scope is

framed to non-redeveloped neighbourhood areas before 2008 where intensive urban redevelopment starts and redeveloped areas after 2008. This study helps to add the existing knowledge on assessing urban redevelopment effects on social cohesion and crime. It also provides comparative empirical evidence on urban redevelopment effects on social cohesion and crime between the two cases.

## **Literature Review**

Redevelopment of urban areas has long been thought to be a solution to urban blight but loss of community cohesion, forced relocation or displacement of original occupants, and weakened social relationships among neighbours are some of the detrimental social repercussions of redevelopment (Kim, et al. 2019).

Urban renewal involves the targeted rebranding of deprived urban areas, which may be partially or entirely replaced by innovative urban development projects (Kriznik 2018). The term 'urban redevelopment' often resonates among urban planners, land use specialists, and policymakers who are focused on optimizing the limited urban land resources. Their ambition is centred upon maximizing utilization of available land in their sphere of influence. This is achieved by adhering strictly to well-conceived planning blueprints to ensure that each plot is devoted to its most effective and appropriate use (Egolum and Emoh 2017). This development serves as a catalyst for the pursuit of enhancement, restructuring, regeneration or restoration of amenities and infrastructure to accommodate the evolving socio-political and economic needs, preferences and trends in accordance with the shifting culture of our society (ibid).

Redevelopment of impoverished urban areas can alleviate social exclusion and lessen social inequality in the community by establishing inclusive places where individuals from all backgrounds can congregate, participate in community activities, and establish and maintain common identities. In addition, it provides infrastructure, inexpensive housing, and social facilities (Kriznik 2018). On the other hand, urban regeneration concentrates on the physical rehabilitation and reconceptualization of impoverished urban districts, which are partially or completely dismantled and replaced with new urban development. This frequently results in a large-scale displacement of inhabitants and the disintegration of their social networks (ibid).

## **Social cohesion versus social capital**

While at first glance the two concepts may appear similar, upon closer examination their critical distinctions become apparent. The term 'social cohesion' is broadly used to represent the degree of unity and solidarity among various groups within a society (Mulunga and Yazdanifard 2014 ). The principle of social cohesion traces its origins to Émile Durkheim, a prestigious French sociologist renowned for contributing significantly to the foundation of contemporary sociology. Durkheim outlined social cohesion as the mutual reliance amongst individuals in a community. Furthermore, he characterized it through two crucial indicators; the absence of underlying societal contention and the existence of robust communal bonds (Holloway and Sturridge 2022). Social capital is the time, energy, and material sacrifices made by an individual to encourage collaboration with others (Mulunga and Yazdanifard 2014 ).

### **Social cohesions**

Social cohesion can be conceptualized as social exclusion/inclusion and social capital (Choi and Costa 2017). The term community cohesion has been defined as the interaction between different groups of people who accept each other to live in harmony with each other (Gulma 2018). Another explanation to social cohesion looks at the attitudes of individuals in terms of how willing they are to interact with others for mutual benefit (DiGregorio 2020). It can also be defined as the sum of a community's trust, altruism among neighbours, and shared values (Waller 2012). There is increasing debate about the impact of community cohesion on crime. Some have argued that the higher the level of community cohesion in an area, the greater the degree of social control to actually curb criminal activity. That is why in gentrifying neighbourhoods, when social structures are altered and social cohesion is lowered, perceptions of disorder increase (DiGregorio 2020).

### **Social capital**

Social capital is defined as the series of cooperative relationships among citizens that facilitate collective action towards problem-solving, the ability of people to work together for a common goal in groups and organizations (Gulma 2018). For Choi and costa (2017) the concept of social capital includes “the density and quality of relationships and interactions between individuals or groups, their mutual feelings of commitment and trust, a sense of belonging and solidarity”.

### **Social cohesions variables indicators**

There are lots of indicator's variables for measuring social cohesion in a neighbourhood. The following variables indicators are operationalized for this study. Traditional social institutions (social capital) and values (Ejigu and Abraha 2018) and (AACPPPO 2017), Heterogeneity (Gulma 2018), Groups and networks (Grootaert, et al. 2003), Shared purpose (Antonsich 2019), Collective action and cooperation (Grootaert, et al. 2003), Civic Engagement (Adler and Goggin 2005), Place attachments and place identity (Kearns and Forrest 2000), Trust (Torcal 2023), and Conflict managements (Badea , et al. 2021).

### **Different variables to measure social capital for better social cohesion**

To measure social capital, a single variable is not sufficient to quantify the data. So, to avoid this a range of indicators must be integrated to better quantify the data rather than focusing on a single variable (Gulma 2018). The summary of the different variables by different researchers includes Groups and networks (Hamdan, Yusof and Marzukhi 2014), Age (Gulma 2018), Inclusion (Hamdan, Yusof and Marzukhi 2014), Place Attachment and Identity( (Kearns and Forrest 2000), Length of residence (Ozden 2008) and (Gulma 2018), Heterogeneity(and (Ozden 2008), Social trust (Holloway and Sturridge 2022), Volunteering (Gulma 2018), Density and quality of relationships, mutual feelings of commitment and trust, sense of belonging and solidarity (Choi and Costa 2017), and The level of interaction and mutual trust in the society (Hartnagel 1979)

### **Social disorganization theory**

A central element of this theory is the communities, socially organized communities at one end and socially disorganized communities at the other end (Haider and Iamtrakul 2018). According to Welch (2012) it is generally considered that greater disorganization will be associated with higher crime and greater levels of social capital will be associated with lower rates of crime. The level of interaction and mutual trust in the society is reduced; public places become less safe than they otherwise might be" (Hartnagel 1979).

### **Perception of crime**

According to Choi and Costa (2017) neighbourhood perceptions are frequently based on both observable and unobservable factors, which can occasionally lead to "inconsistencies between perceived neighbourhood environment and objective reality". That is why velàzquez (2019) argues that perception of a crime risk and fear of crime are both related to worry and uncertainty, the difference between them lies in the temporality of the response. According to the review of

(Dorand and Burgess) the different theories that explain the causes that trigger fear of crime and having a high crime risk are grouped according to the factors that may explain the trigger of these emotional responses (velázquez 2019, citing Dorand and Burgess, 2011). Which includes demographic theories, social theories, and environmental theories.

### **The Measure of fear of crime**

Even though it is difficult to measure fear of crime because of the availability of multiple and divergent meanings associated with the concepts some researchers developed three broad kinds of measure. Consequently, (Hale, 1996; Fattah & Sacco, 1989) have developed three broad categories of measures of fear of crime according to (Grohe 2006). First, cognitive measures involve the perceived probability of victimization and are concerned with judgments of risk and safety. Second, effective measures relate to worry or fear of victimization by specific crimes; in essence, fear reactions. Third, behavioural measures judge levels of fear through the actions of people (ibid: p.55).

## Methodology

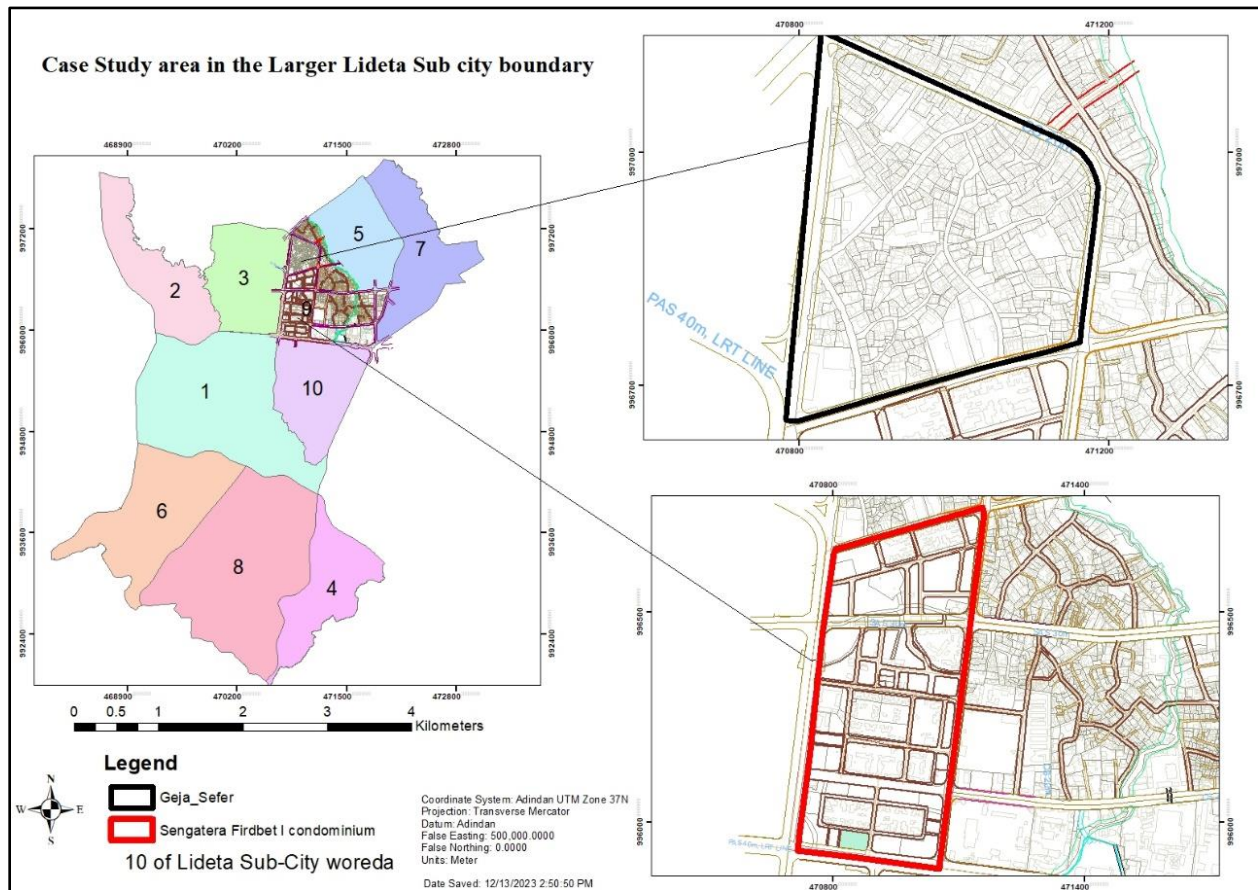


Figure :1 Study Area Map

(Source: Own Computations using GIS from 20003 Line map obtained from Lideta plan and Development office)

## Research Methods

Mixed methods research is an approach to an inquiry involving collecting both quantitative and qualitative data. The core assumption of this form of inquiry is that the integration of qualitative and quantitative data yields additional insight beyond the information provided by either the quantitative or qualitative data alone (Creswell and Creswell 2018). Case studies are a design of inquiry found in many fields, especially evaluation, in which the researcher develops an in-depth analysis of a case, often a program, event, activity, process, or one or more individuals. Cases are bounded by time and activity, and researchers collect detailed information using a variety of data collection procedures over a sustained period of time (Creswell and Creswell 2018). Survey research provides a quantitative or numeric description of trends, attitudes, or opinions of a

population by studying a sample of that population. It includes cross-sectional and longitudinal studies using questionnaires or structured interviews for data collection with the intent of generalizing from a sample to a population (Creswell and Creswell 2018). Accordingly, mix methodologies of survey and case study research is applied to address the research aim.

### **Data types and Sources**

Both qualitative and quantitative data which are obtained from both the residents of the case study area through questionnaire applying direct survey, interviews for ten-unit owners association in the case of Senga Tera-Firdbet I condominium and two Geja Sefer men and women voluntary burial association local elders, and document reviews of recorded archive data from the police departments of the selected case study areas are the major sources of data used to conduct the study.

### **Sampling design**

Since one of the types of data required for this research is based on qualitative data; sampling techniques in qualitative research are considered (Kumar 2011). Therefore, after the sample size population determined using the sample calculation formula applying stratified random sampling the data are collected through interviews using semi-structured questionnaires from the case study area. whereby the criteria for stratification are based on multiple criteria of stratification like unit owners' association, building stratification based on access to the road, buildings land use and availability of communal place.

### **Sample population and Sample techniques**

The sample size population is determined using a simplified formula for proportions by (Yamane 1967). A 95% confidence level and  $P = .5$  are assumed.  $n = N / [1 + N (e)^2]$  Where  $n$  is the sample size,  $N$  is the population size, and  $e$  is the level of precision (Singh and Masuku 2014). Accordingly, considering kebele data there are 2185 households in Senga Tera Firdbet I Condominiums and 1175 households in Geja Sefer. Following this the sample population is determined as 338 and 298 households in Senga Tera Firdbet I Condominiums and Geja Sefer respectively.

### **Method of data analysis**

Data analysis involves segmenting and taking apart the data (like peeling back the layers of an onion) as well as putting it back together (Creswell and Creswell 2018). Qualitative data analysis

supported by charts, figures, and tables including descriptive text and statistical approach of computing mean, median, frequencies, percentages and ranges while quantitatively by applying regression and correlation model. Finally, the cross-case synthesis is conducted using the secondary and the primary data obtained from the different sources in order to make the comparison between the different case study areas to understand the three variables urban redevelopment, social cohesions and, crime

### **Method of data presentation**

The data analysed are presented in the form of tables, graphs, and charts format. The statistical methods of data analysis mentioned in the data analysis called regression and correlation and the cross-case synthesis are presented in combination with the reviewed literature.

### **Validation and reliability**

Because case studies are one form of empirical social research the four tests which includes construct validity, internal validity, internal validity, and reliability are relevant to case studies (Yin 2009). Pilot testes was conducted to test internal validity for evaluation of the internal consistency of the items and to improve questionnaires, format, and data collection protocol. Alongside this, the researcher tries to build trust with interview respondent through brainstorming about the research aim and the confidentiality of the data collected to avoid invalid response during data survey.

**Triangulation** is the most important technique for making the results of a case study valid. Triangulation is generally understood as “a process of using multiple perceptions to clarify meaning, verifying the repeatability of an observation or interpretation” (Alemayehu 2008). According to the different methods, the following are applied for the quality of the research over defining the domain to which a study's findings can be generalized are determined by applying a 95% confidence level and 5% error to address appropriate sample size beside this proper stratification of the sample population are applied to avoid negatively skewed data through defining data collection protocol. Accordingly, data obtained from recorded crime from Lideta police departments, household’s survey response, and four focused group discussion with four UOA’s leaders and two men and women voluntary burial association with Geja Sefer local Edir leader results are triangulated.

## Summary of Results

The general groups and networks that households exhibit with other residents are medium and the sense of togetherness or closeness in case of Senga Tera Firdbet I Condominiums only 2.2% are very close. Around 99.4% of respondent household are willing to participate in neighbourhoods' activities to protect in time of disaster and neighbourhood's control.

In Geja Sefer, in terms of overall groups and networks within the neighbourhood (Kebele 28), 24.2% of household relationships are classified as very high, 37.5% high, 37.2% medium, and 1.1% low. The Frequency of participation in volunteering in Senga Tera Firdbet I Condominiums in five-point Likert scale indicates 43.1% said they participate very rarely, 24.3% participate sometimes, 2.2% participate always, and 30.5% never participate. Whereas upon examining the level of engagement in volunteer work within the community in Geja Sefer, it was found 64.6% participating always, 30.9% participating sometimes, 3.2% reported very rare participation, and 1.4% no participation at all.

The rate of trust between residents in the neighbourhood, it can be considered medium (79.7%) in Senga Tera Firdbet I Condominiums while in Geja Sefer the level of trust among residents in comparison to when they first moved to the neighbourhood, 33% respondents stated it remained the same, 24.2% mentioned a decrease in trust, and 42.8% reported an increase in trust. In terms of conflicts managements between union members, the survey indicates that 91.1% respond they can be resolved by the union members themselves, 4.3% mention that by other residents who are not part of the union while other highlight they lack sufficient information on the subject matter in Senga Tera Firdbet I Condominiums. Whereas, in Geja Sefer in view of the prevalence of traditional conflict resolution practices, 55.4% perceive it to be high, 27% consider it to be very high, 15.4% view it as medium, and only 2.1% perceive it to be low.

## Results and Discussion

It's evident that theoretically in gentrifying neighbourhoods when social structures are altered and social cohesion is lowered, perceptions of disorder increase (DiGregorio 2020). Accordingly, when we look at the social cohesion in the case of the Senga Tera Firdbet I Condominiums the social cohesion is medium while in the case of Geja Sefer is higher as it's measured with nine different variables. Especially in one of the major social cohesion indicators the level of trust among residents in the case of Geja Sefer is greater than that of Senga Tera Firdbet

I Condominiums. This supports Choi and Costa (2017) perceptions of the extent to which people in one's community are willing to help each other and can be trusted may reflect individuals' specific social networks within the neighbourhood, their understanding of what "help" entails, among other things.

According to AACPPPO (2017) the social fabrics in Ethiopia (Edir, Equb, Kircha, having coffee with neighbours, etc.) sustain the values and provide social security. It is these fabrics that strengthen the social values and the culture of helping one another. Likewise, when we see the findings of the analysis on both cases on the level of involvement and active participation of such long-standing fabrics in both cases 99.4% participate in Edir in the case of Geja Sefer while only 56% in Senga Tera Firdbet I Condominiums, and also 64.9% of Geja Sefer residents engaged in having coffee with their immediate and other residents in their neighbourhoods while 64.3% doesn't in Senga Tera Firdbet I Condominiums.

Communities with close networking and social interactions are likely to have lower crime rates. Community cohesion generally works to enhance community safety by reducing the socio-economic dynamics of crime and maintaining scrutiny of those who may be engaged in the criminal lifestyle (Gulma 2018). Consequently, if we look at the general rate of good social relationships it's about 24.2% very high, 37.5% is high in the case of Geja Sefer whereas in the case of Senga Tera Firdbet I Condominiums, the general rate of good social relationships is 24.9% high and 8.3% very high. But the actual recorded crime at Geja Sefer is about 114 while 97 in Senga Tera Firdbet I Condominiums. Whereas the actual household crime experienced in the case of Geja Sefer it's about 46 crimes happened of which 35 were theft and 11 robberies. But in the case of the Senga Tera Firdbet I Condominiums, it's about 42 of which 4 are attacks while 38 are thefts.

The victimization hypothesis refers to "people with previous experience of direct victimization tend to feel more vulnerable and perceive a higher level of risk" (velàzquez 2019). The Indirect victimization hypothesis argues that "non-victims sense the same fear as a direct victim when they know about someone's crime encounters usually through the media and interpersonal communication" (ibid: p.13). Accordingly, in the case of Senga Tera Firdbet I Condominiums households experience who have ever heard of a resident who claims to have crime in their neighbourhoods and how it affects their perception of crime that 184(56.6%) respondents

say they have heard of other crime victims while the remaining 141(43.4%) doesn't. Accordingly, 35.4% (115) who claim to have victims' information respond the information they have heard influences their level of perception of crime as if they are vulnerable too whereas the other 24.3% (79) aren't influenced by the information.

Whereas, in the case of Geja Sefer when we look at the household experience of those who have ever heard of a resident who claims to have crime in their neighbourhoods and how it affects their perception of crime is that 153(53.7%) respondents say they have heard of other crime victims while the remaining 132(46.3%) doesn't. Accordingly, 29.8% (85) who claim to have victims' information respond the information they have heard influences their level of perception of crime as if they are vulnerable too whereas the other 23.9% (68) aren't influenced by the information.

## **Conclusion**

In conclusion in the case of the Senga Tera Firdbet I condominium Since the number of private tenants is greater than the number of homeowners most tenants are not interested in participating in social activities because of their uncertainty about when to leave and also gave the unit owner association greater privileges in deciding since they decide with only lesser number of homeowners. In the case of Geja Sefer the existence of used car part dealers influences both as an opportunity for those who benefited from renting parts of their house for stores and shops but for others it affects the level of perception of crime because of the nature of business.

The general rate of households having good social relations with the residents of the neighbourhood Geja Sefer residents exhibit a higher level of good social relation with other residents of their neighbourhoods than Senga Tera Firdbet I Condominiums residents. According to the victimization hypothesis, people who have had crime accidents in their relationships tend to feel a higher perception of crime that they will feel crime is happening to them.

Social cohesion among the residents is highly indicative of influencing the trust among residents. There is a strong correlation between social cohesion and perception of crime in both case studies even though the coefficient of correlation in the case of Geja Sefer is insignificant since the coefficient between the major social cohesion indicator variable with that of perception of crime is quite significant. There is a significant correlation between the general safety of the neighbourhoods and the general rate of good social connection between the residents. Households with high levels of social cohesions tend to have a lesser perception of crime. Similarly, households

with a higher level of sense of togetherness or closeness trust each other more than households that respond low level of sense of togetherness or closeness. The rate of good neighbourliness with immediate neighbours is very high in the case of Geja Sefer compared to the case of Senga Tera Firdbet I Condominiums.

It is suggested that from multiple sources of data analysis and review of literatures includes integrate intentionally planned mix of various services, enhance easy mobility and connectivity, designing of meeting points through adding missing elements like seating bench, supports existing social organization, reinforce communal infrastructure, and design wide-ranging communal spaces, aware the communities on current security situations either by their delegate or direct participation, increase community policing through open channels, since there is no any organized formal communication between the various unit owners' associations establish formal organization and encourage open dialogue and idea sharing among residents.

### **Authors statement**

We attest that each of the mentioned writers has read and approved the work, and that no other individuals have met the requirements to be included as authors. We also reaffirm that we have all endorsed the authors' indicated order in the work.

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# Appendix II: Research Instruments

## Amharic version of survey questionnaires designed for Senga Tera-Firdbet I Condominium and Geja Sefer residents'

መግቢያ



**EiABC**  
Ethiopian Institute of Architects  
Building Construction and City Development  
Addis Ababa University  
1954-2014  
Building Ethiopia Since 1954

የኢትዮጵያ አርክቴክቸር፣ህንጻ ግንባታ እና ከተማ ልማት ኢንስቲትዩት (EiABC) አዲስ አበባ ዩኒቨርሲቲ  
ለሰንጠረዥ ፍርድቤት-1 ኮንዶሚኒየም እና ለጌጃ-ሰፈር ነዋሪዎች የተዘጋጀ የጥናት መጠይቅ  
የመጠይቅ መለያ ቁጥር: \_\_\_\_\_

በቅድሚያ

ሰላምታዬን እያቀረብኩ ስሜ \_\_\_\_\_ ይባላል። ይህ መጠይቅ በአዲስ አበባ ዩኒቨርሲቲ ስር የኢትዮጵያ አርክቴክቸር፣ ህንጻ ግንባታ እና ከተማ ልማት ተቋም(ህንጻ ኮሌጅ) ውስጥ የሁለተኛ ዲግሪ ትምህርቱን በመከታተል ላይ በሚገኝ ተማሪ የተዘጋጀ ሲሆን ለመመረቁያ የሚያስፈልገውን የመመረቅ ድህረ ሰጠን ስዓት እያዘጋጀ ስለሚገኝ ይህ መጠይቅ ለዛ የሚረዱ መረጃዎች ከነዋሪዎች ለመሰብሰብ የተዘጋጀ መጠይቅ ነው። የጥናቱ ዋና ዓላማ በአዲስ አበባ ከተማ ውስጥ የሚከናወኑ የመልሶ ማልማቶች በነዋሪዎች እና በህብረተሰቡ የእርስ በእርስ ግንኙነት ምን ዓይነት ተፅዕኖ ማስደሩን እና በዚህ ምክንያት ደግሞ ወንጀል እና ወንጀል ነክ ጉዳዮች ላይ ምን ዓይነት ተፅዕኖ ማሳደሩን በጥናት በሰማው ሰንጠረዥ ፍርድቤት-1 እና በአጎራባቹ በሚገኘው ጌጃ-ሰፈር መካከል በንጽጽር ማጥናት ነው። በዚህ አግባብ የእርሶ የመኖሪያ ሰፈር እና የእርስዎ ቤተሰብ ለዚህ ጥናት ከተመረጡት ውስጥ ናችሁ።

በዚህ አጋጣሚ እርሶ የሚሰጡት ምላሾች አጥኚው ከዚህ ጥናት ዓላማ ውጭ በማንኛውም ሁኔታ ለሌላ ለሰተኛ ወገን የማያስተላልፉት እና የማያሰራጨኑት መሆኑን ቃል ይገባሉ።

ማንኛውም ዓይነት ጥያቄ ሆነ አስተያየት ቢኖርት መጠይቁን ያዘጋጁትን አቶ ታከለ ገብረዮሀንስ ሀብቱን በስልክ ቁጥር-0911113564 አለያም ጂ-ሜል-[takele.gebreyohannes@gmail.com](mailto:takele.gebreyohannes@gmail.com) ማግኘት ይችላሉ።

ለትብብር አመስግናለሁ።

### ቅድመ መጠይቅ (ለመረጃ ሰብሳቢዎች)

- በቅድመ-መጠይቅ ጥያቄዎች እና ምርጫዎች ላይ ምልክት አያድርጉ።
- ከዚህ ቢታች ላለው፣ ለጥያቄ '1' ተጠያቂው የሚሰጡት ምላሽ "አይ" ከሆነ፣ ጠያቂው ተጠያቂውን አመስግኖ በSurvey Protocol መሰረት ወደሚቀጥለው ተጠያቂ መሄድ ይኖርበታል።
- ለጥያቄ '1' እና '2' ተጠያቂው የሚሰጡት ምላሽ "አዎ" ከሆነ መረጃ ሰብሳቢው በቀጥታ ወደ ምላሽ ሰጪ መረጃ (Respondent Profile) መጠይቅ መቀጠል ይችላል።
- ተጠያቂው መረጃ ለመስጠት ፈቃደኛ ሆነው ነገር ግን ለጥያቄ '2' የሚሰጡት ምላሽ "አይ" ከሆነ ግን፣ ከጥያቄ '3' እስከ '6' ላሉት ተጨማሪ ጥያቄዎች በመሉ "አዎ" የሚል ምላሽ ከሰጡ ብቻ መረጃ ሰብሳቢው በቀጥታ ወደ ምላሽ ሰጪ መረጃ (Respondent Profile) መጠይቅ መቀጠል ይችላል።
- ተጠያቂው መረጃ ለመስጠት ፈቃደኛ ሆነው ነገር ግን በቅድመ መጠይቅ መሰረት ትክክለኛው ምላሽ ሰጭ ባይሆኑ መረጃ ሰብሳቢው ለፈቃደኝነታቸው አመስግኖ ትክክለኛው ምላሽ ሰጪ በሚገኙበት ወቅት ለመምጣት ቀጠሮ ወይም/እና ስልክ ተቀብሎ መለያየት አለበት።
- ምላሽ ሰጪው የቤተሰብ ኃላፊ ከሆኑ (የቤተሰብ መረጃ) ላይ የተዘረዘሩትን 12-15 ያሉትን መጠይቆች መረጃ ሰብሳቢው ከምላሽ ሰጪው መረጃ ስለሚያገኛቸው ወደ ቀጣይ ጥያቄ መሻገር ይችላል።

### ቅድመ መጠይቅ

- |   |        |        |
|---|--------|--------|
| 1. በዚህ ጥናት ለመሳተፍና መልስ ለመስጠት ፈቃደኛ ናች?                  | (1) አዎ | (2) አይ |
| 2. እርሶ የቤተሰብ ኃላፊ ወይም የቤተሰብ ኃላፊ የትዳር ጓደኛ ነዎት?          | (1) አዎ | (2) አይ |
| 3. እድሜዎ ከ21 ዓመት በላይ ነው?                               | (1) አዎ | (2) አይ |
| 4. በቋሚነት በዚህ ቤተሰብ ውስጥ ቢያንስ ከስድስት ወር ወይም ከዚያ በላይ ኖረዋል? | (1) አዎ | (2) አይ |
| 5. ከቤተሰብ ኃላፊ ጋር የሰጋ ዝምድና አለዎት?                        | (1) አዎ | (2) አይ |
| 6. እርሶ ስለዚህ ቤተሰብ እና ስለ ቤተሰብ ኃላፊ በቂ መረጃ አለዎት?          | (1) አዎ | (2) አይ |

አመስግናለሁ።

### የምላሽ ሰጪው መረጃ (Respondent profile)

1. የእርሶ ኃላፊነት በዚህ ቤተሰብ ውስጥ ምንድነው? 1)የቤተሰብ ኃላፊ 2)የቤተሰብ ኃላፊ የትዳር አጋር 3)ልጅ 4) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
2. የእርሶ ዝምድና በዚህ ቤተሰብ ውስጥ ምንድነው? (1)ልጅ (2)አባት (3)እናት (4)አክሰት (5)አጎት (6)በጥገኝነት አብሮ የሚኖር (7) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
3. እድሜዎት ስንት ነው? \_\_\_\_\_
4. የምላሽ ሰጪ ጾታ \_\_\_\_\_
5. በዚህ ሰፈር ውስጥ ምን ያክል ጊዜ በቋሚነት ኖረዋል? \_\_\_\_\_

6. እዚህ መኖር ከመጀመሪያው በፊት የሚኖሩት የት ነበር? 1) አዲስ አበባ መሃል 2) አዲስ አበባ ከመሃል ወጣ ብሎ 3) ከአዲስ አበባ ውጪ ያል ከተማ ( ) 4) ከአዲስ አበባ ውጪ ያል ገጠር ( )
7. የትምህርት ደረጃዎ ምን ያህል ነው? 1) ዶክተሬት ዲግሪና ከዛ በላይ (2) የሁለተኛ ዲግሪ (3) የመጀመሪያ ዲግሪ (4) ዲፕሎማ (5) ስርቴቲኬት (6) የሁለተኛ ደረጃ ትምህርት የጨረሰ/የጨረሰች (7) አንደኛ ደረጃ ትምህርት ያጠናቀቀ/ያጠናቀቀች (8) የሙያና የክህሎት ስልጠና ያጠናቀቀ/ያጠናቀቀች (9) ማንበብና መጻፍ የሚችል/የምትችል (10) በመደበኛ ትምህርት ውስጥ ያልተሳተፈ/ያልተሳተፈች
8. የስራ ቦታዎ ለመኖሪያ ሰፈር ቅርብ ነው ወይስ ከመኖሪያ ሰፈር ይርቃል? 1) ለመኖሪያ ሰፈራ ቅርብ ነው (2) ከመኖሪያ ሰፈራ ይርቃል (3) መኖሪያ ሰፈራ ውስጥ ነው (4) ስራ የለኝም
9. እርስዎ በዚህ ሰፈር ምን ያክል ጊዜ ያሳልፋሉ? (1) ሁልጊዜ (2) አንዳንድ (3) በጣም አልፎ አልፎ (5) በፍጹም አላሳልፍም
10. የጋራ መጠቀሚያ የሆነ የአረንጓዴ ቦታ በሰፈራ ውስጥ አለ? (1) አዎ (2) አይ
- 10.1. መልሱ አዎ ከሆነ በአረንጓዴ ቦታዎች ላይ ምን ያክል ጊዜ ያሳልፋሉ? (1) ሁልጊዜ (2) አንዳንድ (3) በጣም አልፎ አልፎ (4) በፍጹም አላሳልፍም
- 10.2. በሰፈራ ውስጥ ባሉ ካሬ እና ሬስቶራንት ምን ያህል ጊዜ ያሳልፋሉ? (1) ሁልጊዜ (2) አንዳንድ (3) በጣም አልፎ አልፎ (4) በፍጹም አላሳልፍም
11. በሰፈራ በቂ የእግረኛ መንገዶች አሉ? (1) አዎ (2) አይ
- 11.1. መልሱ “አዎ” ከሆነ ባሉት የእግረኛ መንገዶች በእግር ሰፈራትን ለመቃኘትና ከሰዎች ጋር ለመገናኘት ምቹ ናቸው ብለው ያምናሉ? (1) አዎ (2) አይ

**የቤተሰብ መረጃ**

12. የቤተሰብ ኃላፊ ጾታ \_\_\_\_\_
13. የቤተሰብ ኃላፊ እድሜ ስንት ነው? \_\_\_\_\_
14. የቤተሰብ ኃላፊ የትምህርት ደረጃ ምንድነው? (1) ዶክተሬት ዲግሪና ከዛ በላይ (2) የሁለተኛ ዲግሪ (3) የመጀመሪያ ዲግሪ (4) ዲፕሎማ (5) ስርቴቲኬት (6) የሁለተኛ ደረጃ ትምህርት የጨረሰ/የጨረሰች (7) አንደኛ ደረጃ ትምህርት ያጠናቀቀ/ያጠናቀቀች (8) የሙያና የክህሎት ስልጠና ያጠናቀቀ/ያጠናቀቀች (9) ማንበብና መጻፍ የሚችል/የምትችል (10) በመደበኛ ትምህርት ውስጥ ያልተሳተፈ/ያልተሳተፈች
15. በዚህ ሰፈር በቋሚነት ለምን ያህል ጊዜ ኖረዋል? \_\_\_\_\_
16. የሚኖሩበት ቤት ይዘታ አይነት ምንድነው? (1) የግል (2) የቀበሌ (3) የኪራይ ቤቶች አስተዳደር (4) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
17. አሁን ላይ ቤቱን የሚኖርበት ማነው? (1) የግል ተከራይ (2) የቀበሌ ተከራይ (3) የቤት ባለቤት (4) የተከራይ ተከራይ (5) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
18. የሚኖሩበት ቤት በአሁን ሰዓት ለምን አገልግሎት ነው የሚጠቀሙበት? (1) ለመኖሪያ (2) ለንግድ (3) ለንግድና ለመኖሪያ (4) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
19. የቤተሰብ ኃላፊ የገቢ ምንጭ ምንድነው? (**ከአንድ በላይ ምርጫ መምረጥ ይችላሉ**) (1) ወርሃዊ ደሞዝ (2) ነጋዴ (3) ጡረታ (4) የቤት ኪራይ (5) ከውጭ ሀገር ከቤተዘመድና ጓደኛ የሚላኩ ገዝብ (6) የመንግስት ሴፍቲኔትና ድጋፍ (7) ስራ ካላቸው ልጆች የሚገኘው የገንዘብ ድጋፍ (8) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
20. በመኖሪያ ሰፈር ውስጥ ተጨማሪ ገቢ በሚያስገኙ እንቅስቃሴዎች ውስጥ ይሳተፋሉ? (1) አዎ (2) አይ
21. የእርስዎ ቤተሰብ በመኖሪያ ሰፈር ውስጥ ተጨማሪ ገቢ በሚያስገኙ እንቅስቃሴዎች ውስጥ ይሳተፋል? (1) አዎ (2) አይ
  - 21.1. መልሱ አዎ ከሆነ በምን ዓይነት ተጨማሪ የገቢ ማስገኛ ላይ ይሳተፋሉ? (**ለጌጃ ሰፈር ነዋሪዎች ቢቻ ከአንድ በላይ አማራጭ መምረጥ ይችላሉ**):: (1) የመኖሪያ ቤቱን በከፊል ለአነስተኛ ሱቅ አጠቃቀም ቦታ (2) ክፍሎችን ለሱቅ አገልግሎት አከራያለሁ (3) ክፍሎችን ለመኖሪያነት አከራያለሁ (4) ክፍሎችን ለመኖሪያ ለንግድ አከራያለሁ (5) ክፍሎችን ለአሮጌ መኪናዎች መለዋወጫ ማከማቻነትና ሽያጭ አከራያለሁ (6) ክፍሎችን ከአሮጌ መኪናዎች መለዋወጫ ውጭ ላሉ አገልግሎቶች ማከማቻነት ማከራየት (7) ክፍሎችን ለሱቅ ለመኖሪያ ለማከማቻነት አከራያለሁ (8) በመኖሪያ ግቢዎ ውስጥ አነስተኛ ሱቅ ውስጥ እንግዳለሁ (9) ጉሊት ንግድ እንግዳለሁ (10) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
22. ከቤተሰብ ኃላፊ ውጭ ያሉ የቤተሰብ አባላት የግል መግለጫ (**መለያ ቁጥሩን ቢቻ በሰንጠረዥ ያስቀምጡ ሌላ ከሆነ ይገለጹ**)

ቁጥር	22.1. ከቤተሰብ ኃላፊ ጋር ያለ ዝምድና: 1-አባወራ፣ 2-እማወራ፣ 3-እናት፣ 4-ልጅ፣ 5-አክሰት፣ 6-አንት፣ 7-አያት ሌላ ከሆነ ይገለጽ	22.2. ገንዘብ 1.ወንድ 2.ሴት	22.3. እድሜ	22.4. የትምህርት ደረጃ 1-ዶክተሬት ዲግሪና ከዛ በላይ፣ 2-የሁለተኛ ዲግሪ፣ 3-የመጀመሪያ ዲግሪ፣ 4-ዲፕሎማ 5-ስርቴቲኬት፣ 6- የሁለተኛ ደረጃ ትምህርት የጨረሰ/የጨረሰች 7-ሁለተኛ ደረጃ እየተማረ ያለ 8-አንደኛ ደረጃ ትምህርት ያጠናቀቀ/ያጠናቀቀች፣ 9-አንደኛ ደረጃ እየተማረ ያለ፣ 10-የሙያና የክህሎት ስልጠና ያጠናቀቀ/ያጠናቀቀች፣ 11-ማንበብና መጻፍ የሚችል/የምትችል፣ 12-በመደበኛ ትምህርት ውስጥ ያልተሳተፈ/ያልተሳተፈች	22.5. የስራ ሁኔታ 1- ስራ የሌለው፣ 2- የመንግስት ተቀጣሪ 3- የግል ተቀጣሪ፣ 4- ጡረተኛ፣ 5-ነጋዴ፣ 6- ተማሪ፣ 7-ጉሊት፣ 8-መንገድ ዳር ቡና እና ሻይ መሸጥ፣ 9-የቀን አራተኛ፣ 10-ፓርኪንግ ጥበቃ፣ 11-የግል ስራ	22.6. የስራ ቦታ 1-ለመኖሪያ ሰፈራ ቅርብ፣ 2-ከመኖሪያ ሰፈራ ይርቃል፣ 3- መኖሪያ ሰፈራ ውስጥ፣ 4-ሌላ ከሆነ ይገለጽ	22.7. ወጪ	22.8. ገቢ

**ማህበራዊ ተቋማት ሁኔታ (Social infrastructure)**

- 23. በሰፈራ ውስጥ ምን ምን ማህበራዊ አገልግሎት የሚሰጡ ተቋማት አሉ? (**ከአንድ በላይ ምርጫ መምረጥ ይችላሉ**)  
 (1) የመዋለ-ህጻናት (2) አንደኛ ደረጃ (3) የጤና ጣቢያ (4) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
- 24. ልጆቹን የተነሳው የሚያስተምሩት? (1) በመኖሪያ ሰፈራ ውስጥ (2) ከመኖሪያ ሰፈራ በቅርብ አርቀት (3) ከመኖሪያ እርቆ በሚገኝ ት/ቤት  
 (4) ልጅ የለኝም (5) ሁሉም ትምህርት ጨርሰዋል
- 25. በአካባቢዎ የኮሚኒቲ ፖሊስ ወይም የሰፈራ ፖሊስ ጣቢያ አለ? (1) አዎ (2) አይ  
 25.1. መልሱ “አዎ” ከሆነ የኮሚኒቲ ፖሊስ በመኖሩ በመኖሪያ ሰፈራ ወንጀል ለመከላከል አስተዋጾ አድርጓል ብለው ያስባሉ?  
 1) አዎ 2) አይ

**ባህላዊ ማህበራዊ ተቋማት እና እሴቶች (Traditional social institutions and values)**

- 26. በዚህ በሚኖሩበት ሰፈራ ውስጥ እድር አለዎት? (1) አዎ (2) የለኝም  
 26.1. መልሱ “የለኝም” ከሆነ ለምን እንደሆነ ምክንያቱን ቢገልጹልኝ \_\_\_\_\_  
 26.2. መልሱ “አዎ” ከሆነ እድሩ በምን መሰፈርት ነው የተደራጀው ብለው ያስባሉ? (1) በተመሳሳይ አካባቢ (ሰፈር) ውስጥ ባሉ ግለሰቦች  
 (2) በተመሳሳይ የስራ ቦታ በሚሰሩ ባልደረቦች (3) ተመሳሳይ ሙያዎችን በሚጋሩ ግለሰቦች ላይ የተመሰረተ (4) ተመሳሳይ ኃይማኖት በሚጋሩ ግለሰቦች
- 27. በዚህ በሚኖሩበት ሰፈራ ውስጥ እቁብ አለዎት? (1) አዎ (2) የለኝም  
 27.1. መልሱ “የለኝም” ከሆነ ለምን እንደሆነ ምክንያቱን ቢገልጹልኝ \_\_\_\_\_  
 27.2. መልሱ “አዎ” ከሆነ እቁቡ በምን መሰፈርት ነው የተደራጀው ብለው ያስባሉ? (1) በተመሳሳይ አካባቢ (ሰፈር) ውስጥ ባሉ ግለሰቦች (2) በተመሳሳይ የስራ ቦታ በሚሰሩ ባልደረቦች (3) ተመሳሳይ ሙያዎችን በሚጋሩ ግለሰቦች ላይ የተመሰረተ (4) ተመሳሳይ ኃይማኖት በሚጋሩ ግለሰቦች
- 28. ከእድር ውጭ በመኖሪያ ሰፈራ ሌላ ማህበር አለዎት? (1) አዎ (2) የለኝም  
 28.1. መልሱ “የለኝም” ከሆነ ለምን እንደሆነ ምክንያቱን ቢገልጹልኝ \_\_\_\_\_  
 28.2. መልሱ “አዎ” ከሆነ ማህበሩ በምን መሰፈርት ነው የተደራጀው ብለው ያስባሉ? (1) በተመሳሳይ አካባቢ (ሰፈር) ውስጥ ባሉ ግለሰቦች (2) በተመሳሳይ የስራ ቦታ በሚሰሩ ባልደረቦች (3) ተመሳሳይ ሙያዎችን በሚጋሩ ግለሰቦች ላይ የተመሰረተ (4) ተመሳሳይ ኃይማኖት በሚጋሩ ግለሰቦች
- 29. በዚህ በሚኖሩበት ሰፈራ ውስጥ በቅርብ መሰል ጉዳዮች ላይ ይሳተፋሉ? (1) አዎ (2) አልሳተፍም  
 29.1. መልሱ “አልሳተፍም” ከሆነ ለምን እንደሆነ ምክንያቱን ቢገልጹልኝ \_\_\_\_\_
- 30. ከእርሶ ጋር በተመሳሳይ ወለል ከሚገኙ ጎረቤቶች ጋር ቡና አብረው ይጠጣሉ? (1) አዎ (2) አልጠጣም
- 31. እንደ አጠቃላይ በዚህ ግቢ ውስጥ ከሚኖሩ ሌሎች ጎረቤቶች ጋር ቡና ይጠጣሉ? (1) አዎ (2) አልጠጣም  
 31.1. መልሱ “አልጠጣም” ከሆነ ለምን እንደሆነ ምክንያቱን ቢገልጹልኝ \_\_\_\_\_
- 32. እንደ አጠቃላይ በሰፈራ ውስጥ በባህላዊ ማህበራዊ ተቋማት እና እሴቶች ላይ ያሉት ተሳትፎ እንዴት ይገመገሙታል?  
 (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ

- 32.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_
- 33. እስካሁን ከጎረቤቶቻቸው እና ሌሎች ነዋሪዎች ጋር በተሳተፈባቸው ባህላዊ ማህበራዊ ተቋማት እና እሴቶች ጥሩ እርካታ አግኝተዋል?  
 (1) አዎ 2) አይ
- 34. ጎረቤቶቻቸው እና ሌሎች ነዋሪዎች በባህላዊ ማህበራዊ ተቋማት እና እሴቶች ውስጥ ለመሳተፍ ያላቸውን ተሳትፎ እንዴት ይገመገሙታል?  
 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ

**ቡድኖች እና አውታረ መረቦች (Groups and networks)**

**ጥያቄ 35-39.1 ለሰንጠረዥ ፍርድቤት 1 ነዋሪዎች ቢቻ የሚጠየቅ**

- 35. የእርሶ መልካም ጉርብትና በተመሳሳይ ወለል ከሚገኙ ጎረቤቶች ጋር ምን ያህል ደረጃ ይሰጡታል?  
 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ  
 35.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_
- 36. የእርሶ መልካም ጉርብትና በተመሳሳይ ህንጻ ከሚገኙ ጎረቤቶች ጋር ምን ያህል ደረጃ ይሰጡታል?  
 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ  
 36.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_
- 37. እርሶ አባል ከሆኑበት የጋራ መኖሪያ ቤት ማህበር አባላት ጋር ያሉት መልካም ማህበራዊ ግንኙነት ምን ያህል ደረጃ ይሰጡታል? 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ  
 37.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_
- 38. የእርሶን መልካም ማህበራዊ ግንኙነት ከሌሎች የጋራ መኖሪያ ቤቶች ማህበር ማለትም ከእርሶ ማህበር ውጭ ከሚገኙ ነዋሪዎች ጋር ምን ያህል ደረጃ ይሰጡታል? (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ  
 38.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_
- 39. እንደ አጠቃላይ በሰፈራ ውስጥ ከሚኖሩ ነዋሪዎች ጋር ያሉትን መልካም ማህበራዊ ግንኙነት ምን ያህል ደረጃ ይሰጡታል?  
 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ዝቅተኛ (5) በጣም ዝቅተኛ  
 39.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? \_\_\_\_\_

**ጥያቄ 40 -43 ሰፈራ ሰፈር ነዋሪዎች ቢቻ የሚጠየቅ**

- 40. የእርሶ መልካም ጉርብትና ከቅርብ አጎራባች ጎረቤቶች ጋር ምን ያህል ደረጃ ይሰጡታል?  
 (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ

- 40.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ?
41. በመኖሪያ መንደር ከጎረቤቶች ጋር ሚጋራት የጋራ መጠቀሚያ ቦታ አሎት? (1) አዎ (2) አይ
- 41.1. ምላሽ “አዎ” ከሆነ በጋራ በሚጋራቸው ቦታዎች ላይ ልብስ አጥቦ ለማስጣት፣ ባህላዊ ምግቦችን ለማዘጋጀት፣ ልጆች እንዲጫወቱበት እና መሳሪያ ማህበራዊ እና ኢኮኖሚያዊ ጉዳዮች በጋራ ያከናውኑበታል? (1) አዎ (2) አይ
42. በሰፈራ ከሚገኙት የትኞቹ መንደሮች ጋር የጠበቀ መልካም ማህበረሰባዊ ግንኙነት አሎት? (1) ከአናት ኢትዮጵያ መንደር (2) ከአረሩ ሜዳ መንደር (3) ይብሮ ሻይ ቤት መንደር (4) ከሸክላ መንደር (5) ከጓሮ ሜዳ መንደር (6) ከመስኪድ መንደር (7) ፋም ውሃ መንደር (8) አላውቃቸውም
- 42.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ?
43. እንደ አጠቃላይ በሰፈራ (ቀበሌ 28) ውስጥ ከሚኖሩ ነዋሪዎች ጋር ያሉትን መልካም ማህበረሰባዊ ግንኙነት ምን ያህል ደረጃ ይሰጡታል? (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ
- 43.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ?
44. እርስዎ ከጎረቤቶች ጋር ስለ ስራ እና ስለቤተሰብ ሁኔታ የመጠየቅ ልማድ አሎት? 1) አዎ 2) አይ
- 44.1. ለዚህ ምላሽ “አይ” ከሆነ ምክንያቱ ምንድነው ብለው ያስባሉ?
45. እርስዎ ከጎረቤቶች ጋር በዓላትን (አዲስ ዓመት፣ ገና እና ሌሎችም) በጋራ ቦታዎች ላይ የማክበር ልማድ አሎት? (1) አዎ (2) አይ
- 45.1. መልስ “አይ” ከሆነ ምክንያቱ ምንድነው?
46. በሀዘን ወይም በደስታ ጊዜ በሰፈራ ካለው ማህበረሰብ ማህበራዊ ድጋፍ ( ቁሳዊ፣ ገንዘብ፣ መረጃ ልውውጥ፣ ሞራል) ያገኙበት ገጠመኝ አለዎት? (1) አዎ (2) አስከሁን የለኝም
- 46.1. መልስ “አዎ” ከሆነ ከሚኖሩበት ሰፈራ ማህበረሰብ ያገኘዎቸውን ማህበራዊ ድጋፍ ምን ያህል ደረጃ ይሰጡታል? 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ

**የጋራ ዓላማ (Shared purpose)**

47. በሰፈራ አብረዎቸው የሚኖሩትን ሌሎች ነዋሪዎችን በቀላሉ ያስታውሷቸዋል? (1) አዎ (2) አይ (3) ለመገመት ያዳግታል
- 47.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ?
48. በእርስዎ ግምት በሰፈራ የሚኖሩ ነዋሪዎች እርስ በእርስ ይከባበራሉ ብለው ያስባሉ? (1) አዎ (2) አይ (3) አላውቅም
49. ለጎረቤቶች እና በሰፈራ አብረዎቸው ለሚኖሩ ነዋሪዎች ጥሩ አክብሮት አለኝ ብለው ያስባሉ? (1) አዎ (2) አይ
50. እርስዎ ወደ መኖሪያ መንደር የተለያዩ እሴት፣ ባህል ወይም የአኗኗር ዘይቤ ያሏቸው አዳዲስ ነዋሪዎች ቢመጡ መቀበል እችላለሁ ብለው ያምናሉ? (1) አዎ (2) አይ (3) ለመገመት ያዳግታል 4) የሰውየው ባህሪ ይወስናል
51. በአካባቢያችሁ ያሉት ነዋሪዎች የተለያዩ ባህሎችን ያቀፉ ናቸው ብለው ያምናሉ? (1) አዎ (2) አይ
52. በአካባቢያችሁ ያለው የአብሮነት ወይም የመቀራረብ ስሜት ምን ያህል ጠንካራ ነው? (1) በጣም ሩቅ (2) በመጠኑ ሩቅ (3) ሩቅም ቅርብም አይደለም (4) በመጠኑ ቅርብ (5) በጣም ቅርብ
- 52.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ?
53. በዚህ ሰፈራ ውስጥ ሲኖሩ ከሰፈሩ ጋር በደምብ ቤተኛ ወይም ሰፈርተኛ ዓይነት ስሜት ይሰማዎታል? (1) አላውቅም (2) በጣም አልሰማም (3) አልሰማም (4) እስማማለሁ (5) በጣም እስማማለሁ
- 53.1. ለዚህ ምላሽ ምክንያቱ ምንድነው ብለው ያስባሉ? **(ከአንድ በላይ መምረጥ ይችላሉ)**  
 (1) ጠንካራ ማህበራዊ ግንኙነት መኖር (2) ጠንካራ ማህበራዊ ተቋማቶች (እድር፣ እቅብ፣ ማህበር) መኖር (3) የጋራ ቦታዎች መገኘት (4) የጋራ ቦታዎች እጥረት (5) ደካማ ማህበራዊ ግንኙነት መኖር (6) ጠንካራ ማህበራዊ ተቋማቶች (እድር፣ እቅብ፣ ማህበር) ያለመኖር (7) ሌላ ከሆነ መልስ ይጥቀሱ

**የጋራ ተግባር እና ትብብር (Collective action and cooperation)**

54. በሰፈራ ውስጥ ድንገተኛ አደጋ በሚከሰትበት ወቅት አደጋውን ለመቆጣጠር በጋራ ይተባበራሉ? (1) አዎ (2) አይ
55. እርስዎ ጎረቤቶች እርዳታዎትን ቢጠይቅ ለመርዳት ፈቃደኛ ናዎት? (1) አዎ ፈቃደኛ ነኝ (2) ፈቃደኛ አይደለሁም
56. ሰፈራን ለመጠበቅ በሚደረጉ እንቅስቃሴዎች ለመሳተፍ ፈቃደኛ ናዎት? (1) አዎ (2) አይደለሁም
57. ሌሎች ነዋሪዎች ሰፈራን ለመጠበቅ በሚደረጉ እንቅስቃሴዎች ለመሳተፍ ፈቃደኛ ናቸው ብለው ያስባሉ? (1) አዎ (2) አይ
58. ሰፈራትን ለጠቅሙ በሚችሉ የጋራ ስራዎች (ጽዳት፣ በሃዘንና በደስታ ወቅት በሚከናወኑ ተግባሮች፣ አካባቢን በጋራ የማልማት የመሳሰሉት ስራዎች) ላይ ያሉት ተሳትፎ ምን ያክል ነው? (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ
- 58.1. ለዚህ ምላሽ ምክንያቱ ምንድነው?
59. እርስዎ በዚህ ሰፈራ መኖር ከጀመሩበት ጊዜ አንስቶ የሌሎች ነዋሪዎች ፍላጎት በጋራ ስራዎች ላይ ለመሳተፍ ያላቸው ተነሳሽነት ጨምሯል ወይስ ቀንሷል? 1) ጨምሯል 2) ቀንሷል

**የሲቪክ ተሳትፎ (Civic Engagement)**

60. በበጎ ፈቃድ በሰፈራ በሚከናወኑ ስራዎች ላይ ያሉት ተሳትፎ እንዴት ይገመግሙታል?  
 1) በፍጹም አልሳተፍም (3) በጣም አልፎ አልፎ (4) አንዳንዴ (5) ሁልጊዜ
61. በአካባቢዎ ውስጥ በበጎ ፈቃደኝነት በስብሰባዎች ላይ ምን ያህል ጊዜ ይሳተፋሉ?  
 1) በፍጹም አልሳተፍም (3) በጣም አልፎ አልፎ (4) አንዳንዴ (5) ሁልጊዜ
62. አሁን በሚኖሩበት አካባቢ ንቁ አባል እንደሆኑ ተሰምቶ ያውቃል? (1) አዎ (2) አይ

**የቦታ ግንኙነት/ Physical connectivity:- (Green space, communal spaces, severance in pedestrian network)**

63. የሰፈራ የውስጥ ለውስጥ መንገድ በበቂ ሁኔታ በአግር በሰፈራ ለመጓጓዣ አመቺ ናቸው ብለው ይስማማሉ? (1) በጣም አልሰማም (2) አልሰማም (3) አልሰማም አልሰማምም (4) እስማማለሁ (5) በጥብቅ እስማማለሁ
64. የሰፈራ የውስጥ ለውስጥ መንገድ ከሰዎች ጋር በቀላሉ ለመገናኘት ምን ያህል አመቺ ናቸው?  
 (1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ
65. በሚኖሩበት ሰፈራ የህዝብ የጋራ መጠቀሚያ ክፍት ቦታዎች አሉ? (1) አዎ (2) አይ
- 65.1. ለዚህ ምላሽ “አዎ” ከሆነ እነዚህ የጋራ ክፍት ቦታዎችን ምን ያህል ጊዜ ይጠቀማሉ?  
 1) በፍጹም አልጠቀምም (3) በጣም አልፎ አልፎ (4) አንዳንዴ (5) ሁልጊዜ
66. በአካባቢዎ ውስጥ ክፍት የጋራ ቦታዎች በመኖራቸው በአካባቢዎ ካሉ ነዋሪዎች ጋር በቀላሉ እንዲገናኙ ፈቅደልኛል ብለው ይስማማሉ?  
 (1) በጣም አልሰማም (2) አልሰማም (3) አልሰማም አልሰማምም (4) እስማማለሁ (5) በጥብቅ እስማማለሁ

- 67. በአካባቢዎ (በሰፈራ) ውስጥ ማህበራዊ እንቅስቃሴዎችን ለማከናወን በቂ የጋራ መጠቀሚያ ቦታዎች አሉት? (1) አዎ (2)አይ
- 68. በአካባቢዎ (በሰፈራ) ውስጥ የውጪ ፈሰጥኛዎች እንቅስቃሴዎችን ለማከናወን የጋራ የውጪ መጠቀሚያ ቦታዎች አሉት?  
(1) አዎ (2). አዎ በቂ አይደለም (3). የለም
- 69. በደንብ ያልለማ የአረንጓዴ ቦታ በሰፈራ ውስጥ አለ? (1) አዎ (2). አይ የለም  
69.1. ለዚህ ምላሽ “አዎ” ከሆነ ቦታውን የሚገልጽ ልዩ ምልክት ካሎት ይጥቀሱ? \_\_\_\_\_
- 70. በደንብ ለነዋሪዎች ተደራሽ ያልሆኑ የአረንጓዴ ቦታዎች በሰፈራ ውስጥ አሉ? (1) አዎ (2) አይ  
70.1. ለዚህ ምላሽ “አዎ” ከሆነ በልዩ ምልክት ቦታዎቹን ይጥቀሱ? \_\_\_\_\_

**ከቦታ ጋር ያሉት ቁርኝት (Place attachment)**

- 71. በመኖሪያ ግቢዎ ውስጥ ከሌሎች ጎረቤቶች ጋር የሚጋሩት ክፍት ቦታዎች አሉ? (1) አዎ (2)አይ
- 72. ከተዘረዘሩት መኖሪያዎች ውስጥ ከየትኛቹ ጋር በደምብ የተቆራኙ ይመስሉታል? (ከአንድ በላይ መምረጥ ይችላሉ)  
(1) ከልደታ መኖሪያ ጋር (2) ተስፋ ኮከብ ት/ቤት አጠገብ ካለው መኖሪያ ጋር (3) አዋሽ ባንክ አካባቢ ወይም ዛግዌ ህንጻ ጎን ካለው መኖሪያ ጋር (4) ሌላ ከሆነ ይጥቀሱ \_\_\_\_\_
- 73. እርስዎ ከወረዳ 9 ወጣት ማዕከል አካባቢ ካሉ መዝናኛ ቦታዎች ጋር ያሉት ቁርኝት እንዴት ይገልጻል?  
1) በጣም ዝቅተኛ (2). ዝቅተኛ (3). መካከለኛ (4). ከፍተኛ (5). በጣም ከፍተኛ
- 74. በሰፈራ ከሚገኙ የማህበረሰብ አካላት ጋር ባሳለፉት ግንኙነት ጥሩ ትዝታ ያሳለፉባቸው ቦታዎች አሉት? (1) አዎ (2) አይ  
74.1. ምላሽ “አዎ” ከሆነ ቦታዎቹን ይጥቀሱ \_\_\_\_\_
- 75. በሰፈራ ውስጥ ከሌሎች ነዋሪዎች ጋር ለመጫወትና ለመዝናናት የሚመርጧቸው ቦታዎች አሉት? (1) አዎ (2)አይ  
75.1. ለምን? \_\_\_\_\_  
75.2. ቦታዎቹን ይጥቀሱ \_\_\_\_\_

**በነዋሪዎቹ መካከል ያለ መተማመን(Trust)**

- 76. እንበልፍ ቤተሰብ በሙሉ ለጊዜው ቤቱን ትቶ መሄድ ቢኖርበት፣ ቤቱን በሰፈራችሁ ውስጥ ላለ ለማን አደራ ሰጥታችሁ ትሄዳላችሁ?  
(1)ለጎረቤቱ (2).ሰፈራ ውስጥ ላለ ለማንኛው ሰው (3). ለማንም (4).ሌላ ካለ \_\_\_\_\_
- 77. በድንገት ለአንድ ወይንም ለሁለት ቀን መንገድ መሄድ ቢያጥቁት ልጆችን በሰፈራችሁ ውስጥ ላለ ለማን አደራ ሰጥተው ይሄዳሉ?  
(1) ለጎረቤቱ (2).ሰፈራ ውስጥ ላለ ለማንኛው ሰው (3)ለሌላ ቤተሰብ (4)ለማንም (5)ልጅ የሰኘም (6)ሌላ ካለ \_\_\_\_\_
- 78. የአካባቢዎ ነዋሪዎች ከጎረቤት ጋር ባለ የአቃ መዋዋስ ምን ያክል እርስ በርስ ይተማመናሉ ብለው ያስባሉ?  
1) በጣም ዝቅተኛ (2)ዝቅተኛ (3)መካከለኛ (4)ከፍተኛ (5)በጣም ከፍተኛ
- 79. በድንገት የታጠቡ አልባሳት ወይንም ሌሎች የቤት ውስጥ መገልገያ አቃዎችን ውጭ ትተው ቢሄዱ ሲመለሱ እንደሚገኙት ምን ያህል እርግጠኛ ናዎት?  
(1) እርግጠኛ አይደለም (2)በተወሰነ ደረጃ እርግጠኛ (3)በጣም እርግጠኛ
- 80. በዚህ ሰፈራ መኖር ከጀመራችሁበት ቀን ጀምሮ በዚህ ሰፈራ ውስጥ ባሉ ነዋሪዎች መካከል ያለው የመተማመን ደረጃ ጨምሯል፣ ቀንሷል ወይንስ እንደዛው ቆይቷል?  
1) ጨምሯል (2). ቀንሷል (3). እንደዛው ቆይቷል
- 81. እንደ አጠቃላይ በሰፈራ በነዋሪዎች መካከል ያለ መተማመን እንዴት ይገመገሙታል?  
1) በጣም ዝቅተኛ (2). ዝቅተኛ (3). መካከለኛ (4). ከፍተኛ (5). በጣም ከፍተኛ

**የግጭት አፈታት (Conflict managements)**

- 82. ከጎረቤቶች ጋር አለመግባባት ቢገጥሞት እንዴት ይፈታል? (ከአንድ በላይ መምረጥ ይችላሉ) (1)ከሌሎች ጎረቤቶች ጋር በጋራ በመሆን ለመፍታት እመክራለሁ (2)ከጎረቤቱ ጋር በግል ለመፍታት እሞክራለሁ (3) ከቤት ማህበራት መሪዎች ጋር ለመፍታት እሞክራለሁ (4)በአካባቢዎ ካሉ ሽማግሌዎች ጋር ለመፍታት እሞክራለሁ
- 83. በመኖሪያ መንደር ከሚኖሩ ግለሰቦች ጋር አለመግባባት ቢገጥሞት እንዴት ይፈታል? (ከአንድ በላይ መምረጥ ይችላሉ)  
(1)በግል ለመፍታት እሞክራለሁ (2)ከሌሎች ከሰፈራ ሽማግሌዎች ጋር በጋራ ለመፍታት እሞክራለሁ (3)በህግ አግባብ ለመፍታት እሞክራለሁ (4) ሌላ ከሆነ ይግለጹ \_\_\_\_\_
- 84. በአካባቢዎ በነዋሪዎች መካከል ግጭቶች አለመግባባቶች ቢከሰቱ እንዴት ይፈታሉ? (ከአንድ በላይ መምረጥ ይችላሉ)  
(1)በአካባቢው በሚገኙ ሽማግሌዎች (2)በእድር አባላት (3)በማህበር አባላት 4)በህግ አግባብ (5)በሌላ ከሆነ ይግለጹ \_\_\_\_\_
- 85. በማህበር አባላት መካከል ግጭቶች ቢከሰቱ እንዴት ይፈታሉ? (1)በማህበር አባላት በራሳቸው (2)ከማህበር አባላት ውጭ ባሉ ሌሎች ነዋሪዎች (3)ሌላ ከሆነ ይግለጹ \_\_\_\_\_
- 86. እንደ አጠቃላይ በአካባቢዎ በማህበራዊ ኑሮ ወቅት ግጭቶች በሚከሰቱበት ወቅት ችግሮችን በጋራ በባህላዊ መንገድ የመፍታት ልምድ እንዴት ይፈራጁታል?  
(1) በጣም ዝቅተኛ (2).ዝቅተኛ (3). መካከለኛ (4). ከፍተኛ (5). በጣም ከፍተኛ

**የወንጀል ፍርሃት እና ስጋት (Perception of crime)**

- 87. በአካባቢያችሁ፣ ማለትም በሰፈራ ውስጥ ደህንነት እንዳይሰማዎት የሚያደርግ(ጉ) ቦታ(ዎች) አለ(ሉ)?  
(1)አዎ (2). አይ (3). አላውቅም  
87.1. መልሱ “አዎ” ከሆነ ደህንነት እንዳይሰማዎት ያደረጉት ምክንያት ምንድነው? \_\_\_\_\_  
87.2. እነዚህን ቦታዎች አካባቢ ላይ ባለ ልዩ ምልክት በዝርዝር ይጥቀሱ \_\_\_\_\_
- 88. ቤቶች በሚሆኑበት ሰዓት ምን ያክል ደረጃ ወንጀል ይፈጸሙባቸዋል የሚል ስጋት ይሰማዎታል?  
1) በጣም ስጋት ይሰማኛል (2) በትንሹ ስጋት ይሰማኛል (3)መካከለኛ ደህንነት ይሰማኛል (4) በጣም አስተማማኝ ደህንነት ይሰማኛል  
88.1. ለዚህ ምክንያቶ ምንድነው? \_\_\_\_\_
- 89. እርስዎ በሰፈራ ወንጀል ተፈጽሞበት ያውቃል? (1) አዎ (2)አይ  
89.1. ምላሽ “አዎ” ከሆነ በምን ዓይነት ወንጀል ተጎጂ ሆነዋል? (1)ስርቆት (2)ዘረፋ (3)ጥቃት (4)ንብረት ማበላሸት ወይንም ማውደም (5)ሌላ ከሆነ ይዘርዝሩ \_\_\_\_\_  
89.2. የት አካባቢ እንደ ተፈጸመበት በምልክት ይዘርዝሩ? \_\_\_\_\_  
89.3. ወንጀል የተፈጸመበት ሰዓት በግምት ካስታወሱ ይጥቀሱ? \_\_\_\_\_  
89.4. በምን ዓይነት ሁኔታ ነው ወንጀሉ የተፈጸመበት? \_\_\_\_\_
- 90. የእርስዎ የቤተሰብ አባል በሰፈራ ውስጥ ወንጀል ደርሶባቸው ያውቃል? (1)አዎ (2)አይ

- 90.1. ምላሽ “አዎ” ከሆነ በምን ዓይነት ወንጀል ተገዷ ሆነዋል? (1) ስርቆት (2) ዘረፋ (3) ጥቃት (4) ንብረት ማበላሸት ወይም ማውደም (5) ሌላ ከሆነ ይዘርዝሩ\_\_\_\_\_
- 90.2. የት አካባቢ እንደ ተፈጸመበት በምልክት ይዘርዝሩ?\_\_\_\_\_
- 90.3. ወንጀል የተፈጸመበት ሰዓት በግምት ካስታወሱ ይጥቀሱ?\_\_\_\_\_
- 90.4. በምን ዓይነት ሁኔታ ነው ወንጀሉ የተፈጸመበት?\_\_\_\_\_
- 91. በሰፊ ውስጥ እንደ አጠቃላይ ደህንነት ይሰማዎታል? (1) አንድም ጊዜ ተሰምቶኝ አያውቅም (2) አንዳንድ ጊዜ (3) አብዛኛው ጊዜ ተሰምቶኝ ያውቃል (4) ሁል ጊዜ ተሰምቶኝ ያውቃል
- 91.1. ለዚህ ምክንያቱ ምንድነው?\_\_\_\_\_
- 92. በምን ያህል ደረጃ የመኖሪያ ሰፊ ለወንጀል ተጋላጭ ነው ብለው ያስባሉ? 1). በጣም ዝቅተኛ (2). ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ
- 92.1. ምላሽ “አዎ” ከሆነ ምክንያቱ ምንድነው?\_\_\_\_\_
- 92.2. ምላሽ “አዎ” ከሆነ አካባቢዎ ላይ ያሉ የንግድ ዓይነቶች ለዚህ አስተዋጾ ዓድርገዋል ብለው ያስባሉ? (1) አዎ (2) አይ
- 92.3. የትኛቹ የንግድ እንቅስቃሴዎች ይዘርዝሩ?\_\_\_\_\_
- 93. በአካባቢዎ ለወንጀል ተጋላጭ የሆኑ ቦታዎችን በምልክት መዘርዘር ከቻሉ ይዘርዝሩ?\_\_\_\_\_
- 93.1. ምክንያቱ ምንድነው? (1) በቂ የእግረኛ መንገድ ብርሃን ያለመኖር (2) ከመጠን በላይ ያደጉ እጽዋቶች መኖር (3) በቤቶች መካከል ያለ ጠባብ ቦታ መጠየቅ (4) ሌላ ከሆነ\_\_\_\_\_
- 94. ከሌሎች ነዋሪዎች ጋር ባሎት ግንኙነት በሰፊ ወንጀል ገጥሞኛል የሚል ነዋሪ ስምተው ያውቃሉ? (1) አዎ (2) አይ
- 94.1. ምላሽ “አዎ” ከሆነ ይህ መረጃ እርሶ ተጋላጭ የሆኑ ያክል ፍርሃት እንዲሰማዎት አድርጎታል? (1) አዎ (2) አይ
- 95. ጎረቤቶችን በሰም ወይም በመልክ ለይተው ያውቁቸዋል? (1) አዎ በሰም በመልክ (2) በሰም ቢቻ (3) በመልክ ቢቻ (4) አላውቃቸውም
- 95.1. ምላሽ “አላውቃቸውም” ከሆነ ይህ የፍርሃት ስሜት እንዲፈጠርበት አድርጓል ብለው ያስባሉ? (1) አዎ (2) አይ
- 96. ለረጅም ጊዜ ሰው ሳይኖርባቸው ተዘግተው የተቀመጡ ቤቶች በሰፊ አሉ? (1) አዎ (2) አይ
- 96.1. ምላሽ “አዎ” ከሆነ እነዚህ ስፍራዎች ለወንጀል ስጋት መጨመር አስተዋጾ አድርጓል ብለው ያምናሉ? (1) አዎ (2) አይ
- 97. በመኖሪያ መንደር ለወንጀል ተጋላጭ አሆናለው ብለው አስብው የወሰዱት የግል የጥንቃቄ ተግባር አለ? (1) አዎ (2) አይ
- 97.1. ምላሽ “አዎ” ከሆነ የወሰዱቸውን ተግባራት ይዘርዝሩ?\_\_\_\_\_

**አጠቃላይ ስለ ሰፊ ያሉት ምልክታት**

- 98. የሚኖሩበት የመኖሪያ መንደር ለኑሮ አመቺ ነው ብለው ያስባሉ? 1). አዎ 2) አይ
- 99. እርሶ እዚህ ሰፊ መኖር ከጀመሩበት ጊዜ አንስቶ ቀድሞ ከነበረው ደረጃ በመሰረተ ልማት ተሻሽሏል ወይስ ቀንሷል? 1). ተሻሽሏል 2) ቀንሷል 3) ለውጥ የለውም
- 100. አሁን ያለው የሰፊ ስጋት ከወንጀል ደህንነት ሁኔታ እዚህ ሰፊ መኖር ከጀመሩበት ጊዜ አንስቶ እየተሻሻለ ነው ወይስ እየቀነሰ? 1) እየተሻሻለ 2) እየቀነሰ 3) ለውጥ የለውም
- 101. አሁን ያለው ማህበራዊ ቁርኝት እርሶ መኖሪያ ሰፊ ከሚያውቁበት ጊዜ ጋር ሲነጻጸር የተሻለ ነው፣ የባለ ነው ወይስ ለውጥ የለውም? 1) የተሻለ ነው 2) የባለ ነው 3) ለውጥ የለውም

**ጥያቄ 102 – 105 ለሰንጠረዥ ፍርድቤት 1 ነዋሪዎች ቢቻ የሚጠየቅ**

- 102. ወደዚህ መንደር ከመምጣቱ በፊት ይኖሩበት ከነበረው መንደር አንጻር አሁን ያሉበት የመኖሪያ መንደር የተሻለ ማህበራዊ ቁርኝት አለው ወይስ የባለ ነው? 1) የተሻለ ነው (2) የባለ ነው (3) ለውጥ የለውም
- 102.1. ለዚህ ምክንያቱ መልሶ ማልማቱ ነው ብለው ያስባሉ ወይ? (1) አዎ (2) አይ (3) ሌላ ከሆነ ይጥቀሱ\_\_\_\_\_
- 103. ቀድሞ ይኖሩበት ከነበው የመኖሪያ መንደር አንጻር ሲታይ አሁን ያሉበት የመኖሪያ መንደር ምን ያህል ደረጃ ለወንጀል ተጋላጭ ነው ብለው ያስባሉ? 1) በጣም ዝቅተኛ (2) ዝቅተኛ (3) መካከለኛ (4) ከፍተኛ (5) በጣም ከፍተኛ
- 103.1. ለዚህ ምክንያቱ መልሶ ማልማቱ ያለው ማህበራዊ ቁርኝት ችግር ነው ብለው ያስባሉ? (1) አዎ (2) አይ
- 104. እዚህ መንደር ከመምጣቱ በፊት በምን ዓይነት ቤት ይኖሩ ነበር? (1) የግል (2) የቀበሌ (3) የኪራይ ቤቶች አስተዳደር (4) የግል ተከራይ (5) ከቤተሰብ ጋር ጥገኛ (6) ሌላ ከሆነ ይጥቀሱ\_\_\_\_\_
- 105. እንደ አጠቃላይ ቀድሞ ይኖሩበት ከነበረው የመኖሪያ መንደር አንጻር ሲታይ አሁን ያሉበት መንደር የተሻለ ነው ወይስ የባለ? (1) የተሻለ (2) የባለ (3) ለውጥ የለውም

**የምላሽ ስምና አድራሻ**

- 1. የምላሽ ስም(በፊ.ቃ.ደ.ኝነት)\_\_\_\_\_
- 2. የቤተሰብ ኃላፊ ስም(በፊ.ቃ.ደ.ኝነት)\_\_\_\_\_
- 3. የምላሽ/የቤተሰብ ኃላፊ አድራሻ:
  - 3.1. የመኖሪያ አድራሻ
    - 3.1.1. የብሎክ ቁጥር\_\_\_\_\_
    - 3.1.2. የወለል ቁጥር\_\_\_\_\_
    - 3.1.3. የቤት ቁጥር\_\_\_\_\_
  - 3.2. የስልክ ቁጥር(በፊ.ቃ.ደ.ኝነት)\_\_\_\_\_
  - 3.3. የኢ-ሜል አድራሻ\_\_\_\_\_

**ለመረጃ ሰብሳቢው**

መረጃው የተሰበሰበው በተጠያቂው የመኖሪያ አድራሻ በአጥኝው በተሰጠኝ አጭር የመረጃ አሰባሰብ ስልጠና መሆኑን አረጋግጣለሁ። እዚህ የተመዘገቡት ሁሉም ምላሾች ከተጠያቂው በቀጥታ የተገኙት በተገቢው የምርጫ ዘዴ ከተለዩት ምላሽ ሰጪዎች ነው። የምልክታት መረጃዎች የተመዘገቡት በቀጥታ ስለ ቤተሰቡ እና ከሚኖሩበት ቤት፣ግቢ እና አስፋፈር በቀጥታ ይሆናል።

የመረጃ ሰብሳቢው ስም: \_\_\_\_\_ ቀን(ቀን/ወር/ዓ.ም): \_\_\_\_\_ ፊርማ: \_\_\_\_\_ ሰዓት:(ጠዋት/ከሰዓት) \_\_\_\_\_

**ባድጋሚ ስለ ትብብር እና ስለ ጊዜዎ እጅግ በጣም እናመሰግናለን!!!**

## English version of questionnaire designed for Senga Tera Firdbet I condominium and Geja Sefer residents



### Ethiopian Institute of Architecture, Building Construction and City Development (EiABC) Addis Ababa University Questionnaire designed for Senga Tera Firdbet I condominium and Geja Sefer residents

#### Introduction

Greetings my name is \_\_\_\_\_. This questionnaire is prepared by a student who is currently pursuing his master's degree in Ethiopian Institute of Architecture, Building Construction and City Development; Addis Ababa University's. The purpose of the research is to examine the effect of urban redevelopment on social cohesion and its effect on crime between the Senga Tera Firdbet I Condominiums and Geja Sefer residents. Accordingly, as your neighbourhood and your family is one of the selected for this study. On this occasion, the researcher promises that the answers you give will not be passed on or distributed to any third party under any circumstances other than the purpose of this study.

If you have any questions or comments, you can contact Mr. Takele Gebreyohannes Habte who prepared the questionnaire either in his phone number – 0911113564 or Gmail– takele.gebreyohannes@gmail.com.

Thank you for your cooperation.

#### Pre-Questions (for data collectors)

- Do not mark pre-questionnaire questions and choices
- If the respondent response to questions '1' below is "No", the interviewer should thank the responder and move on to the next responder as the per survey protocol.
- If the respondent answers "yes" to questions '1' and '2', the data collector can proceed directly to the respondent profile query;
- If the respondent is willing to provide information, but if the answer to questions '2' is "No", then only if he answers "yes" to all the additional questions from question '3' to '6', the data collector will go directly to the respondent profile question and proceed.
- If the respondent is willing to provide information but is not the correct respondent according to the preliminary questionnaires, the data collector should thank them for their willingness and make an appointment and/or exchange telephone to come when the correct respondent is available and separate.
- If the respondent is the head of the family questions form 12-15 that are listed under the household profile questionnaires can be omitted by the data collectors and moved to the rest of the questionnaires since he can obtain them from respondent profiles questions.

1. Are you willing to participate and answer this questionnaire? 1) Yes 2) No
2. Are you the head of the family or the spouse of the head of the family? 1) Yes 2) No
3. Are you greater than 21 years old? 1) Yes 2) No
4. Have you permanently lived in this family for at least six months or more? 1) Yes 2) No
5. Do you have blood relationship with the head of the family? 1) Yes 2) No
6. Do you have enough information about the head of the family and the households? 1) Yes 2) No

Thank you.

#### Respondent profile

1. What is your responsibility in this family? 1) Head of the family 2) Husband/wife of the head of the family 3) Child 4) Other \_\_\_\_\_

2. What is your kinship in this family? 1)Child 2)Father 3)Mother 4)Aunt 5)Uncle 6)Living together as asylum
3. How old are you? \_\_\_\_\_
4. Gender \_\_\_\_\_
5. How long did you lived permanently in this neighbourhoods? \_\_\_\_\_
6. Where did you live before you moved here? 1) Addis Ababa inner city 2) Addis Ababa outskirts 3) A city outside of Addis Ababa (\_\_\_\_\_) 4) A rural area outside of Addis Ababa (\_\_\_\_\_)
7. Can you please inform me your level of education? 1) PhD and above (2). Masters (3).1st Degree (4).Diploma (5). Certificate (6). 12-complete (7). Elementary school complete (8). Skilled professional (9). Read and write (10). Do not take part in formal education
8. Is your place of work close to place of residence or far away from a residential area? 1) Close to place of residence (2) Far away from place of residence 3) Inside my neighbourhood 4) No job
9. How much time do you spend in this neighbourhood? 1.Never (2). Very rarely (3). Sometimes (4). Regularly (5). Always
10. Is there common green space in your neighbourhood? 1) Yes 2) No
  - 10.1.If your response is 'Yes' how much time did spend in the green space? 1). Never (2). Very rarely (3). Sometimes (4). Regularly (5). Always
  - 10.2.How much time did you spent in café and restaurants in your neighbourhood? 1).Never (2). Very rarely (3). Sometimes (4). Regularly (5). Always
11. Are there enough sidewalks in the neighbourhood? 1).Yes 2)No
  - 11.1. If the answer is "yes", do you believe that walking paths are convenient for exploring the neighbourhood and meeting people? 1) Yes 2) No

#### Household profiles

12. Sex of the head of the family? \_\_\_\_\_
13. What is the age of the head of the family please? \_\_\_\_\_
14. What is the education level of the head of the family?
  - 1)PhD and above (2). Masters (3).1st Degree (4).Diploma (5). Certificate (6). 12-complete (7). Elementary school complete (8). Skilled professional (9). Read and write (10). Do not take part in formal education
15. How long did you lived permanently in this neighbourhood? \_\_\_\_\_
16. What is the ownership of the house you are living in?
  - 1) Private (2). Kebele (3). Gov't RHA (4).other \_\_\_\_\_
17. Who is currently occupying the house?
  - 1) Private tenants (2).Kebele tenants (3). Homeowner (4). Others \_\_\_\_\_
18. For what kind of service do use your houses now? (1). For residential (2). Commerce (3). Residential and commerce (4). Others \_\_\_\_\_
  - 17.1.If your answer is for residence and mixed what kind of activities mixed? More than one choice is permissible.
    - 1) Small shops (Sheketasheket Suk) (2). Mini market (3). Baltina Suk (4). Chat Bet (5). Bar & Restaurant (6). Bar (Club) (7). Café & Restaurant (8). Fruit Corner (9). Furniture (10). Any others
19. What is the source of income of the head of the family? You can select more than one choice.
  1. Monthly Salary (2). Pensions (3). House rent (4). Remittance (5). Government support (6). Merchant (7). Others \_\_\_\_\_
20. Do you participate in activities that generate additional income in the residential area? (1) Yes (2) No
21. Does your family participate in extra income generating activities in the residential area?
  - (1) Yes (2) No
  - 19.1. If the answer is yes, what kind of additional income generating are you involved in? More than one choice is permissible? (1) I use part of my residence for a small shop (2). I rent rooms for shop use (3). I rent rooms for living (4). I rent rooms for residential and commercial purposes (5). I rent rooms for the storage and sale of spare parts for old cars (6). Renting out rooms for stores other than used car parts (7). I rent rooms for shop, residence and storage (8). I have small shops in my residential compound (9). Engaged in Gulite markets (10). Others \_\_\_\_\_



- 31.1. If the answer is "I don't drink", please tell me the reason why
32. In general, how do you evaluate your participation in traditional social institutions and values in your neighbourhood? (1) Very low (2) Low (3) Medium (4) High (5) Very high
- 32.1. What do you think is your reasons? \_\_\_\_\_
33. So far, have you been satisfied with the traditional social institutions and values you have participated in with your neighbours and other residents? (1) Yes (2) No
34. How do you rate your neighbours and other residents' participation in traditional social institutions and values? (1) Very low (2) Low (3) Medium (4) High (5) Very high

### **Groups and networks**

35. How do you rate your good neighbourliness with your immediate neighbours?  
1. Very High (2) High (3) Medium (4) Low (5) Very low
- 35.1. What do you think the reason for this \_\_\_\_\_?
36. How do you level your networks with neighbours in the same buildings? **(for Senga Tera Firdbet I condominium residents only)**  
1. Very High (2) High (3) Medium (4) Low (5) Very low
- 36.1. What do you think the reason for this \_\_\_\_\_?
37. Do you have a habit of asking your neighbours about their work and family situation? (1) yes (2) No
- 37.1. If your response is "No" what do you think the reason? \_\_\_\_\_
38. Do you have a habit of celebrating holidays (New Year, Christmas and others) with your neighbours in common places? (1) yes (2) No
- 38.1. If your response is "No" what do you think the reason? \_\_\_\_\_
39. How do you rate your networks with members in your unit owners associations? **(for Senga Tera Firdbet I condominium residents only)** (1. Very High (2) High (3) Medium (4) Low (5) Very low
- 39.1. What do you think the reason for this?
40. How do you rate your networks with members in different unit owners association than yours? **(for Senga Tera Firdbet I condominium residents only)** 1. Very High (2) High (3) Medium (4) Low (5) Very low
- 40.1. What do you think the reason for this?
41. In general, how do you rate your good social relations with the residents of the neighbourhood? **(for Senga Tera Firdbet I condominium residents only)** 1. Very High (2) High (3) Medium (4) Low (5) Very low
- 41.1. What do you think the reason for this?
42. Have you ever received social support (material, money, information exchange, moral) from the community in your neighbourhood when you are sad or happy? (1) yes (2) No
- 42.1. If the answer is "yes", how much do you rate the social support you get from the neighbourhood community you live in? 1. Very High (2) High (3) Medium (4) Low (5) Very low
43. Do you have a common area that you share with your neighbours? **for Geja Sefer residents only** (1) Yes (2) No
- 43.1. If your answer is "Yes" do you wash and dry cloth, prepare local foods, children plays and performing similar social and economic activities in common areas? **for Geja Sefer residents only** (1) yes (2) No
44. With which of the following list of "sefer" in your neighbourhood you have good social relations most? **for Geja Sefer residents only** (1) Enat Ethiopia (2) Ereru meda (3) Yebro sayibete (4) Shekela mendire (5) Guwaro meda (6) Meskide mendire (7) Fame weha minder (8) I don't know them
- 44.1. What do you think the reason behind?
45. In general, how do you rate your good social relations with the residents of your neighbourhood (Kebele 28)? **for Geja Sefer residents only**  
1. Very High (2) High (3) Medium (4) Low (5) Very low
- 45.1. What do you think the reason for this?

### **Shared purpose**

46. Do you easily remember other residents who live in the same neighbourhood with you? (1) Yes (2) No (3). Hard to guess (4). I don't know
- 46.1. What do you think the reason for this \_\_\_\_\_?
47. Do you think the residents of your neighbourhood respect each other? (1) yes (2) No
48. Do you believe that you can accept new residents with different values, culture or lifestyle to come to your neighbourhood? (1) Yes (2) No
49. Do you believe the residents in your neighbourhood is multicultural? (1) Yes (2) No

50. How strong is the sense of togetherness or closeness in your area? (1) Very close (2). Somewhat close (3). Neither distant nor close (4). Somewhat distant (5) Very distant  
50.1. What do you think the reason? \_\_\_\_\_
51. Do you feel living in this neighbourhood feel like being part of the neighbourhood?  
(1). Strongly agree (2). Agree (3). Disagree (4). Strongly disagree (5). Do not know  
51.1. What do you think the reasons? (more than one response is permissible) (1) Strong social networks (2) Having strong social institutions (3) Availability of common areas (4) Shortage of communal places (5) Having poor social relations (6) shortage of strong social institutions (7) Any other reasons to mention

### Collective action and cooperation

52. When an emergency occurs in the neighbourhood, do you cooperate together to manage the disaster?  
(1) Yes (2) No
53. Would you be willing to help your neighbour if he asked for your help? (1) Yes I am willing (2) No
54. Are you willing to participate in activities to protect the neighbourhood? (1) Yes (2) No
55. Do you think other residents are willing to participate in activities to protect the neighbourhood? (1) Yes (2) No
56. To what extent do you participate in common activities that can benefit the community (cleaning, activities performed during times of sadness and joy, activities such as joint development of the environment)?  
1. Very High (2) High (3) Medium (4) Low (5) Very low  
56.1. What do you think the reason for this? \_\_\_\_\_
57. Since you started living in this neighbourhood, has the motivation of other residents to participate in common activities increased or decreased? (1) increased (2) decreased

### Civic Engagement

58. How do you level your participation in volunteering activities in your neighbourhood?  
1. Always (2). Regularly (3). Sometimes (4). Very rarely (5). Never
59. How often do you participate in meetings for volunteering in your neighbourhood?
60. 1. Always (2). Regularly (3). Sometimes (4). Very rarely (5). Never
61. Have you ever felt that you are an active member in the area where you currently live? (1) Yes (2) No

### Physical connectivity (Green space, communal spaces, severance in pedestrian network)

62. Do you agree that the local streets of your neighbourhood are good enough for walking in the neighbourhood? 1. Strongly agree (2) Agree (3) Neither agree nor disagree (4) Disagree (5) Strongly disagree
63. How convenient are the local streets of the settlement to easily communicate with people? (1) Very High (2) High (3) Medium (4) Low (5) Very low
64. Are there public open spaces in the neighbourhood where you live? (1) Yes (2) No  
64.1. If your answer is "yes", how often do you use these common open spaces? (1) Always (2). Regularly (3). Sometimes (4). Very rarely (5). Never
65. Do you agree that having open common areas in your area allows you to easily interact with the residents of your area? 1. Strongly agree (2) Agree (3) Neither agree nor disagree (4) Disagree (5) Strongly disagree
66. Do you have enough common areas to carry out social activities in your neighbourhood? (1) Yes (2) No
67. Do you have common outdoor areas for outdoor festival activities in your neighbourhood? (1) yes (2) Yes but not enough (3) No
68. Is there an underdeveloped green space in the neighbourhood? (1) Yes (2) No  
68.1. If the answer is "yes" to this, please mention if you have a special sign that describes the place? \_\_\_\_\_
69. Are there green spaces in the neighbourhood that are not accessible to residents? (1) Yes (2) No  
69.1. If the answer is "yes" to this answer, indicate the places with special marks?

### Place attachment

70. Are there any open spaces in your residence that you share with other neighbours? (1) Yes (2) No
71. Which of the listed parks do you think you are most closely associated with? (You can choose more than one) (1) Lideta park (2) With a park near Tesefa kokebe School (3) Awash Bank area or Zagwe building park (4) Others

72. How would you describe your relationship with the recreation areas around woreda-9 Youth Centre?  
1.Very High (2) High (3) Medium (4) Low (5) Very low
73. Do you have good memories of your interactions with community members in your neighbourhood?  
1.yes 2.No  
73.1.If the answer is "yes", mention the places?\_\_\_\_\_
74. Do you have favourite places to play and have fun with other residents in your neighbourhood?  
(1) Yes (2) No  
74.1. Why\_\_\_\_\_
- 74.2.Mention the places\_\_\_\_\_

**Trust**

75. Suppose the whole family had to leave the house temporarily, to whom in your neighbourhood would you entrust the house? (1) Neighbour (2). Anyone from the neighbourhood for this purpose (3). No one (4). Others \_\_\_\_\_
76. If you suddenly have to go on the road for one or two days, who would you entrust your children to?  
(1) Neighbour (2) Anyone from the neighbourhood (3)for other family members (4) No one (5) No child (6)Others \_\_\_\_\_
77. How much do you think the residents of your neighbourhood trust each other to trade goods with their neighbours? 1.Very high (2).High (3). Medium (4). Low (5). No answer
78. If you suddenly leave washed clothes or other household items outside, how confident are you that you will find them when you return? 1.Very certain (2) somewhat certain (3). Not certain
79. Since the day you started living in this neighbourhood, has the level of trust among residents in this neighbourhood improved, decreased, or remained the same? (1) improved (2) decreased (3) remained the same
80. In general; how would you rate the trust between residents in the neighbourhood? 1.Very High (2) High (3) Medium (4) Low (5) Very low

**Conflict managements**

81. If you have a dispute with your neighbours, how do you resolve it? (**You can choose more than one**)  
(1).Together with other neighbours (2) privately with my neighbour (3) with the leaders of the house associations (4) with the local elders
82. If you have a dispute with individuals living in your neighbourhood, how do you resolve it? (**You can choose more than one**) (1) personally (2) together with other elders (3) solve it by law (4) Others
83. How do you solve conflicts and disputes between residents in your area? (**You can choose more than one**)  
(1) by the local elders (2) members of Edir (3) by union member (4) solve it by law (4) Others
84. If conflicts occur between union members, how will they be resolved? You can choose more than one)  
(1) by union members themselves (2) by residents other than association members (3) If other, please specify.
85. In general; how would you rate the practice of solving problems together in a traditional way when conflicts occur during social life in your area? 1.Very High (2) High (3) Medium (4) Low (5) Very low
86. Mention the methods of conflict resolution in your neighbourhood? \_\_\_\_\_

**Perception of crime**

87. Are there any places in your neighbourhood that make you feel unsafe? (1) Yes (2) No  
87.1.If the answer is "yes", what is the reason why you do not feel safe?\_\_\_\_\_
- 87.2.Mention these places in detail with a special sign on the area?\_\_\_\_\_
88. When you are at home, to what extent do you feel threatened that a crime will be committed? 1.Very safe and secure (2). Moderately safe and secure (3). Neither safe nor secure 4. Moderately unsafe and insecure (5). Very unsafe and insecure  
88.1.Depending on your response what do you think the reasons?\_\_\_\_\_
89. Have you ever been experienced crime in your neighbourhood? (1) Yes (2) No  
89.1.If the answer is "yes", what kind of crime have you been a victim of? (1) Theft (2) Robbery (3) Attack (4) damaging or destroying property (5) If other, please list \_\_\_\_\_
- 89.2.List where you have been a victim with a sign?\_\_\_\_\_
- 89.3.If you remember the approximate time the when crime occurred?\_\_\_\_\_
- 89.4.Under what circumstances was the crime committed?\_\_\_\_\_
90. Has your family member ever experienced a crime in the neighbourhood? (1) Yes (2) No

- 90.1. If the answer is "yes", what kind of crime have you been a victim of? (1) Theft (2) Robbery (3) Attack (4) damaging or destroying property (5) If other, please list \_\_\_\_\_
- 90.2. List where you have been a victim with a sign? \_\_\_\_\_
- 90.3. If you remember the approximate time the when crime occurred? \_\_\_\_\_
- 90.4. Under what circumstances was the crime committed? \_\_\_\_\_
91. Do you feel generally safe in the neighbourhood? (1) I have never felt it (2) Sometimes (3) Most of the time I felt it (4) I always felt it
- 91.1. What is the reason for this? \_\_\_\_\_
92. Do you think that the residential area is vulnerable to crime? (1) Yes (2) No
- 92.1. If the answer is "yes", what is the reason? \_\_\_\_\_
- 92.2. If the answer is "yes", do you think that the types of businesses in your area have contributed to this? \_\_\_\_\_
- 92.3. Which business activities should be listed? \_\_\_\_\_
93. If you could list the crime-prone areas in your area, would you? \_\_\_\_\_
- 93.1. What is the reason? \_\_\_\_\_
94. In your relationship with other residents, have you ever heard of a resident who claims to have faced crime in the neighbourhood? (1) Yes (2) No
- 94.1. If the answer is "yes", does this information make you feel as vulnerable as you are? (1) Yes (2) No
95. Do you recognize your neighbours by their names or appearance? (1) Yes in name and appearance (2) In names (3) In appearance (4) I don't know them
- 95.1. If the answer is "I don't know them", do you think this made you feel afraid? \_\_\_\_\_
96. Are there any houses in the neighbourhood that have been closed without being occupied for a long time? (1) Yes (2) No
97. If the answer is "yes", do you believe that these places have contributed to the increased risk of crime? (1) Yes (2) No
98. Are there any personal precautions that you have taken because you think you will be vulnerable to crime in your home neighbourhood?
- 98.1. If the answer is "yes", list the actions you took? \_\_\_\_\_

### **General view of the settlement**

99. Do you think that the neighbourhood where you live is suitable for living? 1). Yes 2) No
100. Since you started living in this neighbourhood, has the infrastructure improved or decreased? 1). It has improved 2) Decrease 3) no change
101. Is the current security situation of the neighbourhood improving or decreasing since you started living in this neighbourhood? 1). It has improved 2) Decrease 3) no change
102. Is the current social connection better, worse, or the same as since you lived in the neighbourhood? 1). It has improved 2) Decrease 3) no change

### **Q103 – 106 only for Senga Tera Firdbet I condominium Residents**

103. Compared to the neighbourhood you lived in before coming to this neighbourhood, does the neighbourhood you live in now have a better social connection or is it worse? (1) It has improved (2) worsen (3) No change
- 103.1. Do you think that the reason for this is the redevelopment? (1) Yes (2) No (3) if any other reason mention \_\_\_\_\_
104. Compared to the neighbourhood you used to live in, how much do you think the neighbourhood you live in is vulnerable to crime? (1) Very low (2) Low (3) Medium (4) High (5) Very high
- 103.2. Do you think that the reason for this is the problem of redevelopment and social cohesion? (1) Yes (2) No
104. What kind of house did you live in before coming to this neighbourhood? (1) Private (2) Kebele (3) RHA (4) Private tenants (5) Asylum with family (6) Others \_\_\_\_\_
105. Compared to the neighbourhood where you used to live, is your current neighbourhood better or worse? (1) Better (2) Worse

### **Respondents name and address (if willing)**

4. Respondent name (if willing) \_\_\_\_\_
5. Household family head (if willing) \_\_\_\_\_
6. Respondent/Household family head address
- 3.4. Residents addresses
- 3.4.1. Block number (for condominium) \_\_\_\_\_

3.4.2. Floor level(condominium)\_\_\_\_\_

3.4.3. House number\_\_\_\_\_

3.5. Telephone number (if willing) \_\_\_\_\_

3.6. Email Address (if willing) \_\_\_\_\_

**For data collectors**

I confirm that the data was collected at the respondent's residential address through a brief data collection training given to me by the researcher. All the responses recorded here were obtained directly from the respondent from the respondents identified through proper selection method. Observational data are recorded directly about the household and from the house, yard and settlement where they live.

Data collector name\_\_\_\_\_ Date(date/mm/yy/) :\_\_\_\_\_

signature\_\_\_\_\_ Time(morning/afternoon) \_\_\_\_\_

**Thank you once again for your cooperation and time!!!**

**Interview questionnaire for Sengatera Firdbet I condominiums unit owner associations and Geja Sefer Local organization leaders**



**Ethiopian Institute of Architecture, Building Construction and City Development  
(EiABC)  
Addis Ababa University  
Chair of Housing, Housing and Sustainable Development (HASD) MSc Program**

**Introduction**

Greeting, my name is Takele Gebreyohannes Habte I am a master’s student at EiABC formerly known as Building College; currently working on my post graduate thesis paper. The objectives of the research are to examine the effect of urban redevelopment on social cohesion and its effect on crime. This questionnaire is meant to acquire relevant primary data and it is confidential that it will only be used by the researchers for this research; which will not be disseminated to anyone else by any means. Therefore; I kindly request your willingness for these responses. Thank you.

**Background Information**

Unit owner’s name/ Sefer Name \_\_\_\_\_ Names of Interviewer: \_\_\_\_\_ Respondent position in the unit owner association’s/ local organization \_\_\_\_\_ Sex: \_\_\_\_ Education Level \_\_\_\_\_ Age \_\_\_\_ date \_\_\_\_\_ Names of interviewee: \_\_\_\_\_ UOA total members (for Senga Tera Firdbet I condominium residents only) \_\_\_\_\_ type of local organization (for Geja Sefer residents only) \_\_\_\_\_

**Interview Questionnaires**

1. What do you think the value of the different local association like Edir, Eqube and Mahiber and any others which you recall for enriching community security? (1) Very high (2). High (3). Medium (4). Low
2. Do you think social cohesions linked with community sense of security? (1) Yes (2)No
  - 2.1. If your answer is ‘yes’ how does the break in social cohesion affects community’s sense of security? (1) Very high (2). High (3).Medium (4). Low (5). No difference
3. How do you level the social networks in your unit owner’s association? (1) Very high (2). High (3).Medium (4). Low (5). Difficult to level
4. Do you think residence of your locality are willingness to intervene in support of neighborhood controls? (1)Yes (2). No
  - 1.1. If your answer is ‘yes’ how do they intervene explain?

No.	Form of community intervention for neighbourhood controls	Mark(√)
1	Volunteering	
2	Edir	
3	Mahiber	
4	Eqube	
5	Community policing	

6	Others mentioned	
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7. In your unit’s owner association do you think there is enough social cohesion for better informal local guardianships to prevent crime? 1)Yes (2). No

7.1. If your answer is ‘yes’ list the different types of community organizations in your unit’s owner association?

No.	Types of community organization	Mark(√)
1	Edir	
2	Mahiber	
3	Eqube	
4	Any other mentioned	

8. Do you think the communities long standing social cohesions have a positive role in building trust and reducing mistrust in your unit owner association? (1) Yes (2) No

9.1. If your answer is ‘yes’ how significant it is? 1)Very highly significant (2). Highly significant (3). Moderately significant 4).Low significant (5).Insignificant

9. Do you think that long standing social cohesion play a role in reducing crime and a sense of insecurity in your community? 1)Yes (2). No

11.1. If answer is ‘yes’ please explain the role it play? \_\_\_\_\_

10. Have you experience any crime in your unit’s owner association so far? Yes (2) No

13.1. If your answer is ‘yes’ how do you describe the major crime and other insecurity in your unit’s owners association?

No.	Major crime and insecurity	Mark(√)
1	Theft	
2	Vandalism	
3	Quarrels’	
4	Drug abuse	
5	Robbery	
6	Handbag snatching	
7	Property crime	
8	Others mentioned	

11. What do you think the major cause for the different crime and insecurity in your unit’s owner association?

No.	Major crime insecurity cause	Mark(√)
1	Lack of policy check point	
2	Mistrust among residents in the community	
3	Addictions	
4	weak social ties	

5	Poor lighting, fence etc	
6	Uncontrolled access	
7	Weak opportunities to see and be seen within the building and the settlements	
8	Tenants' occupancy (more than owners)	
9	Any other mentioned	

12. Have you been informed about the original administration structures designed to manage the building by Addis Ababa housing Administration? **(only for Senga Tera Firdbet I condominium residents)** (1)Yes (2) No
13. How do you describe your level of control over all spaces within your unit owner's association? **(only for Senga Tera Firdbet I condominium residents)** (1) Very high (2). High (3).Medium (4). Low
  - 17.1. What do you think the reason behind this? \_\_\_\_\_
14. Are you sufficiently informed about all the space within your unit owner's association by Addis Ababa housing Administration? **(only for Senga Tera Firdbet I condominium residents)** (1)Yes (2)No
15. Have you been informed about the managements of communal places prior to managing your unit owner's? **(only for Senga Tera Firdbet I condominium residents)** (1) Yes (2) No
16. Is there a positive relationship between commercial owners and residential users within your unit owner's association? **(only for Senga Tera Firdbet I condominium residents)** (1)Yes (2)No
17. What do you think the reasons? \_\_\_\_\_
18. Do you believe the residents fully participate in the development and management process fully? **(only for Senga Tera Firdbet I condominium residents)** (1) Yes 2. No
19. If you don't believe the residents fully engaged in the development and managements processes what negative or positive impacts does this brings to your unit owner association?**(only for Senga Tera Firdbet I condominium residents )**

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**Thank you for your cooperation!!!**

# Appendix III: Support letters for data collection





በአዲስ አበባ ፖሊስ ኮሚሽን  
ABABA POLICE COMMISSION  
የወንጀል ምርመራ ዘርፍ ምክራባዊ  
CRIME INVESTIGATION TERRY D/COMMISSIONER

ቁጥር አፖ/ወም/አሰ/14/3091/16.....  
Ref.No  
ቀን.....01/04/2016 04/90  
Date

በሰዎች ክፍል ከተማ ፖሊስ መምሪያ  
የሰው/ት/ሰ/አዳ/ምርመራ ዳይሬክቶሬት  
ክ/አበባ

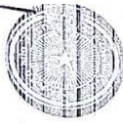
የአዲስ አበባ ዩንቨርሲቲ የሰነድ አገልግሎት ህንፃ ግንባታ የከተማ ሰማት ሲንሰጥበት ተመራጭ ስሆነው ተማሪ ታክስ ማሰባሰቢያ የመሰረ ማሰማት ወንጀል የማህበራዊ መስተጋብር ላይ በተመሰከተ የመመሪያ ልዩ ስማዘጋጃት ደቻል ዘንድ ዩንቨርሲቲው በቁጥር Nr.ECL/IT/2023/011/002በቀን 20/03/2016 ዓ/ም በተላይ ደብዳቤ ጠይቀውና።

ስለሆነም በክፍላቸው በተፈጸሙ የመሰረ ማሰማት ወንጀል የማህበራዊ መስተጋብር ላይ በሰዎች 20/80 መሰረጫ ስለሆነው ስለሰዎች ጊዜ ስፈር ስለሆነ ሳይሆን 10 ዓመታት የተመዘገቡ ወንጀሎች በተመሰከተ ስለሰዎች መረጃ ስለሰዎች በኩል ስለሰዎችው ስለሰዎች ዩንቨርሲቲው የሰዎች ደብዳቤ 01 ገጽ ፎቶ ኮፒ ስለሰዎች የሰዎች መሆን ስለሰዎች።

ከሰዎች ጋር  
Teele  
ጥሩሳም አሰ. መ.ሣ  
TIRUALEM ALI MUSSA  
ኮሚሽነር  
COMMANDER  
ከርድና ማህበር ጥ/ት/አ.ሰ.ፖ  
ም/ዳይሬክቶሬት ኃላፊ



የሰዎች ክፍል ከተማ ፖሊስ መምሪያ  
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የደብዳቤ ቁጥር 1-2-13091  
የደረሰበት ቀን 01-4-16  
ፊርማ 3926



በአዲስ አበባ ፖሊስ ኮሚሽን  
ABABA POLICE COMMISSION  
የወንጀል ፖርመራ ዘርፍ ፖሎሚሽነር  
CRIME INVESTIGATION TERRY D/COMMISSIONER

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Ref.No  
ቀን.....02/04/2016...02/190.....  
Date

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የወንጀል/ፖርመራ/ፖርመራ ጸደቅ አድራጅ  
አ/አ/አ/አ

የአዲስ አበባ  
ታክስ ሪፖርት ለመስጠት  
የሚያስፈልገው ሰነድ  
አስተያየት ለማስገባት  
አገልግሎት ለሚሰጡ  
አገልግሎቶቹ ለማግኘት

*Handwritten notes:*  
የአዲስ አበባ ከተማ ፖሊስ መምሪያ  
የወንጀል/ፖርመራ/ፖርመራ ጸደቅ አድራጅ  
02/04/16

የአዲስ አበባ ከተማ ፖሊስ መምሪያ  
የወንጀል/ፖርመራ/ፖርመራ ጸደቅ አድራጅ  
02/04/16

and Lecturer  
Coordinator, ECL - AA

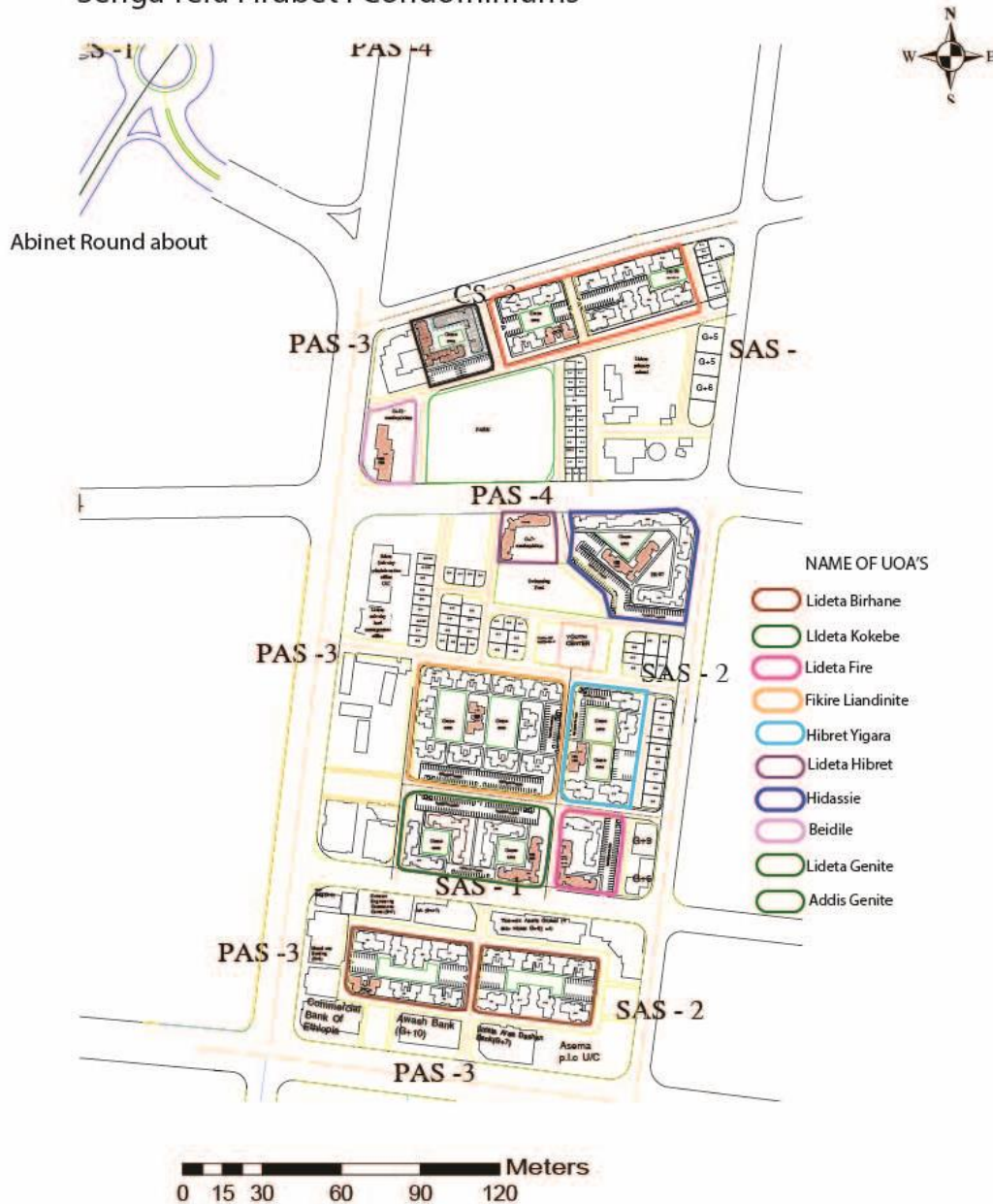
Office: +251 (0) 112 767 609  
Mobile: +251 (0) 911 370929  
Web: www.eiabc.edu.et  
Email: israel.tesfu@eiabc.edu.et

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Page 1 of 1

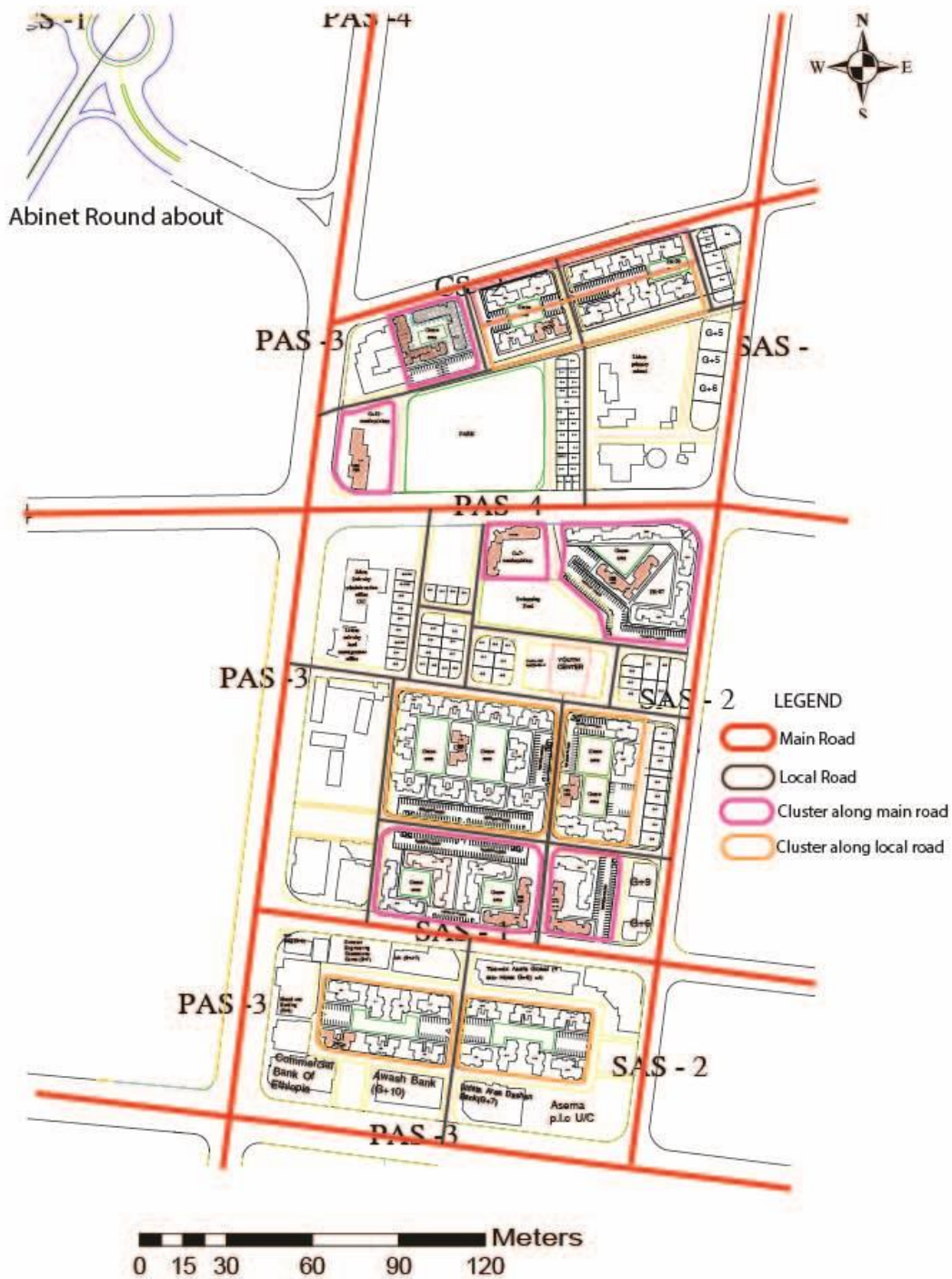
# Appendix IV: The Spatial representation of case study areas stratifications used for data collection

Spatial representation of unit owner's association of Senga Tera Firdbet I Condominiums



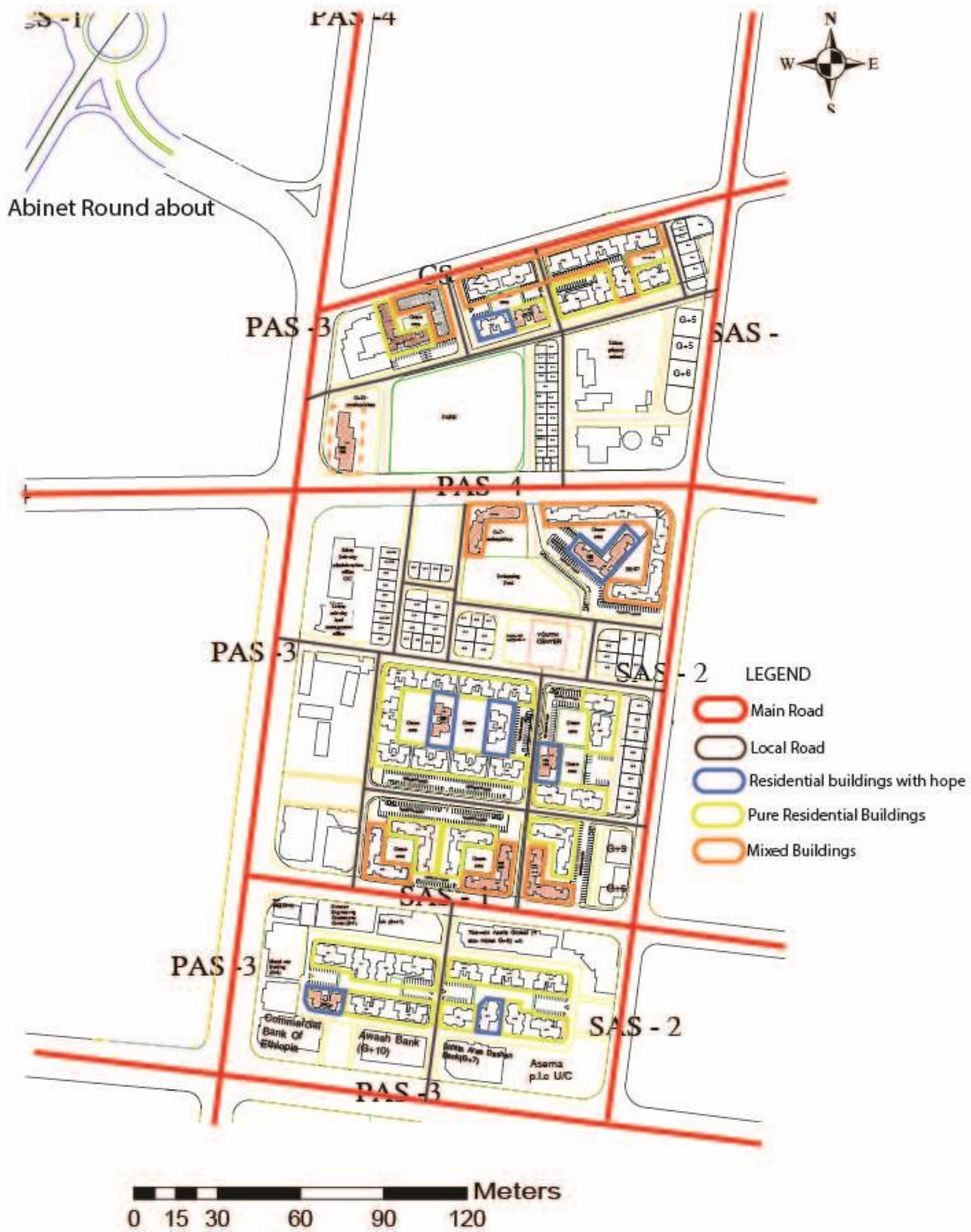
Source: (Prepared by authors, based on 2003-line map from Lideta Plan and Development Office)

## Spatial representation of buildings along main and local road stratification of Senga Tera Firdbet I Condominiums



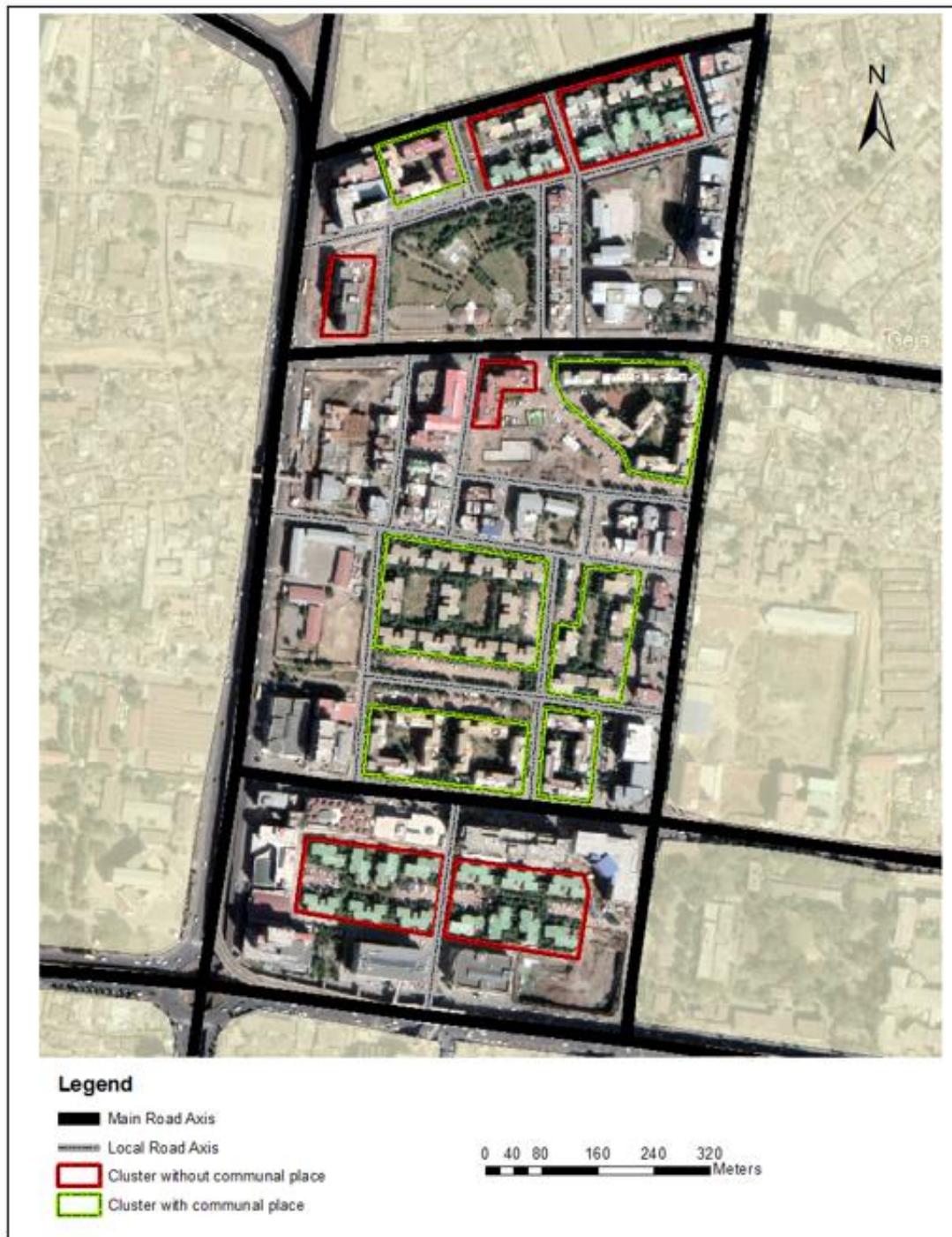
Source: (Prepared by authors, based on 2003-line map from Lideta Plan and Development Office)

# Spatial representation of buildings land use stratification of Senga Tera Firdbet I Condominiums



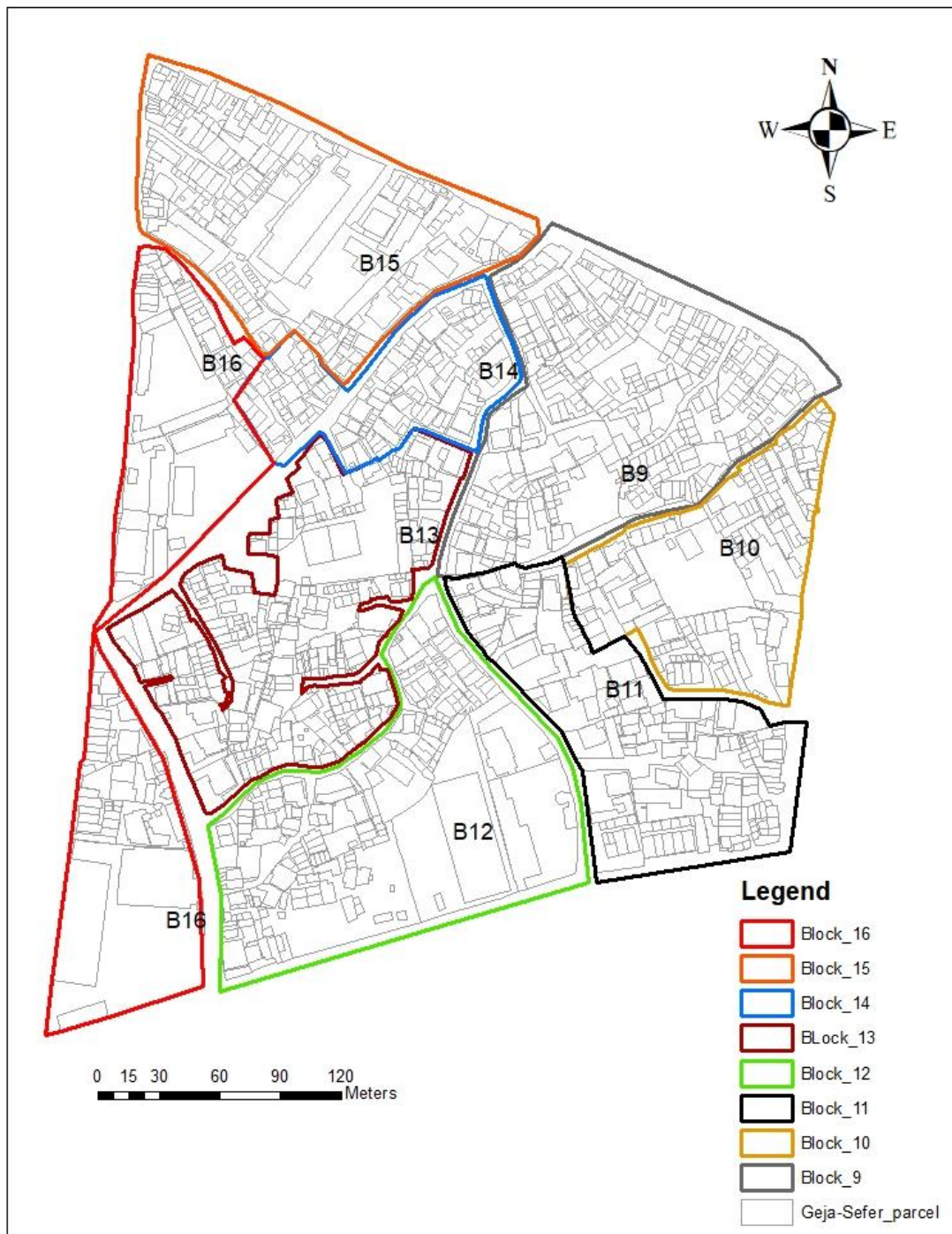
Source: (Prepared by authors, based on 2003-line map from Lideta Plan and Development Office)

Spatial stratification based on availability of communal place in Senga Tera Firdbet I condominium



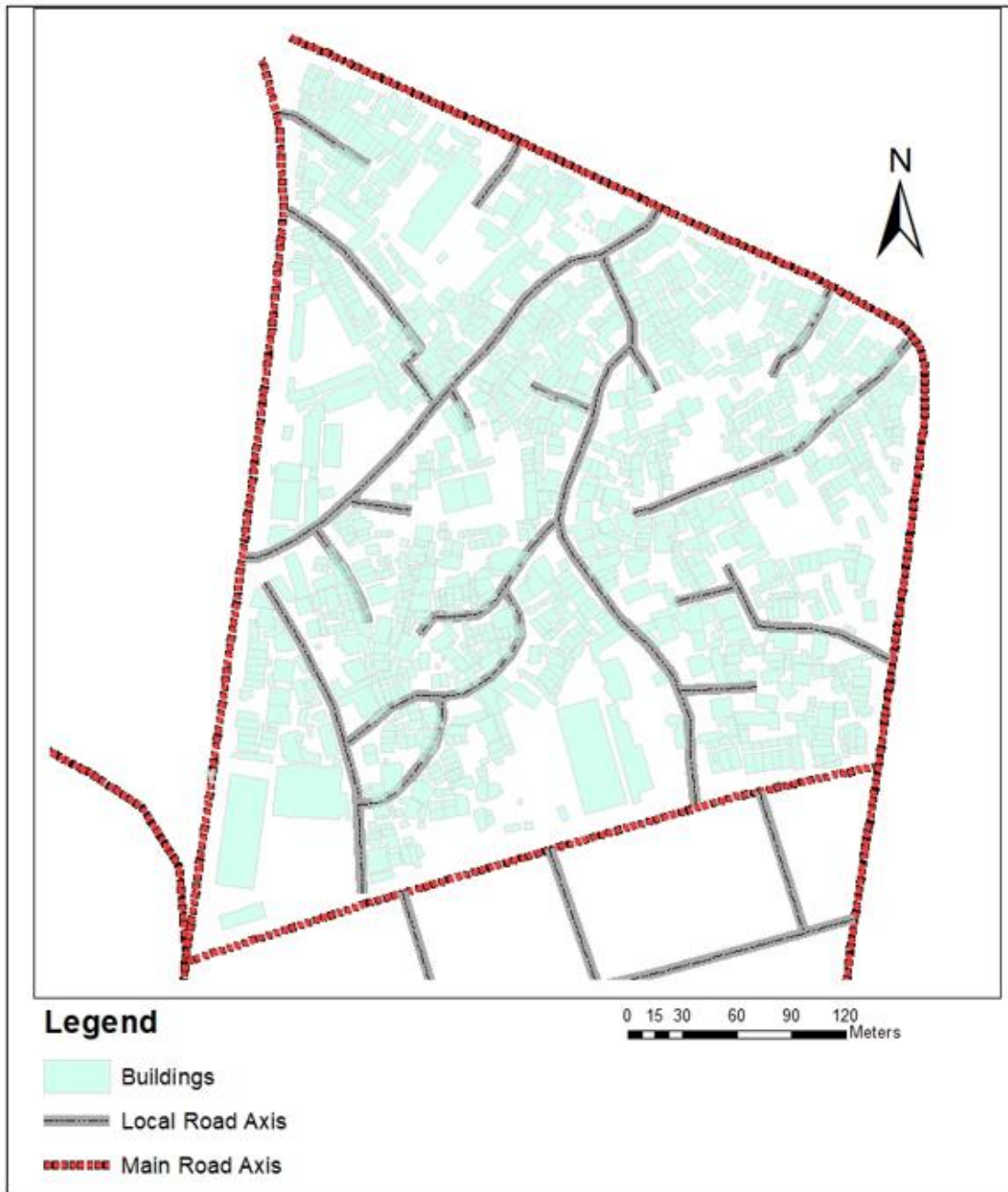
Source: (Prepared by authors, based on 2020 arial map of Lideta Sub city from Lideta Plan and Development Office)

## Spatial representation of Geja Sefer block stratification



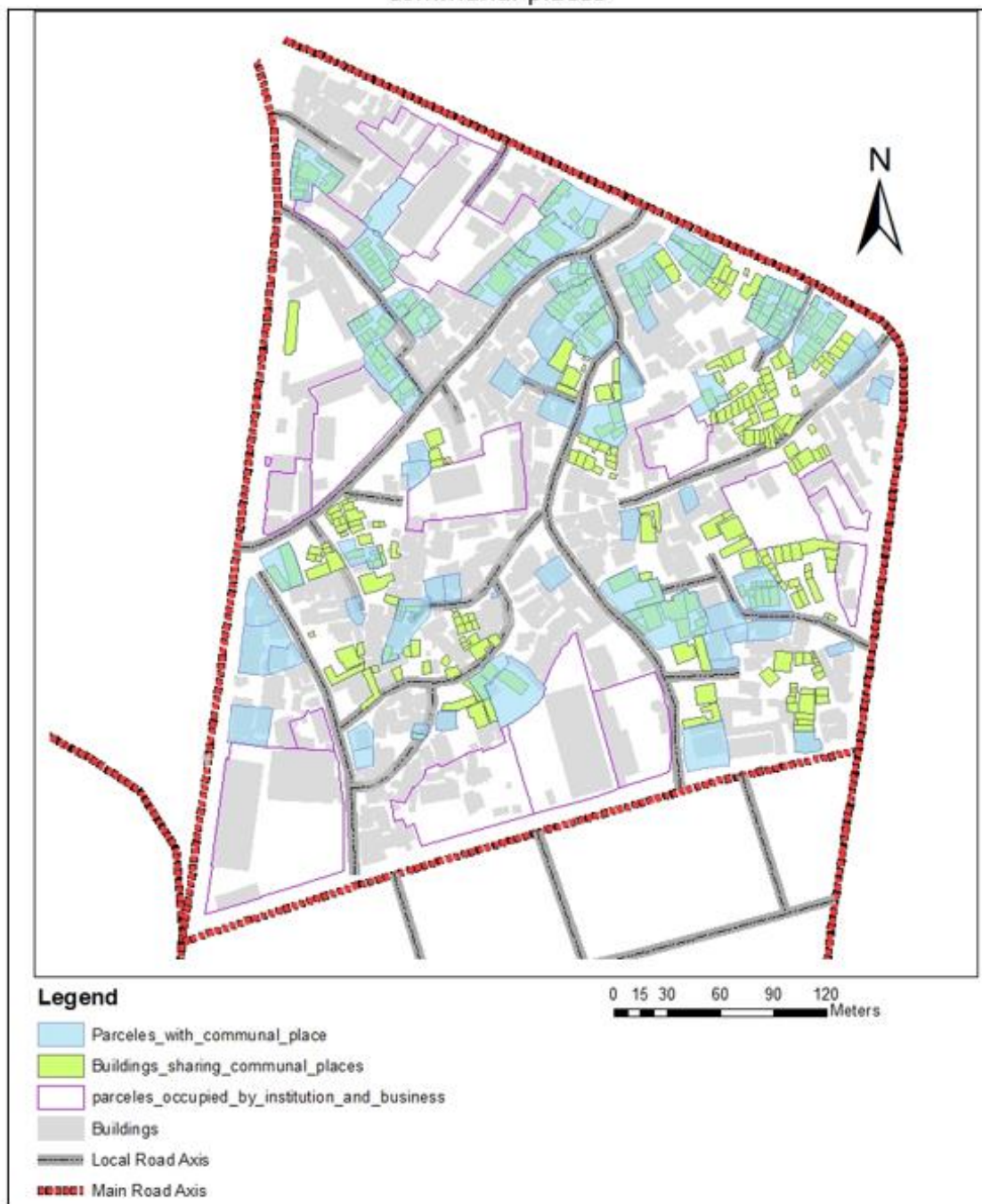
Source: (Prepared by authors, based on 1988-line map from Lideta Plan and Development Office)

Geja Sefer buildings stratification based on access to road.



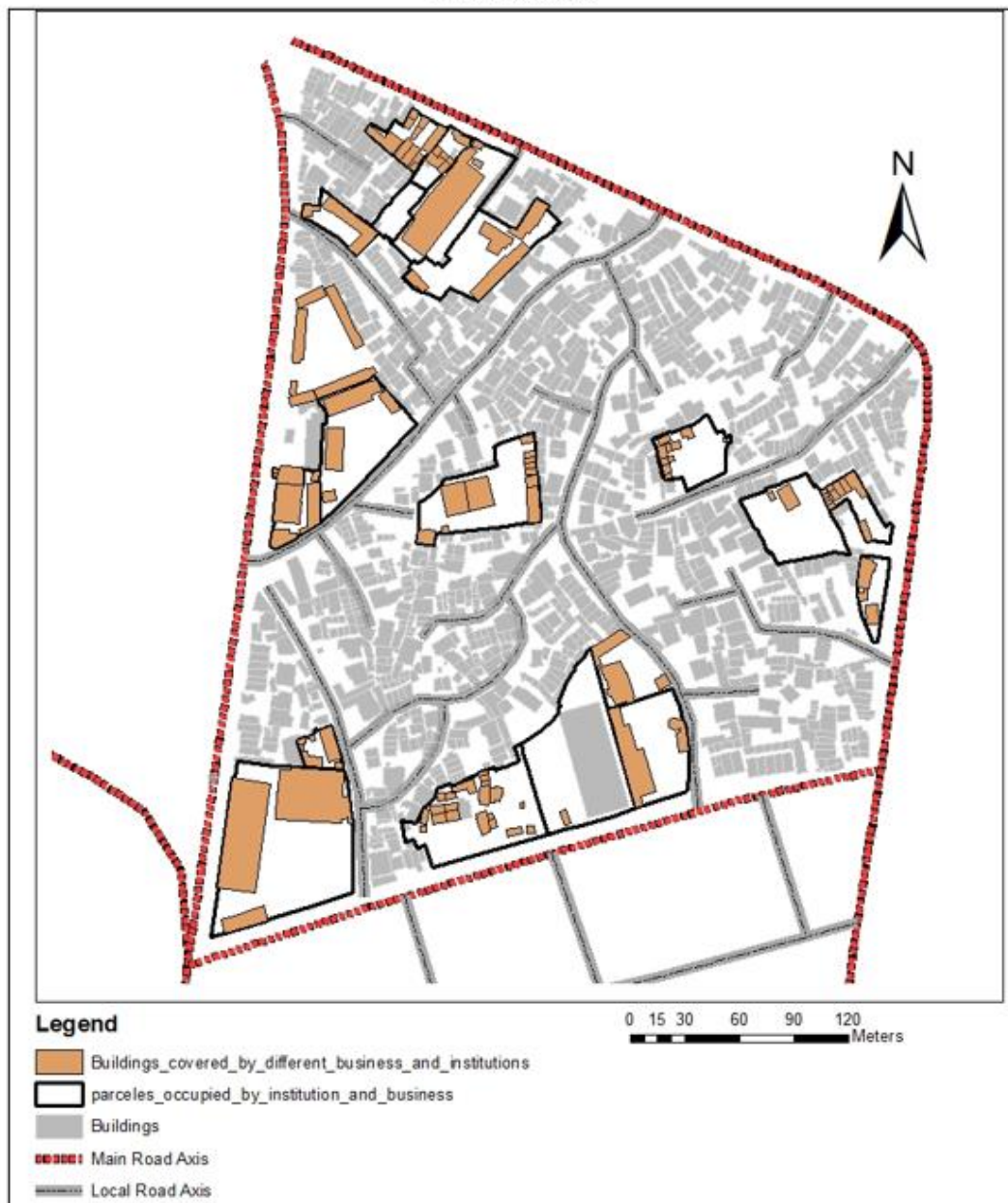
Source: (Prepared by authors, based on 1988-line map from Lideta Plan and Development Office)

Spatial stratification of Geja Sefer parcels based on the availability of communal places



Source: (Prepared by authors, based on 1988-line map from Lideta Plan and Development Office)

Spatial stratification of Geja Sefer parcels occupied by business and institutions



Source: (Prepared by authors, based on 1988-line map from Lideta Plan and Development Office)

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## Appendix V: Post Script from Internal and External Examiners

During thesis defense on July 3, 2014 valuable general and specific comments in written and verbal communication were given by both the internal and external examiners. Accordingly, all the comments are considered seriously page by page and presented separately in each part of the thesis write up.

The title of thesis is restructured as “**ASSESSING URBAN REDEVELOPMENT EFFECT ON SOCIAL COHESION AND CRIME: A Comparative Study Between a Single Case from Redeveloped and Another One from Not-Yet Redeveloped Inner-City Neighbourhoods of Addis Ababa**”. The abstracts are rewritten by adding the following missing information introducing about the effects of urban redevelopment on social cohesion and crime, primary and secondary data sources, sampling methods, and sample size and the key words are rearranged using alphabetical order and adding additional key words. (Roman number page -iv).

Background of the study restructured by describing the concepts from international and local experiences and creating clarity about the study (page 1 and 2), statements of the problem is written by adding additional explanation (page 2 and 3), General and specific objectives are restructured. In specific objectives both order and structured are restructured (page-3). In doing so the research questions also restructured following the changes on specific objectives (page-4). Significance of the study is also rewritten by including additional justification underlining the research gaps (page -5). Literature reviews are rewritten by adding additional sources and adding missing citation and modifying inappropriate citations. (Page-10), (page-15), (Page-16), (page-18), (page 10).

Methodology section the following information are included and rewritten accordingly; description about the study area added (page-28), methods of interviewees and number of interviewed are rewritten on page-30 under research method section, on (page 30 and 31) table 3.4 of data analysis techniques are rewritten, and Internal validity was checked by the value of Cronbach alpha coefficient for each major variable and presented on table 3.13 on (page-47).

The results and discussion parts all the write ups are restructured by reducing excessive charts throughout the results presentation, on page-108 and 109 interview results for both cases are presented separately, the results of correlation analysis coefficients discussed with results on page-113. Publishable manuscript: Abstracts (page -124), introduction on page-126 also rewritten and literature on (page-129) restructured. Beside this a summary of results also added on pages-134.