

**Addis Ababa University
School of Graduate Studies
College of Development Studies**



**The Economic and Socio-Cultural Consequences of
Condominium Housing in Addis Ababa:
A case study of Kirkos Sub-city**

**BY:
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July, 2009

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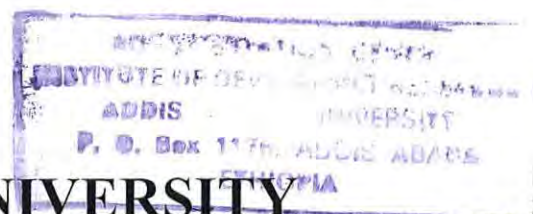
**Addis Ababa University
School of Graduate Studies**

**College of Development Studies
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ADDIS ABABA UNIVERSITY
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Title
The Economic and Socio-Cultural
Consequences of Condominium Housing in
Addis Ababa. A case study of Kirkos Sub-City

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DEVELOPMENT STUDIES

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Acronyms

AACA:	Addis Ababa City Administration
AACG:	Addis Ababa City Government
AAHA:	Addis Ababa Housing Development Agency.
AAHDPO:	Addis Ababa Housing Development Project Office
BR:	Bed Room
CBIs/O:	Community Based Institutions/Organizations
CBISDO:	Community Based Integrated Sustainable Development Organization
CGAA:	City Government of Addis Ababa
GAAIHDP:	Grand Addis Ababa Integrated Housing Development Program.
GOs:	Government Organizations
GTZ:	German Technical Cooperation.
GTZ-IS:	GTZ-International Service
IHDP:	Integrated Housing Development Program.
IHDPAA:	Integrated Housing Development Program of Addis Ababa
IRRM:	Impoverishment Risk Reconstruction Model
LDCs:	Least Developed Countries
MDGs:	Millennium Development Goals.
MEDaC:	Ministry of Economic Development and Cooperation
MOFED:	Ministry of Finance and Economic Development
MWUD:	Ministry of Work for Urban Development
NGOs:	Non-governmental Organizations
NUPI:	National Urban Planning Institute
ORAAMP:	Office for Revision of Addis Ababa Master Plan.
PADCO:	Planning and Development Collaborative International
PASDEP:	Plan for Accelerated and Sustainable Development to End Poverty
SDAP:	Strategic Development Action Plan
SPSS:	Statistical Package for Social Science

Definition of Terms

Affected Groups: refers to owner-occupiers who owned their housing unit through displacement or condominium lottery.

Accessibility to social services: refers to the existence of social service giving centers in/around the vicinity of condominium housing residents (owner-occupiers).

Condominium: 'a building for residential other purpose with five or more separately owned units and common elements, in high-rising buildings, or in a row of houses, and includes the land holding of the building' (According to condominium proclamation no.370/2003)

Condominium house (unit): A kind of multi-residential block consists of Studio, 1BR, 2BR, and 3BR.

Inner city: central part of the city (topographically)

Studio: a kind of condominium house with a single room and, a kitchen and a toilet.

Urban upgrading/renewal: the removal of some or all previous structures and rebuilding of an area to significantly higher order of Urbanity in terms of economy, urban form, employment, etc. with the purpose of alleviating urban deficit (poverty).

Beneficiaries: Condominium house users (who had a chance of getting Condominium Housing Units) or owner-occupiers.

Housing condition: refers to the nature of the housing quality, which includes the size the housing unit relative to the number of household size, the quality of construction materials, the extent of provision for water supply, electricity, sanitation, space and drainage, including the availability and provision of social service giving sectors and amenities: infrastructure, schools, etc.

Housing units: refer to residential buildings both in the existing and built-up areas of the city; or a residential unit, which has at least one main multipurpose room, private or shared toilet and bathing facility, kitchen, electric light, tap-water and access road of minimum width of 4, 6, and 10 meter, in core, intermediate and expansion areas respectively.

Housing area /settlement: is defined as residential area, consisting of neighborhood services, compatible urban functions and the required physical infrastructure.

'Slum': (in developing countries), it may refer to lower quality housing and is used interchangeably with spontaneous settlements, shanty houses, squatter settlements, 'informal'/non-formal settlements and low-income housing (UN-Habitat 2003)

ABSTRACT

The federal government of Ethiopia, through the Ministry of Works and Urban Development (MWUD) and the Addis Ababa city Government, has launched a project, as part of urban renewal and densification programs for the city, to built a target of roughly 300,000 "low-cost housing" condominium units annually for 5 years since 2003/4. Since then 60,276 condominium housing units have been constructed and transferred to beneficiaries.

The study sites include three sites of condominium housing at kirkos sub-city: Meskel-flower, 34-meda and Temenja-yaj sites. These three sites are highly accommodated by dislocated people who were transferred from distant places due to condominium housing lottery and those due to development activities. A sample population of 50 household heads (11% of the target population of 448) was considered using purposive sampling technique. Instruments to dig out the necessary data: Questionnaires, Focus Group Discussions, Interviews and Observations were used, which basically looks at the demographic, socio-cultural and economic profile of the respondents and problems they have faced.

Demographically, 68 % of the respondents fall within the age group of 25 and 45, which are productive groups. On the other hand, 34% respondents are female-headed, addressing the issue of gender and the strategy provided. On the economic and socio-cultural situations of owner-occupiers in the new sites, they have faced major challenges in terms of the housing conditions; weak social interaction related to traditional institutions and neighborhood-they have lost their previous neighbors and other social institutions including the availability of communal utilities without use with shortage and less proportionality. Moreover, there is no appreciable residential satisfaction. Because , residential satisfaction is not only influenced by the availability of housing unit, but also by the services attached to the dwelling unit, the setting or the surrounding neighborhood, as well as social bonds with in the residential community. Besides, the existing housing policies and legislations have an intention to solve housing problem (shortage of housing unit- tenure security) of the people in general and ensure beneficiaries their right by law as far as the issue of possession by providing affordable houses particularly to those low and middle-income groups. However, the doubt of informants rest on the implementation and efficiency of the program in addressing the economic and social fabrics of the affected groups.

Finally, the study concluded by providing possible recommendations as a modest contribution to the progressive condominium housing program, and would help to improve program related problems.

CHAPTER ONE

I. INTRODUCTION

1.1. Background to the study

Addis Ababa is the economic, political and cultural capital city of Ethiopia; and the melting pot of different nations, and nationalities. Addis Ababa has emerged as a city that has both international and national significance. It serves as seat of various international organizations and embassies. The fact that it is the seat of African Union (AU) and the United Nations Economic Commission for Africa (UNECA) enables her to be called the capital of Africa. The city has been rapidly growing since its foundation in 1886 when it had only 50,000 inhabitants (UNCHS-Habitat, 2000:40). It is located almost in the centre of Ethiopia and at an altitude of about 2,400 meters above sea level. It had a built up area of 290 square km in 2004. Recently, in 2007 the city has 2,738,248 populations and an estimated population of 4 million by 2015; life expectancy is estimated at 46 for males and at 49 for females (CSA, 2008). Even though Addis Ababa is currently experiencing one of the lowest national population growths of its history (6.37 in 1976, 3.95 in 1994, 2.92 in 2004), the capital city continues to attract 90,000 to 120,000 new inhabitants every year, mainly due to net immigration (UN-Habitat, 2007:37-41).

Addis Ababa, however, is one of the least developed cities in Africa facing major challenges such as urban poverty and slum proliferation. Addis Ababa is also a city where high urbanization (8% per annum) is occurring due to in-migration and natural increase of the city population. The urban economy of the city is expected to accommodate the rapidly growing population and provide housing, urban services and employment opportunities (Yewoynshet, 2007:5).

Addis Ababa is not alone in facing the problems associated with increasing urbanization. According to the latest UN projections, by the year 2025 over 60 percent of the Third-World's population would live in urban areas. In reaction to these actual and projected increases, city authorities are under increasing pressure to invest their time and energy in the provision and maintenance of urban infrastructure and services (Oberai, 1993:25). This would be realized with consistent housing policies on the dynamics of city development (Cheema, 2003:20-27).

Shortage of housing is among the most visible problems in Addis Ababa. It could be understood in terms of its qualitative and quantitative dimensions (Andargachew, 1992:25-28). Similar to other poor countries, the urban housing problem in Addis Ababa is mainly attributed to continuous population increase, low level of economic performance, inefficient service delivery (particularly land) and inadequate urban management and regulatory framework (Mathewos, 2005). The accumulated housing backlog needs the construction of additional 300,000 units while 50,000 units per annum are needed to accommodate the 8% increasing population of the city, which calls for housing schemes that address the urban poor (IHDPA, 2007:4-7).

Good housing can help to improve people's social, environmental and economic well-being, and can create better communities that attract investment and skilled workers – this is why housing is one of the Government's top priorities. The housing Policy issue by and large tries to address four objectives: enabling the low and middle income residents own a decent housing that ensures a fair income distribution; create a wide range employment opportunities and increase income of the beneficiaries; strengthen the construction industry; improve vocational training system to strengthen the professional capacity to individuals working in small scale enterprises; and regenerate the city centre thereby create a favorable development opportunity (IHDPA, 2007:44).

According to the Office for Revision of Addis Ababa Master Plan (ORAAMP, 2002:18), priority areas are set. These include the inner city development and urban upgrading strategies and others to realize the ten-year policy direction of the country. The city government had designed and adopted a strategy to implement Integrated Housing Development Program (IHDP) since 2003/4, which is consistent with poverty reduction objectives. This is true on the current condominium housing project having the common objectives of poverty alleviation and economic growth which is accompanied by a massive supply of housing units, large number of job opportunities, strengthened informal sectors by providing adequate work place, capacity building, and credit facilities and introduces the development of saving culture in the program (IHDP, 2004:35).

The Addis Ababa Housing Development Project office has been engaged in the construction of cost effective houses (low-cost housing) from 2005-2008/9 with a mission to address the housing shortage of the urban poor. According to Addis Ababa Housing Agency (AAHA, 2007:27), in

the due course of the construction process, 66,276 housing units have been constructed, of which 51,367 units were transferred based on ballot, the remaining housing units are left for those who are dislocated due to development activities as well as for commercial purposes. Skills in the construction sector and construction management experience in large-scale projects are improved (Lealem, 2008:30).

Looking into urban development processes, it invites to focus on the social fabrics of a given society. In a situation where there has been a massive supply of housing units in an integrated (low-cost) housing program, the economic and socio-cultural aspects must be addressed and examined particularly in terms of the low and middle-income families. In response, programs should bring a remarkable change, in the image of the city, on the way of life of city dwellers. For this, Oberai (1993) stated that, rapid urbanization and associated problems emerged as major socio-economic issues with some potential political implications in many developing countries. Otherwise, poverty manifestations such as lack of services and unemployment are pervasive.

Many studies (Gebre, 2007; Tebarek, 2006; Chalachew, 2005; Minwuyelet, 2004), more recently on City expansion, squatter settlements and policy implications; population growth and settlement expansion in the fringe of Addis Ababa and others have been conducted on the issue of urban population and its associated poverty symptoms as well as how the policies, strategies, and activities are interlinked. The studies have also examined the socio-economic problems as to the impact of relocation, demolition and upgrading of slum areas and policy perspectives on addressing gender and low-income groups as well as unemployment. The above stated studies touched the issue in the context of core-periphery relationship and not the inner-city case.

1.2. Statement of the problem

It is a universal fact that housing is among the basic needs of life and has a multifaceted implication on the social, economic, and cultural values. In the city of Addis Ababa, the housing sector is characterized by massive shortage and dilapidated nature. This is mainly attributed to the actual growth of population with due consideration of the impact of rural-urban migration on top of natural increase and the expected family composition to cater for new needs; and to replace new housing units for the demolitions (CGAA, 2004:30).

In principle, housing-sector investment should link the macro-economic performance of a nation though there is a limit on physical capital at household level for many reasons. It is important to raise the productivity and income of the urban poor to bring an increased access to social services. And hence, the housing program has the potential to reduce urban poverty and facilitate sustainable urbanization that extends to contribute towards achieving the MDGs and PASDEP programs. In due course upgrading sub-standard housing is one part of slum upgrading, which is one of the UN-Habitat Agenda and set in MDG7, Target 11-improving the quality of lives of slum dwellers. It is the major vision and agenda for Ethiopia, Addis Ababa to meet the target-Addis Ababa will be a slum free city by the year 2025 (UN-Habitat, 2007:27). Here, information on the progress of Condominium Housing Project in the country is required to reflect policies and practices; because, as to development programs, Oberai (1993:55) stated that, focus on such kind of urban programs alleviate poverty.

In Addis Ababa, the Integrated Housing Development Program is designed in such a way that it improves the income of the city residents and thereby reduces poverty. In the process of making those groups to become house owners, the Program gives emphasis and insures fair wealth creation and distribution to low- and middle-income residents (IHDP, 2004:25).

Condominium housing program is a low-cost housing that has been undertaken by the city administration working closely with GTZ/LCH (GTZ Low Cost Housing) and different local private consulting firms for preparation of housing designs and technical as well as for the implementation of the program. The Addis Ababa Housing project office has decentralized its power and resource to the ten sub cities and is managing the construction and supervision of the project. Most housing units are completed with functioning water, electricity, and sanitation and infrastructures where the apartments making residents homeowners with the essential utilities. On the other hand, because of cost effective construction methodology, it is creating thousands of job opportunity throughout the city (Ibid).

The program on its socio-economic objectives opts to improve the living standards of the people (low-income citizens) through employment and affordable housing opportunity. However, when undertaking such huge projects, detailed impact analysis, consecutive follow-up on poverty reduction, sustaining urbanization, job creation, etc., should be done in order to achieve effective

development (Davidson, 1996:61). Because, as stated by Dinku (2003), studies show that the disintegration of social support networks that exist in a community subjected to displacement has sweeping consequences. It compounds individual losses in terms of social capital and dismantled patterns of social organization which supports the Impoverishment Risk Reconstruction Model. Otherwise, Janice Perlman (1998:11) warns, "there can be no sustainable city for 21st century and beyond without social justice, political participation, economic vitality and innovations".

In the processes of inner-city redevelopment the issues concerning the urban poor are the most fundamental ones. It is true in a situation where inner-city is under constant pressure due to its specific locational advantages (UNHCHS-Habitat, 1992:45). And hence, the nature of inner-city redevelopment program and the absence of participation of the urban poor in decision making process regarding their housing situation, shortage of housing and others, can influence the living situation of the urban poor in the inner-city. In most instances, the urban poor live under harsh conditions manifested in the form of high unemployment or under employment and even have limited access to modern economic sectors.

Practically, as international experiences have proven that, urban growth positive effect is for the majority of urban inhabitants but negative effects will occur for a much low income groups (cernea, 1995:75). In the case of Addis Ababa, looking to the present situation of the inner-city housing development programs, there is the transfer or displacement of the people to the new housing. This kind of city development trend is likely to continue in the future and it is vital to assess the consequence of such condominium housing programs on the livelihood of the poor in the inner-city.

Many studies (Murad, 1997; Tarekegn, 1998; Asnakew, 1998; as cited by Nebiyu, 2000) focused on the physical impact of relocation scheme giving emphasis to the housing conditions and the availability of infrastructures. These studies give little attention to economic and socio-cultural consequences of the city development programs, such as problems on social disruptions, household income and employment situation and coping mechanisms during the consolidation time. Based on pre-test assessment on condominium housing program, there were problems after the relocation: inability to perform small-scale income generating businesses, weak social

interactions, the nature of housing typology and housing condition, communal utilities- not yet used and shortage.

In this progressive condominium housing program with its intent to solve housing shortage, people are transferred to Condominium houses through ballot and due to different displacements and getting the chance to secure ownership status. Special emphasis has also been given to low-income strata of the society. So that, there is a need to assess the economic and socio-cultural consequences of condominium housing program on the owner-occupiers. To associate the study problem, theories, concepts and related studies were consulted.

1.3. Research questions

1. What are the demographic, socio-cultural and economic characteristics of the owner-occupiers?
2. What economic and socio-cultural problems are related to condominium housing?
3. What is the level of satisfaction for owner-occupiers?

1.4. Objectives of the study

The overarching objective of this study is to assess the economic and socio-cultural consequences of Condominium housing on the owner-occupiers of Kirkos Sub-city.

Specifically it aims to:

1. Examine the demographic, Socio-cultural and economic characteristics of Condominium housing owner-occupiers,
2. Assess the economic and socio-cultural consequences of Condominium housing on the owner-occupiers,
3. Identify what opportunities condominium housing offer to low and middle-income groups and

1.5. Scope and Significance of the study

Urban up-grading and renewal programs have been found to alleviate the problems of slum settlements and to improve the livelihoods of the residents in urban Ethiopia (Mathewos, 2005:8). For this, condominium housing has remained as one interface of the city's development process. This low cost housing program (project) is very young in the history of the country; which has come up with its social, economic, political and environmental objectives. This study is delimited to focus on the economic and socio-cultural consequences of Condominium Housing on the owner-occupiers at the sub-city level of Addis Ababa, Kirkos sub-city.

The housing project in the inner city development program demands feedback upon the economic and socio-cultural consequences on the owner-occupiers. And hence, this study will have a modest contribution to solve condominium housing related problems in the study area in particular and towards the improvement, expansion and sustainability of the project in general.

1.6. Limitation of the study

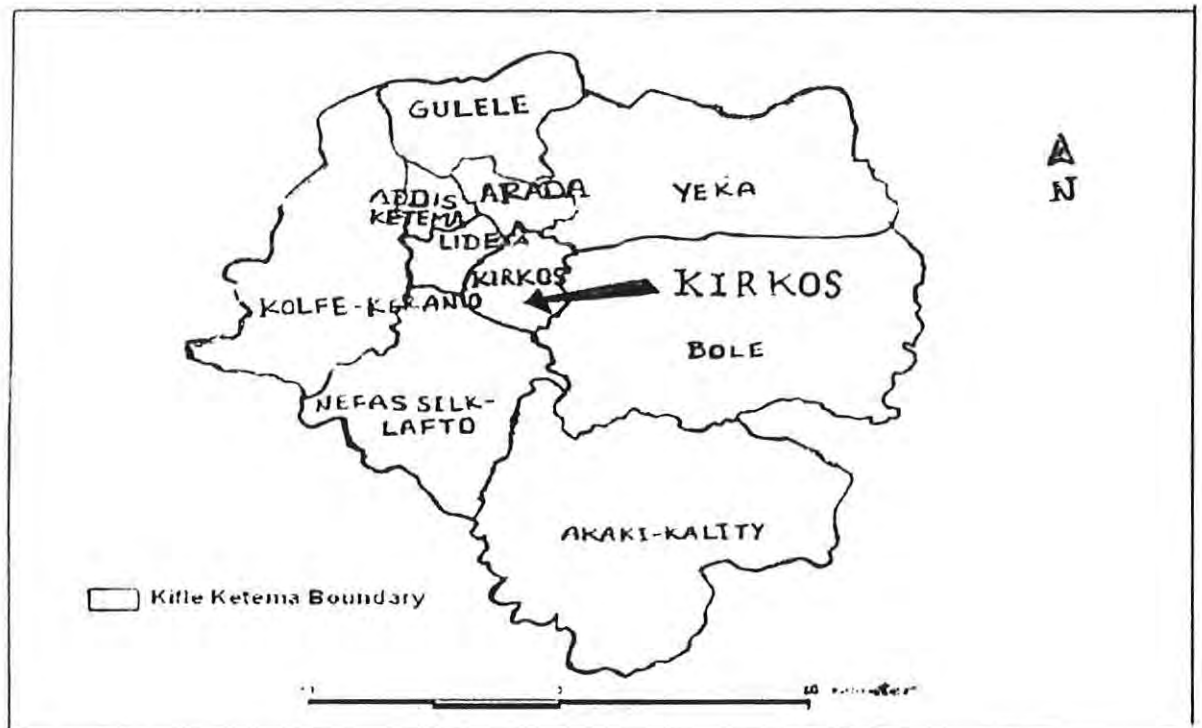
- The study has been limited to explore the economic and socio-cultural consequences of the owners-occupiers (beneficiaries) of one sub-city (three sites).
- Time and financial constraints, however, affected not to consider other sub cities. The research also doesn't include non-owner occupiers.
- Most respondents understate their age, monthly income, personal information. However, the researcher has tried to explore these through varies cross-checking questions.
- Concerned key officials deny speaking out challenges faced during the project implementation.

II. Research Methodology

2. 1. Description of the study area

Kirkos sub-city is among the 10 sub-cities of Addis Ababa estimated to have 1626 hectares with population of 220,991 (103,314 Males and 117,677 Females), which is 8% of the total population of Addis Ababa 2,738,248 (CSA, 2008). It is almost in the center of the city having situated in the North of 'Nifas Silk and Lafto', south of 'Arada', west of 'Yeka and Bole', and east of 'Lideta' sub-cities, with different administrative, commercial, political and social service giving centers. Fourteen condominium sites are developed in the sub-city, such as Meskel-flower, Tebenja-yaje, Kirkos I, Kirkos II, Mesfin-Meda, B-Meda, 01/19 sites, 34-Meda, Kirkos-4, Legehar-Gumuruk, Bulgaria, Dandi-Boru, Libe-Fana, and Amalgamated sites.

Figure 1 Map of Addis Ababa and the Kirkos Sub-city



(Source: Municipality of Addis Ababa)

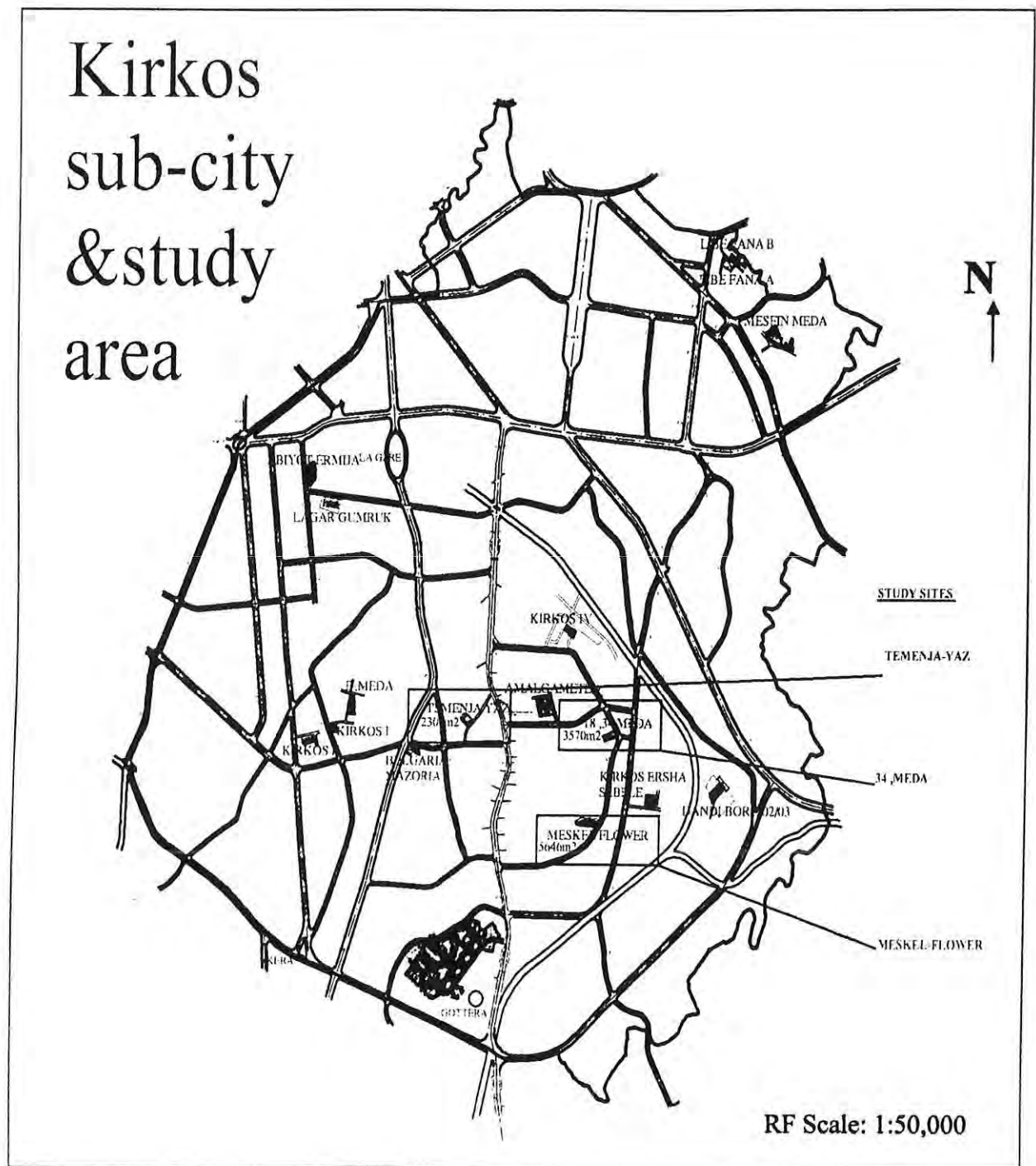


Figure 2 Map of the study area (Source: Housing Agency, 2009)

2. 2. Study Design

The researcher employed both qualitative and quantitative survey designs for the study that are realized through Questionnaire, Focus-Group-Discussions, Interviews and Physical observation. This helped to identify the economic and socio-cultural consequences of condominium housing on people under study. Besides, findings were complemented with literature review including Physical observations by the researcher. The research was conducted between October 1, 2001 and May 30, 2001 E.C.

2.3. Sampling techniques and procedure

Inner-city was selected purposively due to the reason that many of the previous studies focused on the outskirts and there exists inner city development strategy perspective itself. Kirkos sub-city is selected purposively as a case study from the point of view of being a reserved and a city center expansion area which is found within a strain situation of two contrasting images, i.e. the well developed city center and the slum residential area of Kirkos than other inner sub-cities (ORAAMP, 2002) and other matters: accessibility.

The sub-city consists of 14 sites of apartments with 1,809 houses so far 1,547 houses have been successfully transferred to the owner-occupiers. The sub-city has six upgraded sites and eight sites with mainly dislocated people. To satisfy the objective of the study, the sample population was considered from the eight sites. From the eight sites, three sites namely, Meskel-Flower, 34-meda and Tebenja-yaje were selected by using purposive sampling technique with a target population of 448 household heads. The three Condominium sites were highly accommodated by dislocated people who were transferred from distant place due to Condominium Housing lottery and development activities (Kirkos sub-city Housing Agency, 2007).

From the target population of 448, a sample population of 50 household heads (11% of the target population) were selected based on proportional sampling technique from each three sites have a total housing units of Tebenja-yaji 202, 34-Meda 118 and Meskel-flower 128; and the sample of 22, 13 and 15 were selected respectively. After all the sample household heads (owner-occupiers) were identified from non-owner-occupiers through snow-ball technique and the survey conducted.

2.4. Nature of data and Data collection techniques

Both primary and secondary data sources were involved. Primary sources of data collection techniques include: - Questionnaires (semi-structured), Focus Group Discussions (FGDs), Interviews and Observations. With respect to secondary sources, literatures such as books, journals, articles, internet websites, sector offices and institutional documents were reviewed.

(a) Questionnaires

Formal survey was conducted on the sample population of 50 household heads by employing structured-questionnaire with few open-ended questions undertaking the three selected sites. The structured-questionnaire was organized into three main sections. Section one basically looks at the demographic, socio-cultural and economic profile of the respondents which includes gender and age compositions, occupation, education level, religion, ethnicity of the household heads and the size of household members.

The second section of the Questionnaire focused on obtaining the economic and socio-cultural problems of condominium housing which includes socio-cultural and economic conditions in terms of access to social services and communal utilities, income level, housing situation; and the level of satisfaction as well as their suggestion towards the improvement of the program.

(b) Focus Group Discussion:

Focus Group Discussions were used to capture qualitative data. So far, Three Focus Group Discussions with owner-occupiers (having 6 up to 9 individuals in each) were used in three selected sites. And one FGD with Lead management committee (self-initiated committee) of one site (Tebanja-Yaji site where the largest site in terms of the number of housing units). One FGD was made with one women's "idir" Committee [locally called as "yeguwada-idir] within one site (34-Meda).

(c) Interviews

In-depth Interview (IDI) was conducted with two Condominium housing owner-occupiers from the selected sites through purposive sampling. Four Key-Informant-Interviews were used with Housing Agency Officials and two Experts of GTZ. Informal Interview was also conducted with some residents in the study sites.

(d) Physical Observations:

Personal observations were used to gather important data to substantiate a wide range of issues on events and findings including some photographic detection.

To control the quality of data, training for data collectors, translating questionnaire with the help of experts, pre-testing questionnaire before the actual administration, data collectors were supervised by the research investigator in a routine way, the completeness of questionnaire were daily checked. Focus Group Discussion was conducted by the researcher with a good support of data collectors. Finally, SPSS software package and Excel Microsoft word program were used for quantitative data entry.

2.3. Data analysis

The data analysis employed various analytical techniques /procedures. For quantitative data descriptive statistical method of analysis, such as frequencies and percentages were used and the findings were described and presented in a tabular form and chart. Thematic or narrative method was employed to analyze the qualitative data

CHAPTER TWO

2. LITERATURE REVIEW

Literature was reviewed related to the intent of this study. First, theories and concepts; countries' experience on condominium housing; overview of housing in developing countries; housing in Ethiopia, Addis Ababa, including Urban Development Policies and Housing, housing characteristics and its implications in Addis; and Housing-Strategic Development framework. Second, Conceptual Framework on Housing policy and Condominium housing scheme was reviewed. Thirdly, related studies of Addis based on urban development perspectives. Various issues were reviewed on housing and this study has given emphasis to the socio-cultural and economic consequences of Condominium housing beneficiaries/owner-occupiers.

2.1. Theories and Concepts

2.1.1. The Impoverishment Risk Reconstruction Model (IRRM)

The IRRM tries to analyze how displacement, due to development projects, impoverishes people. According to Cernea (1995:27-40), displacement deprives the displaced in many ways unless the process is properly handled. According to this model, the impoverishment effect by development projects is not limited to tangible economic losses alone. It is manifested in social and cultural disruptions of neighborhood ties and kinship networks. These effects entail non-quantifiable social and economic costs in the form of loss of access to mutual help, child care arrangements and so on.

There are about eight potential risks. Landlessness is the first one among others, where development projects usually remove people from their lands. Secondly, joblessness is loss of wage employment that includes landless laborers, enterprise or service workers, artisans or small businessmen. The other risk is homelessness. This occurs when and where people lose housing or shelter and when resettlement policies do not provide clear cut guidelines on improvement in the housing condition. Homelessness also occurs when compensation for demolished shelter is

paid at value of the shelter during property value assessment instead of the replacement value assessment. Marginalization is another risk which occurs subsequent to loss of economic power. The other three risks are food insecurity, loss of access to common property and social disarticulation (Cernea, 1997:65-70). Similarly, many studies (Fitsum, 2007; Ambaye, 2006; Birhanu, 2005; Feleke, 2004) on displacement in Addis, through urban development and displacement programs, have found that the programs have mainly caused the displacement of thousands of low income households and affected their livelihoods of the displacees. For instance, looking at/within the inner-city, Nebiyu (2000:36-40), identified that only 22 percent of the relocated households' heads were given employment opportunities in the project. This is due to the project design where the concept of benefit sharing had not been considered at the outset.

This model shows a great deal of reconstruction and enrichment mechanism towards improvement on the eight impoverishment risks, which vary depending on the nature and size of a project. It gives not only the risk, but also the means and ways to re-establish those affected. For instance, the risk of landlessness could be avoided by the establishment of tenure system; homelessness through sound shelter programs; joblessness by creating employment for the displaced communities; and social disarticulation can be mitigated by community reconstruction. What makes it very difficult for urban relocatees is not the loss of housing, but the loss of employment or of site-related income opportunities as well as the disruption of social and cultural ties which can result in deep effects (Cernea, 1997:81).

This study also viewed the model in the context of housing and transfer of people in the inner-city area. And it mainly intended to see the social disarticulation. Because, displacement of population, either partially or fully, forced or voluntary relocation, results in dismantling of structures of social organization or losses of mutual help network (Cernea, 1999). Therefore, community dispersal tears apart the existing communities and structures of social organization, interpersonal ties, and the enveloping social fabrics even though this loss of social capital is harder to quantify, it impoverishes and disempowering the affected communities (Cernea, 1999:9).

It is understood that while the poor are transferred, the program needs cautious intervention of further impoverishment and to reconstruct the lost resource base or any disrupted socio-cultural

and economic life of the poor. It is possible to see the practical relevance of the model when one speaks of development in the city where poverty engulfs many residents. It can also show the strength of the current housing project implementation strategy and address limitations to improve in the future. This is because, the project gives emphasis to the low and middle-income groups of the society, having the intention of bringing all section of the income groups of the community to the equality sphere. And even “no permanent wall can be erected between the physical and the social consequences of resettlement program” (Nebiyu 2000:20-25). Therefore, there is a gray area to be illuminated in the study of urban development projects through the contributions of different studies in light of the inner-city development strategy.

2.1.2. Review of concepts

2.1.2.1. Social Area Analysis

The first attempt to describe the multidimensional character of urban space was Shevky and Bell (1949) analysis of Los Angeles (as cited in La Gory and Pipkin, 1981). Based on this research and other works, the same authors (1955) developed a new approach to urban space called social area analysis. It is designed to classify the communities of the city which is more concerned with the social characteristics of small areas. To elaborate the social characteristics, they have arrived at three basic constructs of social differences in urban society (describe the urban neighborhoods): social rank (or economic status), urbanization (or family status), and segregation (or ethnic status). The social status includes statistics on occupation and education; urbanization construct is indexed by data on fertility, the proportion of women working outside the home, and the proportion of single-family homes.

This approach has received considerable criticism for using three constructs as a description of social structure. As Hawley and Duncan (1975, in La Gory and Pipkin, 1981:30-43) pointed out, “one searches in vain among these materials for a statement explaining why residential areas should differ one from other or be homogeneous.” Thus, in the view of many social scientists, this deductive approach to the city space fails to provide description of neighborhood structure. While these critics are useful, the theoretical framework of the model can be used, at least in part.

The theory behind the social area analysis is based on an interesting premise: "we conceive of the city as a product of the complex whole of modern society; thus the social forms of urban life are to be understood within the context of the changing character of the larger society" (Shevky and Bell, 1955, as cited in La Gory and Pipkin, 1981:40-60). Thus, the social structure of urban neighborhoods can ultimately be traced to changes in the society itself. The residential differentiation of the city results from society's evolving social differentiations.

According to Shevky and Bell theory, modernization results in increasing societal scale; i.e., as societies modernize, certain changes occur in their social organizations that are eventually translated into local community change. By this they mean that as a society modernizes the social and economic interchanges within that society increase in both extent and intensity. So that, an increase in societal scale along dimensions of social class, life style, and culture the social character of urban neighborhoods can then be described with reference to the three Shevky-Bell constructs. It can be seen in case of housing in urban centers.

2.1.2.2. Neighborhood or Privacy as a social reality

City can be described as a mosaic of social worlds, an area of great diversity characterized by an equally intensive pattern of residential segregation. This pattern of segregation by area or neighborhood is the basis for the urban order. In order for space to structure social relations in this manner, however the neighborhood must be a viable social unit rather than a figment of the social theorist's imagination (La Gory and Pipkin, 1981:60-65). The neighborhood in the contemporary city is approximate stranger-spatially close, but not necessarily socially or psychologically. The neighbor is usually neither relative nor intimate friend. While friend is a chosen status, neighbor is not (Killer, 1968, cited in La Gory and Pipkin, 1981:71)

Historically, the neighborhood has functioned as a place for exchange and mutual aid, providing for both psychological and material needs. At the same time it has been a locus for the exercise of reciprocal social control and the quick dissemination of information, and thus has been a major force in creating and maintaining social standards. However, neighboring declined in the industrial stage for a variety of reasons such as improved communication permitted social

networks to expand beyond the bounds of the neighborhood; with the growth of mass media the degree of social control exercised by the neighborhood declined; and so on.

Bell William's study of social ties in ethnically diverse suburbs of Toronto in 1979, as cited in La Gory and Pipkin, 1981:55, provides the opportunities for such a test. With regard to neighboring he found that, on average, neighboring is clearly not a thing of the past but it is usually a weak rather than intimate tie referring that 18 percent of the sample said that they could not call on neighbors for help in an emergency. However, most intimate links are maintained within the metropolitan area, and are not local. Location, nevertheless, still constrain intimate ties. Strong ties exhibit a gradient effect, with ties falling off as distance increases (Wellman, 1976; Fisher and Jackson, 1976, cited in La Gory and Pipkin, 1981:79-81). The same source shows that, intimate social networks also tend to be confined to sectors of the city and in turn these intimate linkages have acquired many of the mutual-aid functions formerly localized in the neighborhood. For example, it is found that the strongest predictor of help in both everyday and emergency situations is the strength of intimate bond.

Looking at the Ethiopian reality, it is contrary to the above western findings on neighboring situations and its roll in social networking. And this study can also see the influence of the ongoing condominium housing program on the affected groups with the objectives of addressing the case of neighborhoods in the area under study.

Privacy involves the individual's ability to control the behavioral inputs of others and the behavior outputs to others. Privacy, as the claim of individuals or institutions, make people to determine for themselves when, how, and to what extent information about themselves is communicated to others. Viewed in terms of the relation of individual to social participation, privacy is generally the withdrawal of person from the general society through physical or psychological means. It can be both individual and a group right. In addition, privacy permits emotional release-or a backstage area where image management can be relaxed for a time and ultimately privacy affords freedom (Westin, 1967, in La Gory and Pipkin, 1981:16-20).

The extent of privacy provided by a particular setting, affects the individual's ability to choose or avoid group experience. In this sense freedom of choice is not only a function of a particular socio-political system but of physical settings as well (La Gory and Pipkin, 1981).

The allocation of space in the household to certain individuals and activities structures contact between family members. According to Smith 1971, as cited in La Gory and Pipkin (1981) spatial arrangements modify interaction possibilities, such as same space Proximity, individuals' activity and behavior of others in a given space that are available for immediate judgment and evaluation. Furthermore, the author stated that, the same author further stated that, it is of course more difficult to achieve privacy through "internalized barriers". Given the need for privacy, the opportunities for contact and social evaluation are more easily controlled by spatial arrangements: just as "good fences make good neighbors", good room design make for pleasant family interaction in a household. In households with limited space, assigning activities and individuals to specific location is difficult. The great concern among the lower and working classes for discipline in the socialization of children may be a function of the lack of special control over behavior.

2.1.2.3. Housing Satisfaction

Aristotle said that, "happiness and safety are the main aim of human settlement" (Mambogunje, 1978; as cited by Nebiyu, 2000:20). This is one of the ways that happiness comes to exist in human circumstances. It is accepted fact that shelter provision can cause this fact in the process of man's striving for a better life. It is also explained that the ultimate happiness of man (in terms of physical body, mind and soul) is measured based on the interplay of man and his environment. It has the nature of dynamic balance-which can be happened without affecting the happiness of others. In the context of housing here every one is satisfied without affecting man-nature relationship and the legitimate interest of other people (Nebiyu, 2000:20-25).

In physical terms shelter acts as an intermediary between man and nature and between man and society in the social sense. On one hand climate is among the environmental factors that determine the form of shelter while it also creates prestige and status in most societies reflecting one's personality, identity as well as the technological, economic and social status

(Mambogunje, 1978, as cited by Nebiyu, 2000:20). However, the basic question remains what the relation is between housing definition, its relation and access to internal and external facilities and habitability of a house whether it is intended for low, middle or high-income groups. It is said that the meaning of housing depends on everyone's interpretation and life experience and influenced by both engineering elements and socio-cultural and other elements in the entire societal-environmental system (Onboker, 1974; Glaser, 1985; Shewanesh, 1994, as cited in Nebiyu, 2006:20-35).

Regarding housing satisfaction in Addis Ababa, Ethiopia, the Addis Ababa Master Plan Project Office made a study on the causes of housing dissatisfaction in Addis city residents in 1984, and had found out that the main factors were problem of drainage and sanitary, lack of water supply, lack of schools and health facilities and so on (ORAAMP,2002:15-25). Similarly, on the residential satisfaction of government housing occupants in Addis Ababa, the reasons for housing dissatisfaction were household size, number of rooms, distance between home and work place, and feelings of privacy (Shewanesh, 1994, as cited in Nebiyu, 2000:20-25). Nebiyu (2000:25-35) also strengthens the above points through his study on the living situation of people in condominium houses in Addis, and stated that residential satisfaction is not only influenced by the availability of housing unit, but also by the services attached to the dwelling unit, the setting or the surrounding neighborhood, as well as social bonds with in the residential community.

In light of the above issues, related to my study, I used to compare the new housing site with old of household heads from the point of measuring the satisfaction level of the provided new condominium housing in terms of the condition of the housing units, social services and utilities.

2.2. Developed Countries' Housing Experience

There is a vast amount of literature on lessons learned and best practices in public housing world wide that might be applicable in Ethiopia's context. Citing experience from the United States of America, the government today faced with the negative social and economic consequences of public programs since 1960s and 70s. Poor maintenance, inadequate social amenities, and lack of economic opportunities essentially locked the poor in the vicious cycle of poverty, turning the multi-story low-cost public housing in to centers of poverty, and deny of crime and abuse. The

US Housing and Urban Development Office are now engaged in the improvement of those housings to be more “livable” low-rise, mixed-income groups under the HOPE VI program (World Bank 2004:16-25).

The development of the condominium sector in Japan is also bound up with the state commitment to mass homeownership. Prior to 1945, around 70 per cent of Japanese urban housing was rented. Following post-war political and administrative re-orientation, government plans for economic and social development necessitated the transformation of the housing and tenure system to one where most households would become homeowners and self-reliant in satisfying housing and family welfare needs. By 1955, the establishment of new government corporations, and policies seeking to promote home ownership and undermine profits from private renting more than 60 per cent of urban housing was owner-occupied (Hayakawa, 1990 as cited in World Bank, 2004:9-17). The expansion of home ownership was facilitated by critical legislation instituted after 1945, remained as the pillars of the Japanese housing system.

2.3. Overview of housing in developing countries

The Philippines presents condominium housing program which is conducted by PADCO in 2002, as a “Metro Manila Urban Services for the poor”. The government of the Philippines invested large sums of money into 4-5 storey condominium housing, years after completion of the project; many of these condominiums have faced vacant or occupied by non-paying residents. This is attributed largely to affordability issues and the usability of the layout/ design of these units for low-income families. On the contrary, upgrading projects involving re-blocking and micro financing under the Community Mortgage program, that facilitated incremental housing improvement by the households themselves, have proved extremely successful (World Bank, 2004:45)

Housing insecurity, anarchical neighborhoods, and illegal settlements on non build able areas are the most commonly observed urban problems in the process of rapid urban growth of the third world countries. In the process of urban development and housing policy in those countries, specific surveys reveal that, there is relation between lacks of money on the one hand and limited access to “basic service” and comprehensive urban policy that can not better address those issues

on the other hand, which can better address the multifaceted challenges facing urban centers. The connection between lack of income and other expression of poverty is obviously quite strong when it comes to the provision of necessary urban amenities. The reason for this is that, contrary to what is generally said, there cannot be satisfaction of any need, in urban life, without consideration of the effective income of households. No public policies can substitute this arbitrage or can decide, in place of the households, what is good or not for them. If it was possible to afford all urban households with a normative level of services, without consideration of local revenue, there would be effectively an "urban bias" and such an arrangement, is not feasible given the economic conditions of Less Developed Countries. It is argued that relevant and efficient standardization must, in a specific city at a specific moment, start with the registration of services level that the majority of households are able to pay, without any public aid. It is, then, possible (and recommendable) to call for solidarity in order to allow the poorest minority to access this level of services, via some form of public intervention. Obviously, public agencies have to make urban services as cheap as possible. However; the idea of making a very small and rich minority to pay services more than they cost to allow the poor majority pay less is mathematically unviable (EEA, 2003:20-40).

Housing service is not only owned by building one's own house but also by renting a house from an owner who has built it to rent – or who rents it when he leaves for a better one. Renting is the most common housing situation among the urban population all over the world and building for rent is, consequently, the mechanism to provide housing, using the investment capacity of a minority to house the majority. As recent housing survey shows that 140,000 kebele-houses were privately owned and rented before the nationalization and, presently private housing production is mainly supplying for the rent up demanded (ORAAMP, 2002:35-55).

No government can provide directly or impose standards of housing above the capacity of households to be housed. Housing level in a city follows necessarily the evolution of incomes. It is yet possible and recommendable for a government to favor the production of houses of all standards, leaving the market makes the adjustment between supply and demand. Any due intervention to this mechanism results, in a reduction of lack of housing and illegal settlements. It is also recommendable to help people upgrade their dwellings progressively with respect to the ownership status of the dwellers. The process of constructing shelter first and progressively

servicing the urban fabrics by different networks, beginning from zero service, is the logic that reproduces the historic (the present) evolution of cities. It is possible and necessary to accelerate the provision of services, not to avoid it. This implies that cities need to give prior to the provision of non serviced land at the rate of the urban growth, which requires little investment and offers opportunity for an indefinite upgrading of services (EEA, 2003:35-45).

2.4. Access to Housing and Social Services: Perspectives

Housing policy issues are not related simply to meeting the basic need for shelter; they also have an important bearing on a host of other issues such as the informal sector, employment generation and resource mobilization. The construction of housing is clearly a source of both employment creation and income generation. But there is a widespread misconception in the way governments view investment in housing as investment in a durable consumer good, as opposed to investment in industry which they see as generative of economic development. As cited by Gebre, 2007, Perlman 1986 notes that, as we come to understand the working of the informal sector, the standard view of housing as a durable consumer good is seen to be way off the mark in relation to third world cities, where houses are often used for the making, storing and selling of goods.

Investments in public-housing projects do not satisfy even a small part of the needs that are identified. In fact, such investments often aggravate the housing problem for the majority of the poorer urban households, since they tie up scarce resources in a small number of housing units, usually for the benefit of the better-off. Moreover, public-housing projects have frequently involved the bulldozing of slums, and thus the destruction of valuable housing stock (Richards and Thomson, 1984, as cited by Oberai, 1993:55-57).

In most Developing countries public-housing programs have now given way to squatter-settlement upgrading and site-and-service schemes. However in this case, the finance made available has been inadequate to improve living conditions significantly. Because, the location preferred by the poor are generally in the vicinity of the city center, close to the employment opportunities. In most site-and-services projects, the cost to the beneficiaries has also increased by excessively high building and construction standards, by restrictions on the use of houses for

commercial and informal sector activities, and by limitations imposed on the way in which loans can be used (Oberai, 1993:60).

Despite their many limitations, self-help and user-participation schemes are an important method of resource mobilization. In their present form, however, they do not provide a long term answer to the problems of accommodating the growing number of urban poor in decent housing. Virtually all the slums-upgrading and site-and-services projects undertaken so far in most developing countries have been supported by multilateral and bilateral agencies. The project approach is therefore likely to have a significant impact on solving the problem of shelter in most developing countries (United Nations report, 1988, cited in Oberai 1993:50-61).

A recent evaluation of the upgrading and site-and-service program based on a field study at a three locations in Bombay shows that the poor are least able to benefit from such programs (Banerjee-Guha, 1990; cited by Oberai 1993:60-70). Similarly, under the program, it was envisaged that the households belonging to economically weaker section and low-income groups were not addressed as planned. This is because, on one hand, the Housing and Development Authority did not or could not check the veracity of the incomes reported by the applicants. On the other hand, the cost of the sites and tenements escalated between the time of allotment and actual occupation. And even some of the owners were unable to afford the extra costs for utilities and left their allotments to the richer individuals. In other words, the objective of the program, was namely to house the poor.

Investment in the housing sector should, in principle, be linked to the macro-economic performance of the nation's and the city's economy. It must be born in mind, however, that housing expenditure accounts for a small proportion of cities' GDP, despite overall increasing demand for invisible funds from other sectors of the city's economy, housing investment is unlikely to obtain a greater share in the near future in a situation where governments involve in the provision of social services because of their significant effect on labor productivity and the welfare of the poor (Richards and Thomson, 1984; as cited in Oberai, 1993:70-75). Therefore, we need to rethink or re-envision a city of the 21st century—one that is socially just, ecological, sustainable, politically participatory and economically viable (Perlman 1986, as cited by Gebre, 2007:61).

2.5. Overview of Housing in Ethiopia

2.5.1. Urbanization and Housing

The Ethiopian economy has remained basically agrarian, and the share of secondary and tertiary sectors in the GDP is limited. As a result, the level of urbanization has been very low, which only got momentum during the post WW II period associated with the introduction and consolidation of modern government bureaucracy, transport systems, public services, etc. As one of the least urbanized countries in sub-Saharan Africa, the level of urbanization was only 3 per cent at the end of WW II, which increased to 6 percent in 1960, 11 percent in 1984 and 14 percent in 1994, which is estimated to have already reached 16 per cent in 2003 and projected to account for 20 per cent of the total population in the year 2020. Accordingly, the sheer number of persons residing in urban areas has increased from 4.3 million in 1984 to 7.4 million in 1994, which is estimated to have already reached 10.6 million in the year 2003 and projected to reach 20.0 million by the year 2020. This is of important input to the formulation of a comprehensive urban development policy, as the ever-increasing number of urban residents should be supplied, among others with adequate jobs, food and services. As a matter of fact, this state of affairs suggest that, the opportunities and challenges of development will be increasingly concentrated in urban areas, which are considered as engines of development both at the national, sub-national and local levels (NUPI, 2003:5).

It is worth noting at this juncture that the relative success to be achieved in terms of exploiting the potentials offered by urban centers as motors of socio-economic development depends, among others, on the presence of a well-articulated urban development policy, which

bottleneck for the proper guidance of and coordination between the various activities to be carried out within the urban setting by the various development actors (i.e., governmental, non-governmental and community based organizations, the business community, etc.).

The growing urban population in developing countries, demands space for new industrial estates, commercial centers, communication and road networks, housing developments etc. The consequences of such growth will be the frequent need to displace and relocate people; job loss

and further impoverishment make urban displacement potentially explosive issue. Increased resistance to relocation by the affected people has been witnessed in many developing countries (Cernea, 1995:60). At present low-income households predominantly occupy the inner city of Addis due to the fact that there is a better opportunity of earning a living in centrally located housing. This is because; most of the economic and public activities are located in the inner city which opens multitude of formal and informal income earning opportunities.

On the other hand, unprecedented urban growth rate has manifested itself in terms of the proliferation of a host of urbanization-related problems. Taking the risk of oversimplification, the major problems besetting Ethiopian urban centers/ include: poor housing and neighborhood quality; already weak and fragile local economic basis; high rate of unemployment and the increasing level of poverty; a host of social problems including crime and juvenile delinquency; deteriorating environmental conditions; serious shortage and limited coverage of basic infrastructure and services; and weak institutional and financial capacity to deal with these problems. In particular, the high rate of urbanization has created intense pressure on the already weak capacity of urban centers to offer job opportunities and basic infrastructure, housing and other services (NUPI, 2003:21).

Along with the above urban situation in Ethiopia, currently, the country's 16% the total population (11.7 million people) live in urban and people are in need of housing and government support for many reasons such as lack of access to land, finance infrastructures and services. To reverse the situation, the Plan for Accelerated Development and Sustained Development to End Poverty (PASDEP) which has been developed by the government has a pillar of integrated of housing (MWUD, 2006 as cited by Abadi, 2007:25).

2.5.2. Urban Development and Housing Policies

Ethiopia is one of the least urbanized countries in Africa. The urban system is also characterized by the absence of well structured urban hierarchy and typified by the dominance of Addis Ababa, with a greater number of other small urban centers and limited number of intermediate urban

centers. Most of the urban centers fall within the lower urban hierarchy, where only few of the major urban centers have better infrastructure facilities (MEDaC, 1999:75-81).

During the Derg regime, the government had intervened extensively in the housing and urban development sector where it had completely abolished the housing and urban development policies of the preceding government by nationalizing all urban land and extra houses. It was assumed that it could resolve the housing problem. However, this situation has aggravated the housing problem in all urban centers of the country. Since most of the houses couldn't get adequate maintenance, they continued to deteriorate at a faster pace. This problem has still remained to be an outstanding issue for the present government (Ibid: 80).

By the time of transition period, the country has changed its economic policy from that of command economy to a market-oriented one. With regard to the sector new policies have been designed to replace the previous socialist policy of the sector. And thereof, the present government of Ethiopia issued the country's new economic policies pertaining to the urban development and housing. These include, the ownership of all urban land by government but ensures its equitable distribution for housing construction; the right to ownership including the

but priority to buy will be given to the present occupants and compensation will be paid to the previous owners whenever appropriate. (Balbo 2001 as cited by Tebarek, 2006:20-30)

2.5.3. Housing Characteristics and its implications in Addis Ababa

It was estimated that the city's population would increase to 3.8 million by the year 2010, which would substantially increase the number of housing units required. The city government would make the required institutional reorganization and restructuring and the necessary amendments on regulatory and financial issues and create favorable conditions for housing construction by cooperatives, individuals and private developers (ORAAMP, 2002: 27-28).

Another problem of the city concerns the fact that a larger part of the city consists of decaying and slum areas. It is estimated that 150,000 of the houses under the city administration are situated in the slum areas. About 80% of these houses are made of wood and are on average 40-50 years old.

Any serious endeavor to solve the housing problems of the city should therefore consider the redevelopment and upgrading of the decaying houses under the city's Kebele Administrations and the renewal of the slum areas (IHDPAA, 2007: 17-21).

The guiding principles for housing proposals include: efficient, balanced and served land development for housing in the city; promotion of affordable incremental housing typologies; mixed land use development for social; well organized, healthy and livable residential neighborhoods for good urban quality; phased, flexible, targeted and scaled development approach and improvement system; and finally, concerted and coordinated efforts towards the provisions of affordable and equitable housing through encouraging private initiatives and self-help housing development (ORAAMP, 2002: 27).

The rapid pace of urbanization has brought poverty and unemployment, and the city infrastructure is grossly inadequate to cater the increasing demand of its burgeoning population. According to ORAAMP (2002), housing is a high priority for the city for several reasons. And hence, Addis city administration is committed to address the housing crisis and also many best practices have been explored and applied, such as the introduction of the Condominium concept to facilitate group ownership and legal title for the houses and promoting densification and urban renewal programs to efficiently use the city center, are among others.

Given the gravity of the situation, the tendency became towards urban renewal approach. With this, the government hops not only to provide shelter to the low-income residents, but also helps to generate employment to the tenth of thousands of young people (Fortune, June 2004). Improving Addis Ababa's economic role should be supported by the supply of adequate housing and infrastructure as well as social services even though the quality and availability of these services is still at the lowest level (ORAAMP, 2002). Scholars like Turner (1980), Gugler (1996), and Gilbert (2001) believe that government should facilitate housing finance to low and middle-income groups in the form of credit, land market, avoiding fixing standards that are not affordable by the poor, provide innovative ideas, and housing construction to them. However, this is not enough and governments should be involved in the provision of housing to the low and middle-income groups in the process of upgrading the city (Wubshet, 2003:15-18).

Major intervention areas identified by the revision process include the efficient production and distribution of urban land, which will require direct participation of the private sector in the production of serviced land, the introduction of the condominium approach to housing development, densification in the city and land readjustment on very large but idly kept public-owned land. Privatization of public houses, designing realistic town planning standards, laws and implementation procedures affordable to the poor for urban renewal and housing upgrading, and provision of social security funds for housing loan are also strategies for ameliorating the housing problem in the city (ORAAAMP, 2002). To this end, Dowall (1991) and Gilbert (2001) recommended that, to mitigate the housing problem by availing a well-functioning housing, credit availability to the poor, subsidizing house and direct provision of housing to the low-income groups with neutral housing policy.

2.5.4. Housing–Strategic Development Framework

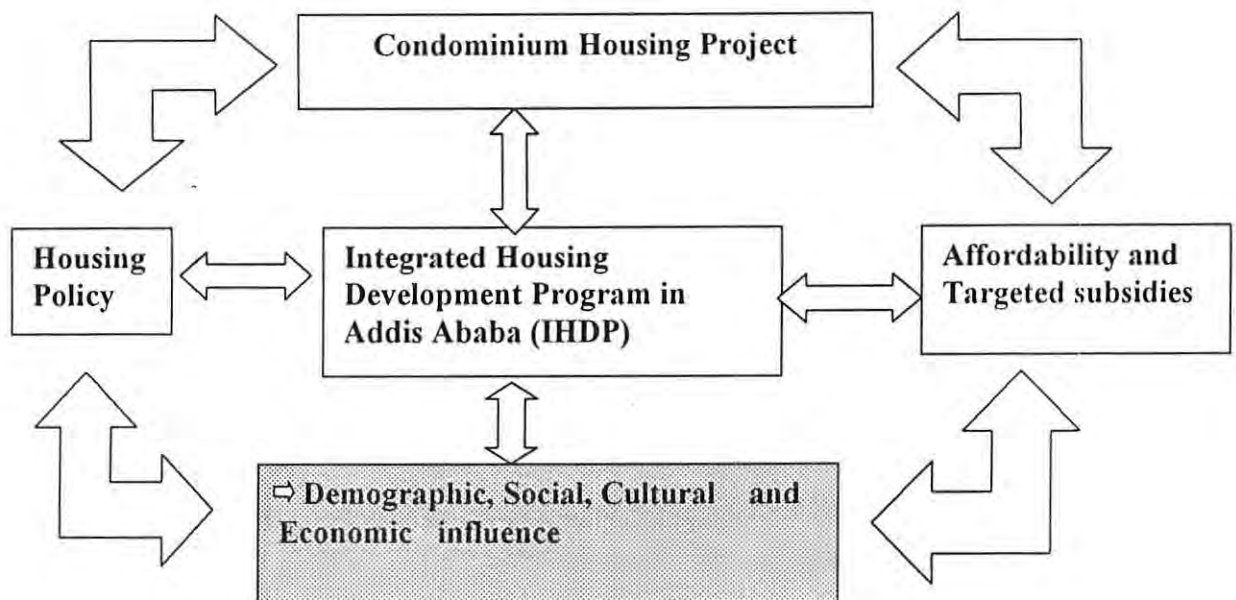
According to Stone (1993) the shelter problem can be overcome by affordability and achieve true secure of tenure. In Addis, the Strategic Development Framework provides a policy framework for short and medium term (5 and 10) development programs. The Strategic Development Action Plan (SDAP) identifies housing strategic area of intervention and goals with respect to minimum package in favor of condominium options; mixed income and mixed-use development and others (PSAD, 2006:40).

The Office for Revision of Addis Ababa Master Plan has developed a new planning tool: “Local Development Plan”, which combines urban design with planning proposals and regulations in combination with the process of enhancing the capacity of local development planning through continuous dialogue and public discussion, is underway. According to the document, NGOs and CBOs /CBIs are main actors and the government acts as facilitator. To provide adequate, affordable and habitable housing for residents in the coming ten years, the housing backlog is the main theme of the strategic development framework for housing in Addis Ababa. The strategic actions envisaged to bring about the desired level of housing supply in the city include the production and supply of minimum serviced land, fostering the construction of affordable rental housing and upgrading housing quality and the living environment (ORAAAMP, 2002:66).

Integrated infrastructure development through wide wave grid and public private partnership, transparent and efficient serviced land delivery and allocation, land regularization and title deed provisions as well as allowing the use of local indigenous materials and incremental housing in low-income housing is the major approaches being adopted. In addition to a number of regulatory and institutional measures, financial interventions in the area of 147 million birr in public investment funds will be required for improving the housing situation in the city in the coming decades (ORAAMP, 2002:45).

In 2004, the city administration has started implementing a housing strategy to reduce the housing shortage in the city and make houses affordable to the low and medium-income dwellers. For this reason, of the total condominium units under construction, 30% is earmarked for female-headed households, 20% for people displaced by development projects and the remaining 50% for all others (Gebre, 2007:35).

2.6. Conceptual framework



⇒ The arrow shows the focus issues of the study.

Figure 3 Conceptual framework

To overcome the present housing problem in Addis Ababa, leading to the elimination of major existing bottlenecks and to the full mobilization of all human, financial, and physical resources, demand the provision of sound policy. This should help housing production to significantly improve and gather momentum, to meet the increasing demand of housing. And hence this part relates the nature of housing policy, condominium housing and the issues of demographic, socio-cultural and economic influences. Policies are stepping stones on the move of a given program to realize intents of different development sectors. Housing policy is treated hereafter to see its linkage with implementation phase of condominium housing program.

2.6.1. Housing Policy

Housing policy had been emerged in the late 19th century in the world particularly after the two world war's massive destruction of housing units, and massive housing programs were started (PSAD, 2006). The same document stated housing policy as "an action taken by a state in order to facilitate the performance of housing sector and by its nature; it is the one which deals with a

number of housing problem". It is due to the fact that government is the key institution that provides the legal, fiscal and regulatory framework, formulates policies and insures their effective implementation. Until 2006 Ethiopia had no a comprehensive urban development policy including housing policy. However, the city government of Addis Ababa in 2004 has launched a-five-year Grand housing development program by proclamation No. 15/2004. The program envisaged to build 300,000 housing units within five years time. In spite of some political problems associated with the 2005 election process, the program has managed to build 66, 000 housing units.

The Federal Government, having taken the experience as a good opportunity, has replicated the program as a means to alleviate shelter problems in many parts of the regional towns in the country. Consequently, in the year 2006, the urban development package that addresses the housing sector has been enacted. The package deals with the Housing development with the main objective of constructing a cost and land-saving condominium houses for the middle and low-income people as a strategy to alleviate the shortage of housing in a meaningful way and create wide employment opportunity to improve the lives of urban poor, with main objectives: create a wide range employment opportunities and increase in income by expanding micro- and small-scale enterprises in the construction sector; strengthen the construction industry by increasing the construction material supply capacity; promote construction techniques pertaining to low-cost housing construction; improve vocational training system to strengthen the professional capacity of individuals working in the construction industry; regenerate the city centre thereby create a favorable development opportunity for private investment and enabling the low and middle income residents to own a decent housing that ensures a fair income distribution (IHDP, 2004:1-10)

The magnitude of the housing problem, due to the increase in population, and very poor condition of the existing stocks, demands new housing units. Condominium housing project complement urban renewal and slum clearance program as one of housing schemes. According to Addis Ababa master plan (2000:41-49), with low-cost housing construction capability and implementation, local personnel and self-help groups would benefit from it.

2.6.2. Condominium Housing Project

In most developing countries, condominium house has different meaning and purpose, and is mostly constructed by public sector. According to Martha and Carol (2006:36) the prime objective is to provide affordable and low-cost housing for low and middle-income groups and with some common character of condominium housing, such as, sharing common elements: sidewalks, common no man's land, sewerage system, membership of social association; while owning each housing unit individually.

As part of urban renewal and densification programs for the city, the Addis government has planned a target of roughly 300,000 "low-cost housing" condominium units to be built annually for the next 5 years (IHDP, 2004:1-10). It is also remained Government funded project. And currently, according to the Ministry of Works and Urban Development (MWUD, 2006:15-25) study, there is a one million house shortage in Ethiopia of which 400,000 are needed in Addis Ababa. The federal government, through the Ministry, has therefore launched a project in 2007 to construct 400,000 houses in 30 towns with a budget of 24 billion Birr. These constructions are intended for the medium and lower income earners (Fortune, 2009).

Condominium housing program is a sort of low cost housing that has been undertaken by Addis Ababa city Municipality. Two offices have been given the mandate to realize the construction and transfer of condominium houses respectively: the Addis Ababa city administration housing development project office and Addis Ababa housing agency.

The project has multifaceted objectives, which include social, economic, political and environmental feature. And hence, this program in its socio-economic objectives, it opts for improving the living standard of the people, especially low-income citizens of the city, through the creation of employment opportunity and provision of affordable housing. At current situation the actual beneficiaries are not the targeted poor families (both male and female) rather the high-income groups. However, according to the housing development project document, it is stated that 30% of the condominium house shall be transferred to females as to the socio-economic objective of the project. Looking at its political objectives of housing sector, the study of Tebarek reveals that, there is a strong relationship between housing and politics. An individual has the right to live

in decent and affordable houses. The general housing condition in one area can explain lots about people's economic, social, cultural and political condition properly designed residential projects promote the process of socializing the communities and aid to raise their ambitions, particularly if ownership is offered as a driving force for developing pride of possession. It is because; most of the people in Addis are categorized in the low and middle-income group (Tebarek, 2006:20-30).

According to the UN-Habitat (2004:12-17), urban inequalities report of Addis Ababa; the report indicated that some of 24.8 percent of all households are overcrowded. The same source underlined the implication of overcrowding on the health of people especially in terms of transmission of diseases and people's privacy.

However, running such a huge project was not an easy job for this agency by itself. Therefore, a separate project office-Addis Ababa Housing Development Project Office (AAHDPO) was created to control 2/3rd of the construction and supervision of the project while the distribution and administration is carried by the Addis Ababa Housing Agency (AAHA). AAHDPO is working closely with GTZ/LCH (GTZ low cost housing)-for preparation of housing designs and technical support, which serves as an implementing agency. Currently this project office has decentralized its power and resource to the ten sub cities and is managing the construction and supervision of the project. A pilot project has been completed by the Addis Ababa city government in Bole-Gerji, south of the Addis airport, comprising 700 units; GTZ-IS was the implementing agency. The project constitutes a mix of studio, 1BR, 2BR, and 3BR units. Studios and 1BR units are geared towards the low-income groups which constitutes two third of the total number of units in the pilot area. The government also intends to provide a subsidy for the "poor" by bringing the purchase price down to seven hundred birr per square meter. What is the key implication of current housing approach?

The impact of condominium constructions has not yet been felt; while the city keeps growing. In a bid to alleviate housing shortages in Addis Ababa the just established Housing Development Program has come out with a bang. The monumental plans would erect multiple structures using precious city land more efficiently (Fortune, 2009). However, affordability issue could remain in question to the mass of the poor.

2.6.3. Affordability and Targeted Subsidies

Affordability becomes a big issue and that is why it calls government intervention as appropriate policy intervention towards various housing issues is vital to guide real assets development. Experience with housing delivery in many developing countries highlights the difficulty in effective targeting and subsidies to low-income families. The magnitude of the housing problem, due to the increase in population, and very poor condition of the existing stocks, demands new housing units. Condominium housing project would complement urban renewal and slum clearance program as one of housing schemes. According to ORAAMP (2002), with low-cost housing construction capability and implementation, local personnel and self-help groups would benefit from it.

It was also recommended that the limited resources and efforts of the government would be better spent on removing the obstacles from private sector participation rather than for housing construction. Condominium housing program in the Philippines invested large sum of money into 4-5 storey condominium housing which is similar in scale to the Gerji project. There, upgrading projects involving re-blocking and micro financing under the community mortgage program have proved extremely successful (IHDP, 2004:25).

An overview of the current Ethiopian housing policy, its framework expresses a strong commitment to address the housing needs of the poor. It has no discriminatory clauses apply with respect to who may benefit by subsidized house. From gender point also it can be concluded that it promotes gender equality (Tebarek, 2006:20) where 30% of ownership is earmarked for female-headed households after the construction process completed.

To understand the implications of low-cost condominium on financial sustainability, the unit cost of these condominiums is 870 Birr per sq. m., but it is unclear as to whether this includes service cost or not, in the pilot project at Gerji. Further assumption of 25% expenditure in housing, while used in many countries, might present a challenge in Ethiopia's context. The fact that majority of residents in Kebele housing are not spending more than 3.5% on housing have complications on ability and willingness to pay in the future. The limited resource and effort of the government would be better spent on removing the obstacles from private sector participation rather than for

housing construction, per se. Several officials have suggested that studio units are targeted towards the poorer households but it is important to note that many of the poor households have 6-10 members. The square footage and nature of the condominiums is not adequate to accommodate their space needs. A case study of a family that was moved from single storey kebele house in to a condominium style apartment building shows that the family has preferred to upgrade their previous unit by themselves. Condominiums do not permit flexibility in terms of space for private outdoor where low-income families- with small shops and vending businesses as sources of income-which might not be best, served by a condominium unit on the upper levels, where it makes little business sense to open a shop (World Bank,2044:35-45).

2.6.4. Demographic, Social, Culture and Economic Influences

Housing choice in general is influenced by demographic processes related with changes in family life-cycle transition, household formation, and membership in particular social groups. An understanding of the changing patterns association between these socio-demographic phenomena and housing is a necessary basis for assessing the redistribution of households within the housing stock.

Rossi (1955) as cited by Yohannes, (1998:45) presents a substantial advantage in classifying individuals into groups according to variables such as age, marital status, income and ethnicity. The primary strength of this classification in housing analysis is twofold. First, it examines combination of characteristics which jointly influence housing demand; second, the notion of 'stages' recognizes that individuals are at a particular point along a series of changes which influence housing over a life time.

One of the demographic changes resulting from urbanization has been the transformation of urban households. In slightly industrialized countries, this transformation reflects a decline in average household size and a shift away from household consisting of married people with children to less traditional types of families (Sweet J.1984, cited in Yohannes, 1998:24). As a result, a different structure is observed in the case of Addis Ababa with increasing household size and persistence of the extended family life-style. Recently changes (1961-1984) in the demographic process of the population in Addis Ababa reflect an increasing rate of fertility; a decreasing rate of married life;

high rate of leadership of middle aged population strata and crowding in housing areas (Yohannes, 1998:50-60).

While acknowledging the common space provided in the Gerji project to accommodate the traditional Ethiopian lifestyle, it must also be understood that a large number of low-income people and their multi-tasks throughout the day: the woman of the house might cook while watching over her children outside, and also managing a shop within the house. This kind of Physical segregation in space for their functions will have an adverse effect. Moreover, communal facilities run the risk of poor maintenance, and lack of it, are an added problem. It is suggested that the issue of social safety nets plays a critical role in low-income families. Unless a system of cooperatives is adopted where families and friends get together to occupy units in the condominium close to each other, this could lead to a breakdown in the social fabric (ORAAMP, 2002:66-75).

In addition, the same source identified that, the services of water, power and telecommunication do not reach the residents, are inefficiently lost through misuse and wasted through leakages and what little is available, often breaks down. Primary and secondary education participation rates are amongst in Africa. The program of higher education institutions are not tailored towards addressing the country's development challenges. Sports and recreational facilities are limited and only serve a very small portion of residents. Health provision is also lacking. Though involvement of the private sector is still at its infancy in the health sector, services provided by the sector are beyond the financial capacity of most residents. The Health Policy, which aims at the prevention and the provision of equitable standard of healthcare, is not effective due to lack of proper management and coordination.

According to Fitsum (2007:31), the most important problems affecting education sector of the city administration of Addis Ababa are shortage of schools, uneven distribution, inconvenient location, inefficient management, lack of expansion areas and dilapidated school buildings due to lack of proper maintenance. In this respect in central areas educational institutions are concentrated and people living in the inner-city enjoy better access to those facilities compared to those living in the suburbs. On the other hand lower education level still prevents low-income people from accessing economic opportunities and could lead to discrimination or exploitation in the labor market (Tebarek, 2006:42)

The city wide baseline survey has also identified problems in health service delivery in Addis: shortage and uneven distribution of health services, shortage of trained manpower, financial limitation and inadequacy. Tebarek (2007:50) found that, an overview of the current housing policy framework expresses a strong commitment to address the housing needs of the poor. However, the shift towards a more integrated, whole sector and incremental approach that includes the social and economic aspects in housing project had not yet been achieved.

According to Wubshet (2003:30-41) in the construction sites, social, cultural and economic aspects should be considered as far as reducing displacement and social disarticulation in the process of upgrading and development of housing in the city. On the analysis of economic, social, and infrastructural variables, Gebre (2007:44-50) found out that, the relocation processes in Addis Ababa has multidimensional consequences for the relocated people. It disrupted their business ties with customers, broke their informal network of survival, caused loss of vocational advantages, caused loss of jobs, and incurred high transport costs the displaces have not been assisted to restore and improve their former standards by stimulating employment, income generation opportunities. Besides, household income should have been at least equal to what people used to earn in the previous villages. However, the overwhelming majority of relocates reported that the resettlement caused significant income decline. Apart from the income reduction, most households encountered hardships related to transport, water, education and healthcare as well.

According to Yohannes (1998:51-55) most analysis of housing markets show that housing outcomes reflect the constraints imposed on market forces. The following description highlights the major constraints imposed on the demand and supply components of housing market in Addis Ababa. Housing demand constrain include tenure security, household purchasing power, and supply of mortgage financing. Most of thus problems are generic features of cities in LDCs, and on the supply side high construction costs, lack of public investment in infrastructure and excessive intervention in public housing have constrained the market.

On housing finance, the financial depth of total economic system of a country is the key element for a well functioning housing sector. It facilitates possible housing consumption over time and enables producers to perform efficiently. Lee and Diamond (1955) as cited by Yohannes (1998) stated that, the effective housing finance system is the one that is efficient, sustainable and

appropriately manages the many risks involved. The major impediment to the efficiency of financial systems in LDCs is the failure to recognize their potential as savings mechanisms; sources of funds, the risk associated with inflation, wage policy and devaluation; and the lack of formal financial intermediaries.

Housing finance in Addis is managed through formal public institutions as well as informal non-public institutions. Access to both systems is open to whoever is considered credit worthy. Among the informal financial intermediaries in Ethiopia, the most important is the "Equb". It is a traditional form of credit union that is similar to the mutual aid associations found in Africa, such as "Sanduk" in Sudan, "Esusu" in Nigeria, and "tontin" in Franco-phone west Africa. "equb" members convene on fixed dates when all members pay a specified sum, the whole amount collected is given to one of the members who is drawn by lot, chosen according to the list of priority, or selected after evaluation of members' vital needs (Yohannes, 1998:40).

2.7. Integrated Housing Development Program in Addis Ababa (IHDP)

The IHDP is aimed to bridge the existing housing backlog of 300,000 units by constructing up to 50,000 housing units each year and to provide decent shelter for the middle and low-income families which represent the majority of the city's total population. The program gives special attention (30%) to women headed households who are the vulnerable targeted groups, which is realized in condominium housing program. IHDP is not envisaged only to supply housing to close the huge gap between demand and supply but also to reduce the extensive urban poverty, boost the city's economy using the construction sector as engine for economic development and sustain the growing population. It also considers the very high unemployment problem and widespread prevalence of the informal section in the city, which is the highest in the country. Currently low-cost building technology is not widely applied in the construction industry in the country. So long as housing construction cost remains very high it becomes difficult to create situation where the wider public would be able to rent or buy these houses. Thus it is essential to construct affordable houses using cost-saving building-technologies which are important to involve small-scale enterprises to promote low-cost technologies (IHDP, 2004, cited in Yewoinshet, 2007:10)

2.7.1. Objectives and principles of IHDP

The objectives and goals of the city government elaborated in the integrated housing development program and the project undergoing now are also consistent with other international issues and goals that are currently under way. One of such issues or agenda is the UN-Habitat Agenda. It links locally available, appropriate, affordable, safe, and efficient and environmentally sound construction methods and technologies to the concept of “sustainable development” that emphasizes optimal use of local human resources. The issue of sustainable housing is require also to be framed around the provision of adequate and affordable shelter, the avoidance of harmful effects on the environment, the conservation of natural recourse and poverty relief according to UN-Habitat. Since the program is an integrated one encompassing multiple purposes of urban development in general and housing development in particular it contains various development projects that are intended to implement and address the purpose. The main and key objectives are as follows: step by step solve the deteriorating accommodation problem in the city and improve the city resident’s living standard; renew and upgrade the slum areas and decaying parts of the city; reduce unemployment problems and improve income of the residents based on the governments housing development program; in particular expand micro enterprises in metal and wood work sectors with a view of expanding employment and improving income; strengthen the construction industry and the vocational training systems; and ensure fair wealth creation and distribution by constructing houses for low-income households and insuring tenure security (IHDP, 2004:14-25).

2.7.2. Components of IHDP

To attain its goal, along with the provision of houses, it has also aimed at the following target components: slum improvement; redevelopment and privatization of public housing; maintaining the livelihood of the poor in the city center; promoting effective use of the scarce land; encouraging the use of low-cost construction technology; facilitating housing finance through simple and affordable payment modalities; promoting housing accessibility by developing saving culture among the poor; creating job opportunities; promoting MSE (Micro Small Enterprises); implementing on job training; and diversification of the construction sector (IHDP, 2004:20-30).

The program intends to reduce poverty, improve life of slums and give access to sanitation and reliable service. Hence it is to be seen as part of the effort to achieve the MDG and implement the PASDEP. The program works in close collaboration with the private sector as a driving force and with the pro-active involvement of the targeted-groups.

2.7.3. Success Stories and Challenges of the Program

As indicated, the total population of Addis Ababa as of July 2005 (1997 EC) as per the CSA National Labor force survey of 2005 is approximately 3.0 million. The annual growth rate of the city population reached 3.8%. The total male and female population is 1,387,000 and 1,500,000 respectively. The total housing deficit was indicated at 300,000 in the program document. Another 150,000 housing units out of the already existing stocks are dilapidated and slums that need immediate replacement (IHDP, 2004, cited in Yewoinshet, 2007:25-30).

One of the successes of this project is its ability to maintain the livelihood of the poor in the city center where their day-to-day activity is strongly attached. The fact that almost all the housing projects take place in the city center has created them the opportunity to remain there and benefit from the redevelopment activities and other assets of the city center.

The same document reveals that, the total urban unemployment at the national level that was registered as of 2005 was 20.6%. This urban unemployment rate level for Addis Ababa city stands at high of 31.4% next to Dire Dawa's 32.5%. This urban unemployment rate during the inception the IHDP of 2003/2004 was 42%. Therefore, a decrease of 10% has been registered with in the past two years. The activity rate and employment to population ratio of the city administration in July 2005 was 64.5% and 44.4% respectively. On the other hand, it is estimated that at about 50% of the population of the city lives in the absolute poverty with an income of less than 1 US dollar per day. Access to potable water and modern sanitation facilities stands at 70% and 74% respectively.

Having such success doesn't mean the program has no failures. It has faced many challenges and encountered many failures. The fact that the problems are vast and sophisticated, practical skills on

the construction technology are limited, financial, human and physical resources are inadequate and efficient professional and institutional management capacities are imperfect have resulted in the following failures which need further investigation and improvement. (Yewoinshet, 2007:35-40) such as,

- ✓ The design typologies, proposed materials and construction techniques have really reduced time and cost. However, it seems construction cost efficiency has overtaken the advantage on the quality and durability of the building. There is complain from beneficiaries and professionals with regard to the quality of design (mostly stair case position, very light slab and wall thickness, very thin roofing, water tank omission etc) (Routh, 2006). The complaint also extends to the workmanship problems of sanitary and electrical fixtures.
- ✓ In addition, most selected sites are very small in size and fragmented creating difficulties in management. This has resulted in missing of places for car parking, waste disposal areas; children play grounds etc.
- ✓ Absence of orientation and minimal awareness creation on how to live in such environment, on the type and size of rooms etc has resulted misunderstanding and misuse of places. Passive participation of the beneficiaries at different levels has led the program to some socio-cultural and environmental failures.
- ✓ The other complaint of the project is the unsafe and unsuitable living condition of temporarily relocated people and compensation payments to private owners.
- ✓ The fact that the projected cost of housing estimation is far from their affordability, the program is not successful in addressing the very low income groups which usually had big family size and require larger rooms. Even if supportive payment modalities are arranged still the 'real-poor' has not benefited any. The loan arrangement also favors government employees who account only 35%. The remaining 65% whose income is from non-public economic activities is excluded from credit facility.

- ✓ Besides, the newly introduced credit system is not useful and effective enough for everybody since it is not well controlled and implemented.
- ✓ Currently the delivery of two and three bedroom apartments (which represent more than 50% of the project) is done based on full installments. This disqualifies even the middle-income groups. Therefore, it is a threat for the Program to miss its target of delivering decent houses for low and middle-income groups.

Inner-city areas are typified mainly by a high incidence of crowding, dominance of traditional settlement, absence of basic public facilities, physical shabbiness, congestion, environmental degradation and intensive and mixed use of land (Verma, 2007, as indicated in Gebre, 2007). The same document states that, however, income generating opportunities and social services are concentrated in city centers than peripheries. Hence, relocating people with in inner-city and from peripheries to inner-city may favor or affect their livelihoods and their network of mutual assistance (Cernea, 1995:50).

According to Gebre (2007:46-50), there were some guidelines that were not followed during displacement program: CH should be made ready before the actual movement of people, the dislocatees should be offered the chance to choose places for relocation and the people should be relocated to the nearest places as much as possible. Nebiyu (2000:37-45) also, within the inner-city study, the findings indicate that former neighborhood ties had been reported to be discontinued due to the partial resettlement of the communities. It is also identified that 61% of the relocated household heads had lost former neighborhood ties. This has happened, due to the fact that the relocatees were given dwelling units by ballot system.

Furthermore, Gebre (2007) stated that, the guidelines for allocation to houses for dislocatees, which they were told would take family size into account, was not followed: a house with 1BR is to 1-3 family member households, 2BRs to households with 4-6 family members, and 3BRs to those with six or more members. This researcher has recommended that a good resettlement policy is important but not enough in terms of protecting the interest of project affected people. There should be a mechanism to ensure that the policy is known and put in to practice. Thus, it is

important to have guidelines and procedures as well as information, monitoring and evaluation systems.

Concerning the social impact displacement on the affected groups, membership in community organizations such as 'idir' (funeral associations), 'iqub' (saving/credit groups), and 'mahiber' (religious grouping) is indispensable for low-income groups of most households, because it represents social security arrangement. Prior to the relocation about 93% of households were members of 'idir' association in their respective villages. However, this was detached and only insignificant percent (5.4%) remained member of old 'idir' association (Gebre, 2007:47-50).

CHAPTER THREE

3. RESULTS AND DISCUSSIONS

This chapter presents the survey results and an overview of the complementary discussions with the focus groups and Key Informants. First it outlines the demographic, socio-cultural and economic characteristics of the respondents in terms of the household heads' gender, age, marital status, religious and ethnic background, educational status, employment and general economic profile. Secondly, it presents the economic and socio-cultural consequence of the condominium program has had on their living style of the respondents, including their opinions on the condition of the new housing units, socio-cultural and economic problems in the new housing and problems related to social services and shared utilities. Qualitative data, through Focus Group Discussions, and interviews were included as supplementary information from Key Informants (residents and officials of both governmental departments and NGOs).

3.1. Demographic, Socio-cultural and Economic Characteristics of the Respondents

As presented in table 3.1. Out of the total of 50 samples, 66% of the respondents are male-headed households, while the rest 34% are female-headed. Towards the age category of the respondents, 68 percent fall within the age group of 25 and 45, which indicates productive age groups are dominant, while 32 percent falls above the age of 45. Accordingly, the mean and range age of the sample household heads are 39.60 and 40 respectively.

On the same table, from the sample population of 50, 56% of them are married household heads while the rest of single, divorced and widowed ones are 8%, 6% and 8% respectively. Table 3.2 below, shows that the average family size of the sample household heads is 4.16, which is less than the national average house hold family size (HHFS) of the country 5.9 (CSA, 2004). The minimum size is 1 and 8 is the maximum household size.

Though there is not much correspondence between the two variables the dominance of Orthodox religion accounts for about 68 percent and the Amhara ethnicity 40 percent can be noted. Out of

the total sample population 16 percent is Catholic, 4 percent Muslim, 8 percent Protestant and 4 percent other. Ethnically, the data shows, 20 percent Gurage, 16 percent Oromo, 20 percent Tigre and 4 percent wolayta.

As indicated in the literature, education is vital strategic need for any development process. According to the review of Tebarek (2006) lower education level still prevents low-income people from accessing economic opportunities and could lead to discrimination or exploitation in the labor market. The data for this study also shows that, out of the total sample household heads, 4% were illiterate, 16% had no or little schooling but were literate (read and write), 12% had completed Primary school (i.e. grades 1-8), 20% had completed Secondary school (grades 9-12) and 48% had accessed tertiary education (i.e. had studied at an institution of higher education). From this data it is clear that 20% of the respondents are either no school or a little primary education and thus are very unlikely to join formal employment sectors than lesser-paid jobs and work in the informal sectors.

The data in table 3.1 below shows that about 72% of the respondents were found to be employed while the other 28% were unemployed. Most of the respondents, 40% were government employees, while 16% were self-employed and engaged in their own business and 16% private employees and 4% daily laborers. Other 20% respondents were either supported by their relatives, casual workers or retired.

Table 3.1 Demographic, Socio-cultural and Economic characteristics of the respondents

Attributes	Category	Frequency	Percentage
Sex	male	33	66.0
	female	17	34.0
Age	25-35	17	34.0
	36-45	17	34.0
	46-55	10	20.0
	56-65	6	12.0
	65+	0	0.0
Household size	Mean	4	
	Minimum	1	
	Maximum	8	
Marital Status	married	28	56.0
	single	8	16.0
	divorced	6	12.0
	widowed	8	16.0
Ethnicity	Amhara	20	40.0
	Gurage	10	20.0
	Oromo	8	16.0
	Tigre	10	20.0
	Wolayta	2	4.0
Religion	catholic	8	16.0
	Islam	2	4.0
	orthodox	34	68.0
	protestant	4	8.0
	Other(Traditional beliefs)	2	4.0
Educational Status	Illiterate	2	4.0
	Literate (read and write)	8	16.0
	Primary (1-8)	6	12.0
	Secondary (9-12)	10	20.0
	Tertiary & above	24	48.0
Monthly Income	<300	17	34.0
	301-600	3	6.0
	601--1200	10	20.0
	>1201	20	40.0
Employment	Employed (salaried)	36	72.0
	Unemployed (no salary)	14	28.0
Employment type	Self-employed	8	16.0
	Private Employee	8	16.0
	Government Emp	20	40.0
	Daily laborer	2	4.0
	No work (no income)	10	20.0

Source: prepared by the author, 2009.

An attempt has been made to reflect on the income status of the respondents in line with the classification made by the Addis Ababa City Administration (2001). The Addis Ababa summary report identified the following income groups in Addis Ababa:

I) High-income groups (>2000birr/month) comprise 4% of the city dwellers.

II) Medium-income groups (670-2000 birr/month) comprising 16% of the city dwellers.

III) Low-income groups (<670 birr/month) comprising 80% of the dwellers, of which 60% is below poverty line (<300 birr/month per month). Table 3.2 below shows a picture of the range of monthly income of the sample household heads in the light of the above income group classification.

Table.3.2 Respondents Income Category in the light of AACA income category

S.No	Range	Frequency	percentage
1	<300	17	34.00
2	301-670	3	6.00
3	671-2000	10	20.00
4	>2001	20	40.00
	Total	50	100.00

Source: primary data, 2009.

As can be evidenced from the above table, 40% is significantly low income groups. From this, those who are below poverty line (i.e. <300birr/month) are the majority (34%). The medium-income group represents 20% of the surveyed households while there was very significant number of high-income households with 40% coverage from the sample.

3.2. The Economic and Socio-Cultural Consequences of Condominium Housing

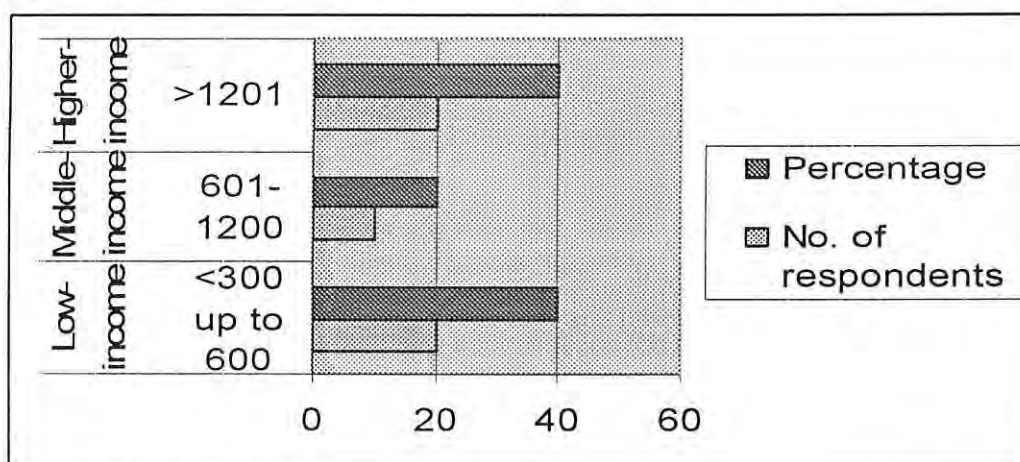
3.2.1. Economic Consequences on Household Activities

The main objective of the grand housing development program in the city is to alleviate shortage of housing which particularly encourage the low and middle-income groups to access the new condominium housing units. According to the City administration (CGAA, 2004) residents of the

city are classified in to three income groups for the purpose of condominium housing distribution among the residents.

As can be seen below (graph 3.1) 40% of the sample household heads are earning the total income of below 600 birr per month while 20% earn a monthly income of 601-1200 birr. The rest 40% of the respondents obtain more than 1201 birr per month. Hence, low and middle-income groups of the respondents are about 60% of the sample population. This indicates that, they are able to fulfill the criteria for affordability of the new housing units even if the result of focus group discussion reveals that, many of the beneficiaries of the program are renting their housing units for the third party.

Figure 3.1 Respondents' level of income compared to AACCA income category



Source: prepared by the author, 2009.

According to the survey result table 3.3 below, 88% of the respondents had no homeownership status and only 12% have had in their old residence. In line with this, the household heads used their previous houses for many purposes. Even though the majority of respondents 54% used their old site houses for residence, 6% used it for commerce, 18% for both residence and commerce and 14% for residence and rent to a third party. Only 8% respondents have no response for unknown reason. Concerning the new site no one is using his/her housing unit for other income generating activities. It is because; the housing administration does not allow them for such economic activities. However, other respondents of focus group discussion, referring to their house to house survey, explained that, more than 70% of owner-occupiers left their

condominium housing units for rent and it was mainly for economic reasons-which they are unable to pay for their new house payment after the advance payment. This is also against the statement to proclamation No. 19/2004, under article 4 such that, “statement of his commitment, not to transfer the unit he/she has purchased to third party through sale or donation during the first five years from his receipt of the unit” (Negarit, 2004) .

Table 3.3 The purpose of the previous housing units

S.No	Purpose of the housing	Frequency	Percentage
1	Residence	27	54.0
2	commerce	3	6.0
3	Residency and commerce	9	18.0
4	residency and part of it renting	7	14.0
5	No response	4	8.0
	Total	50	100.0

Source: prepared by the author, 2009.

Table 3.4 below presents that, 72% respondents reflect the absence of government support after they have started to live in the new site, but only 20% of the respondents say yes. More to the point, the survey indicates that 8% of the sample population received money, 12% credit except the 12% who get support from their families and charity groups. However, the respondents have explained that the support had remained only at the advance payment level. In support of this, focusing on low-income groups; literatures state that, with out some kind of support-provision with housing, home ownership offering remains only as a driving force for developing pride of possession [Cerne (1997) and Tebarek (2006)]. Similarly, one of the sub-city’s housing agency official, explained that, there was assistance to the affected groups. It is done with out lottery method and payment, made by the government and NGOs like “Missionary of Charity” covered the whole payment required for the housing units for 100 poor people, which includes female headed households, some very low income earners and physically disabled persons. But still the support remained at the early stage (first phase) of housing possession.

Table 3.4 Government support in the New Sites

	Response	Frequency	Percentage
Government support	yes	10	20.0
	no	36	72.0
	No reply	4	8.0
Total		50	100.0
Type of support	money	4	8.0
	credit	6	12.0
	other	11	22.0
	No	29	58.0
Total		50	100.0

Source: prepared by the author, 2009.

The majority of participants in the focus group discussion explained that, the provision of the new housing has solved their problem of homelessness or renting ability but the monthly fee fixed by the government to cover the cost over the 20 year payment period for studio and one bed room, did not consider the conditions and income of the majority of the residents. The survey also shows that 14% of the respondents are unemployed and may be affected by variability on their monthly income to those who are involved in petty business and daily labor works. This is because the monthly payment ranges from 58 birr at least for studio type and one bed room housing units per month. Moreover, when the monthly payment for housing units starts, the majority can not afford to pay the whole costs, that are monthly payment (rent), this is referred to annex 2 and the majority explained that, they are facing problem of monthly charge increment for water (due to flush toilet and other activities) and electricity (due to the use of machines to bake “Injera” and other cooking) in the housing.

To those who were engaged in the informal economic sectors (example, petty trades) and particularly those who were living in kebele houses stated that, their moving to the new condominium house has restricted to practice their former informal economic activities. To these end resident key informants, indicated that, transferring the new house to the third party through renting is becoming the better way to solve their economic problems. These economic problems in the new sites are supported by the IRR model of Cernea (1997) states that, “any displacement

due to development program could incur additional cost, joblessness or marginalization in terms of loss of income sources". This is supported by the following case study.

Case 1

34-MEDA CONDOMINIUM HOUSING, KIRKOS SUBCITY, KEBELE 11

Interviewee: Meseret Eshetu.

Meseret Eshetu is a 37 years old woman, now living on ground level of the 34-meda condominium housing among the 4-storey blocks. She was born in 1964 E.C. in Addis Ababa at Akaki-Kaliti Sub-city with a particular place called "Gelan". At the age of 12 she started to live with her uncle around Mexico. Because of her family low income status she stayed without education and rather her uncle made marriage arrangement with one of the Derg time soldier-who died in war of Ethio-Eritrea in 1992 E.C. She had taken adult education and literate now well. She was living in her uncle's home until she got subsidized studio condominium housing unit, done with out lottery method and payment, made by the government and NGOs like "Missionary of Charity", which covered the whole payment required for the housing units in the case of support to the poor.

She had been engaged in "Gulit" (selling vegetables and others) on the veranda of her uncle's Kebele house. At the moment she has left her previous "Gulit" to her uncle and remained to work ironing cloths in her Studio though it is not legal which generates 120 birr per month. But she also gets pension of her husband of 385 birr per month; totally her income accounts about 405 birr.

The new house has all the basic modern amenities such as electric ammeter, water tap, flash toilet, kitchen and others. She has appreciated the quality of the building including the building materials used.

She has good neighborhood relation with her close neighbors and makes cultural elements for instance, coffee ceremony especially during the night time. However, she is not member in "equb" and "idir" associations for the reason that, on one hand people highly prefer privacy, on the other hand the existing "equb" and "idir" associations are not satisfactory and encouraging to be a member as to her opinion. In addition, she said that, "...because many of the residents are rented ones, not the owner-occupiers who do not care about the peace, cleanness, and the cool situation of the site they are living...".

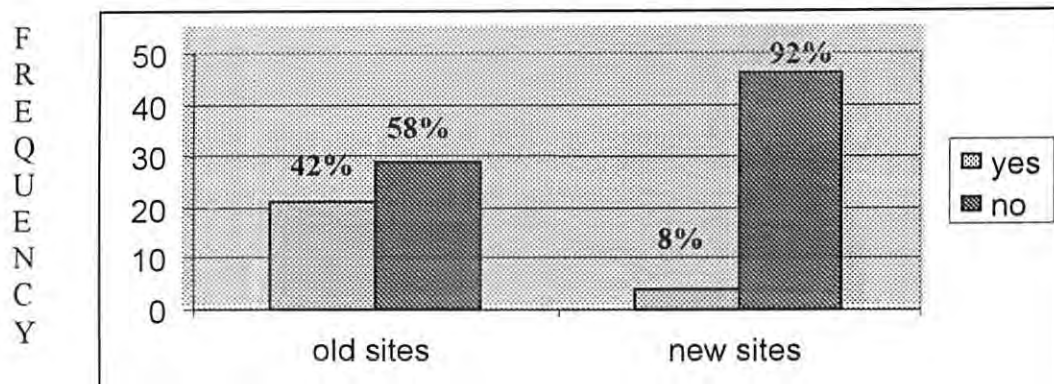
Finally, she recommended that, the condominium housing project should provide places to enable the low-income groups to continue their small scale activities and even prepare other situation which can be done together with project. She especially referred her own "Gulit" case that she could not continue; this is because the housing administration allows condo-houses for only to live.

Source: prepared by the author, 2009.

Names are pseudonym

With regard to participation in social institutions (fig.1.) 42% respondents had some experience in “equb” (informal savings group) in the old site, while this figure has declined to 8% in the new sites. This indicates that more than 90% respondents have not involved in ‘equb’ in the new sites. However, Similar to the mutual aid associations found in Africa, among the informal financial intermediaries in Ethiopia, the most important is the “Equb” (Yohannes, 1998).

Figure 4 Respondents ‘Equb’ distributions in relation to the study site



Source: prepared by the author, 2009.

On table 3.5 below, 20% of the respondents (walking / no vehicle use) answered that there has not been any mode of transportation they use to get to work. But the problem relies on the case of Bus, which has decreased in the new sites by 4% and the use of Taxi has increased by 4%. This may imply that, there is lack of access to mass transportations—which are with low cost. Regarding the use of service-cars, it shows 12% in both sites.

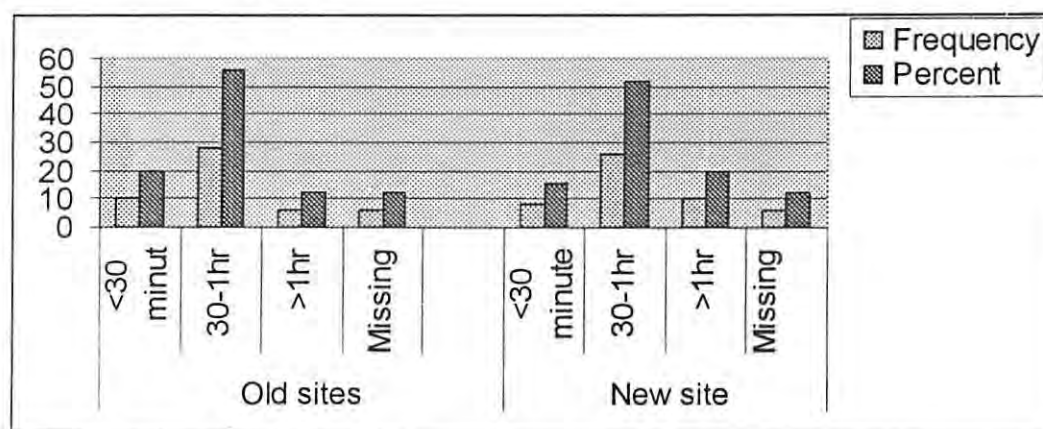
Table 3.5 Household head Transportation access

No		Previous sites		New sites	
		Frequency	Percentage	Frequency	Percentage
1	Walking/No vehicle use	10	20.0	10	20.0
2	bus	14	28.0	12	24.0
3	taxi	20	40.0	22	44.0
4	Service-car	6	12.0	6	12.0

Source: prepared by the author, 2009.

As can be seen from fig.2 below, in the old sites 20% of the respondents move less than 30 minute and 56% made a move between 30 minute and an hour. Those of 12% respondents were moving more than an hour and even this has increased time and distance to their new sites. The missing point implies that six respondents are near to their work places. It shows as there is a bit decrease of hours to household heads that were moving to their work place with in time frame of less than 30 minutes and between 30 minute and an hour.

Figure 5 Comparison of time difference between the old and new sites for work place



Source: prepared by the author, 2009.

3.2. Socio-cultural Consequences

a) Participation level

As can be seen from table 3.6 below, 72% of the respondents had ever participated in social institutions and the remaining 28% had not. Out of the total respondents, 61% had participated in “idir” in their previous housing sites while 38% at present site and hence this shows a decrease in membership of “idir”. ‘equb’ also shows a decrease from 58% to 11%. Religious ‘mahiber’ and other types are nil in the new site, which had been 11% in previous sites.

Table 3.6 Respondents' participation in traditional institutions before and after resettlement

Item		Response	Frequency	Percentage
Ever participated in Social institutions		yes	36	72.0
		no	14	28.0
Total			50	100.0
Ever participated in	Previous sites		New sites	
	Frequency	Percentage	Frequency	Percentage
"Idir"	22	61.0	14	38.0
"equb"	21	58.0	4	11.0
Other	4	11.0	0	0.0

Source: prepared by the author, 2009.

In line with the above result, socio-culturally, the focus group discussants are aware of their detachment from their previous social ties and their social disarticulation seen in case of "idir", "equb" and neighborhood relations getting difficulty in the new sites. However, only few respondents emphasized that, they were able to continue their previous interaction and membership mainly due to very short distance of their displacement places. The majority of the respondents indicated that, though there is less developed social interaction in the new sites, there is the establishment of new "iqub", "idir". There are appreciable self-initiated members due to their role to organize and lead new local associations.

Key informants also expressed that, challenges were expected on the affected groups: how to become a responsible owner of common property in condominium housing, problems related to the formation of socio-cultural associations such as "idir" and "equb" in a situation where they are detached from their old site associations, cultural problems like prohibited to use fire-wood, coffee grinding, problem of neighborhood relationship-problem of privacy until they adapt to the culture of collective residential building. The informants also expected that, though the government provides adequate houses, but may not be conducive to some groups (low-income groups) or owner-occupiers particularly to their traditional way of life or activities like preparing

“Tella” (Traditional Alcohol Drink) to sale, informal self-employment activities and other chores (everyday household tasks). Hence then, the above problems indicated are supported by the risk of social disarticulation stated in IRR model that, displacement of population, either partially or fully, forced or voluntary relocation, results in dismantling of structures of social institutions or loses of mutual help network. Therefore, community dispersal tears apart the existing communities and structures of social organization, interpersonal ties, and the enveloping social fabrics even though this loss of social capital is harder to quantify, it impoverishes and disempowering the affected communities (Cernea, 1999).

b) Neighborhood Relationship

Table 3.7 below shows that, first, housing units in the selected condominium sites are owned by people who are from different corners of the city; 76% of the respondents are living with new neighbors, 20% covers both types of neighbors while 4% is to the old ones. Second, their open response indicates that many of them are unable to establish new relationship that may be due to the preference of privacy and job character as they explained. Moreover, 76% of respondents expressed that no sharing of cultural elements (such as on coffee ceremonies and other daily activities) compared to 24% who have established some kind neighborhood relations.

Table 3.7 Neighborhood Relationship in the new sites

Items	Response	Frequency	Percentage
Who is/are your new neighbors?	Old	2	4.0
	new	38	76.0
	both	10	20.0
Share of cultural elements in the new residence	yes	12	24.0
	No	38	76.0

Source: prepared by the author, 2009.

The focus group discussants defined neighborhood as a culture by which Ethiopians are highly tied in for any help. And one of the women “idir” members expressed with great impression saying that, “yesew medhanitu sew new” i.e. literally refers to – “the medicine for man is man”.

However, the majority of discussants stated that, there are no strong neighborhood relations. This is contrary to the idea of Smith (1971) that, spatial arrangements modify interaction possibilities, such as same space proximity or close neighbor housing units makes people to interact.

c) Access to social services

As can be seen from table 3.8 below, access to social service giving sectors is manifesting a positive change when compared with before and after situation of the sites. Though the program prioritizes the case to solve housing problem in the city, its logic is supported in the literature part by EEA (2003) that, the process of constructing shelter first and progressively servicing the urban fabrics by different networks, beginning from zero service, is the logic.

And hence, almost all service giving sectors are showing positive change access to the new sites as compared to their previous sites. This can be seen as follows. Responses on the Health centers shows 16% increase, KG, primary and secondary schools show 12%, 10% and 38% respectively.

The market access has also increased by 36% which is supported by the ideas raised by the focus group discussion. This is true for shopping but not to those who are complaining to reestablish their previous disrupted business or petty trades attached to their home or sites. This is mainly to say that, they have accessed market to buy things for household than selling goods for their income.

Furthermore, respondents reflected that there is visible change on recreational places, which has shown 30% increase in the new sites. However, no provision of hotels, cafeterias, and other recreational areas with the program

Table 3.8 Access to public services

Description of public services	Previous sites			New sites		
	response	frequency	%	response	frequency	%
Health centers	Yes	32	64.0	yes	40	80.0
	No	18	36.0	no	10	20.0
KG School	Yes	24	48.0	yes	35	70.0
	No	26	42.0	no	15	30.0
Primary school	Yes	20	40.0	yes	25	50.0
	No	30	30.0	no	25	50.0
Secondary school	Yes	15	30.0	yes	36	72.0
	No	35	70.0	no	14	28.0
Market place	Yes	20	40.0	yes	38	76.0
	No	30	60.0	no	12	24.0
Recreation place	Yes	12	24.0	yes	30	60.0
	No	38	76.0	no	20	40.0

Source: prepared by the author, 2009.

d) Housing Ownership status

As can be seen from table 3.9 comparisons to the previous ownership status of the respondents' presents that 88% of them did not have their own housing unit and 12% of them had their own previously. The former ones were either dislocated due to development activities or those who got the lottery of condominium housing and they are secured tenure of the new housing unit together with others. It is true that, condominium housing program ensures peoples tenure security. Homeownership is a dream of the large proportion of the population in Latin America for instance. It is a manifestation of prestige, higher self-esteem, insurance and an asset at old age when financial risk happen, inheritance that able to transfer from parents to their children [UN-Habitat (2001/2003) and Gilbert (2001)].

Table.3.9. Housing Ownership statuses in the old sites

	Response	Frequency	Percentage
Have their own housing unit in old residence	yes	44	88.0
	no	6	12.

Source: prepared by the author, 2009.

Among the success stories of the condominium housing program one is ensuring homeownership particularly to the low and middle income groups it answers the risk of homelessness as stated in IRR model. It can be seen on the following case study.

Case 2

MESKEL-FLOWER CONDOMINIUM HOUSING, KIRKOS SUBCITY

Interviewee: Helina Marie

Helina Mehari is a 39 year old widow living on the second up stair of condominium building in Meskel-flower site of Kirkos su-city she is the head of the household comprising her five children : 4 boys aged 20, 17, 10 and 15 years, and a daughter 5 years old. She had lived for 30 years at Lideta sub-city, kebele 09/10, before she got her present condo-housing unit two years ago. It was condominium lottery which made her to be housing owner in this site.

Helina is a cook, who makes "injera" in private households, getting roughly 5-10 birr per day, Or 300 birr a month. Her two boys are school drop-outs; they are employed as construction workers earning a wage of average 15 birr per day, or 450 birr each per month (900birr/month). However, the construction work is seasonal, and keeps them employed for about 6-8 months of the year. They are contributing payment for the new housing unit (one bedroom housing unit). All the other children attend government primary school and are sponsored by the CBISDO educational program. In addition to attending to school the two orphans make and sell plastic bags moving every where possible to sell-at least 50 birr per month they contribute towards household expenses. Hence, the household income amounts to roughly 1250 birr/month.

She explained her new residence compared to previous site as follows. Our social ties were good there where we were members of "equb" which had helped us to pay the first pay back to the new house; "idir" membership is disconnected due to distance, which was built 14 years ago. Now it's started a year ago in the new site and I am one of the committee for the females "idir". "iqub" is not yet started for the sake of payment for the new house.

Furthermore she stated that, "even though my children have no time to make extra-curricular activities (enjoy play), the new site is very congested in space as well as the vertical living room/style is difficult for child movement.

Concerning expense on electricity and water, cost has increased mainly we use for many of our household activities (for example, water for flush toilet, and other hygienic purposes; electric for baking "injera" and other things).except the case of ownership of those utilities are costing than the previous kebele house situation where electricity connection was drawn from a neighbor with a price of 10 birr per bulb per month, and buy water from a neighbor, at a rate of 10 cents per Jarrican (20 liters). Besides, they are not using communal pit for solid waste disposal and pay the collectors 5 birr per 2 weeks, but there was a communal pit in the old site where no pay for it while the municipal doing it.

Helina feels that she is much better off with the new housing arrangement than before.

Source: prepared by the author, 2009.

Names are pseudonym

Many of the discussants such as condominium lead management and women's "idir" committees stated that, this new style of living in condominium housing is contrary to the already and culturally accustomed individual or horizontal housing units in Ethiopia. Because, one of the female respondents emphasized that, "the woman multi-task at the house such as cooking while watching over her children outside, and other household chores within the house is difficult with the vertical living style".

e) Types of housing units

As can be seen from Table 3.10 below, respondents were asked how many rooms excluding Kitchens and Toilets they had in the old and now in the new sites. From the total of 50 respondents, 76% of households had one room, while 16% who had only two rooms and 4% had three rooms and 4% had four or more in old site. On the other hand, Table 3.10 also shows that, 52% of the respondents have studio type houses, 20% have one bed room, 24% have two bed room and the rest 4% have three and above rooms housing types in their new sites.

Table 3.10 Types of housing units in old and new sites

Old sites rooms	Frequency	Percentage	New sites rooms	Frequency	Percentage
One	38	76.0	Studio	26	52.0
Two	8	16.0	1BR	10	20.0
Three	2	4.0	2BR	12	24.0
Four & above	2	4.0	3BR	2	4.0

Source: prepared by the author, 2009.

f) Accommodation level

Table 3.11 below shows that, there is a tendency that in both old and new sites the level of accommodation seemed to be not enough for their family. Thus, for 52% of respondents rooms are not enough to accommodate their family compared to 20% of the respondents who feel the house enough and for 20% of others it is more than enough. The majority of the households dissatisfied. This accommodation related dissatisfaction may be due to the size variation of their previous and new houses, mainly those who had more and large size rooms in their previous houses.

Table 3.11 Accommodation of the houses

	On Previous housing		On New housing	
Response	Frequency	Percentage	Frequency	Percentage
More than enough	9	18.0	10	20.0
enough	21	42.0	10	20.0
Not enough	20	40.0	26	52.0

Source: prepared by the author, 2009.

g) Communal utilities and access to services

Regarding the availability of services and utilities in the new sites the researcher has made observation. Respondents of all type reflected that, the price of those utilities was not included to the price of the housing units by the housing administration and even not to use those facilities. However, these utilities are not proportional to the number of the users. Water and electric facilities are highly available except the problem of water power to the upstairs especially to the fourth floor, and problem of high cost of electricity since they are using for many household activities like bakery, cooking, etc.

Concerning service facilities such as kitchens, place to wash clothes and slaughtering animals for feeding are partially available and even households are not using. Respondents of key informants from residents said leave alone that the housing administration forbids not using them but also those facilities are not ample or proportional to the number of the users.

h) The establishment of community based institutions

- women's "idir" association; peace and security team; environmental cleanness association; For instance, the security team, to stabilize the problem of peace and security, had developed a sort of form which confirms agreement among the owners of the housing units; women's "idir" to support each other and the later one to make their environment clean.
- An intention to develop income generating schemes, like entertainment, library, assembly hall and others, where some beginnings were observed by the researcher and even they have made submission of some project proposals to government and NGOs, for more concerned once, so as to get financial and/or technical support.
- Committees in all sites have developed self-initiated parking regulations, which can end up to the eviction of people renting at the sites.

It is understood that, during the amendment or new beginnings of condominium housing program, the supporting groups can fill the gap identified by studies and proposals of the project beneficiaries (owner-occupiers) in addition to the existing frameworks to establish CBOs along with the program by the concerned housing agency.

i) The reflection of officials and stakeholders on condominium housing

Officials explained that, there exist housing development policy and legislation, which are related to the housing development program of the city. Housing development program includes the provision of adequate and affordable houses to the low and middle-income people; increase construction capacities; upgrade the slum areas; increase housing stock to solve shortage of

houses; ensuring tenure security of the beneficiaries; the provision of social services and so on. These all have social, cultural, political and economic implications.

They explained that, in principle those policies and legislations have an intention to solve housing problem (shortage of housing unit- tenure security) of the people in general and ensure beneficiaries their right by law as far as the issue of possession. However the doubt of informants rest on the implementation and efficiency of the program in terms of the way low-income groups physically disabled and females are being addressed. In addition to this they have referred the absence of law which allow residents to rent their new houses as a right by according to proclamation No. 19/1997/2004, under article 4 such that, “statement of his commitment, not to transfer the unit he has purchased to third party through sale or donation during the first five years from his receipt of the unit”. But this is also contrary to the statement given by focus group discussants that people are renting their housing units leave alone to wait five years of the legislation, it is true particularly to those who are low income groups.

According to the officials opinion towards the nature of the objectives of the housing development policies/objectives they have stated that all the objectives are very relevant and important. However, their practicality is difficult; especially one of the officials reflected that, “...in reality it is not marvelous to address the needs of the affected poor people while they are either dislocated or they are getting the chance to own the new house of condominium; because, even if they are given priority in ballot or while being affected by slum upgrading process of the city, few are able to enjoy the chance”. This area also led to see affordability cases. So that, concerning affordability, some of the informants stated that, the very low-income group of people can not pay the down payment of minimum 1047.38 birr or 53.82 birr minimum per month. To this end there are some modalities to cover 30% the whole payment to those low-income groups (owned studio and 1BR), see Annex 2. At large, they have suggested that, the government should focus the following conditions:

- Assisting the poor by changing the rate of payment or replace payment in services;
- Policy formulation or revision should highly focus on the ability of the poor to afford;
- Improve the way of giving priority to those who pay hundred percent of the housing can cost at once and/or check the cross-subsidized housing approach; and others.

The government had planned to provide adequate and affordable houses to the low and middle-income groups. However, in case of the planned and actual beneficiaries, the officials stated that, because of the time wise higher construction cost that the government faced, it gave priority to those who can pay at least the down payment. This really antagonize with the objective providing adequate and fordable houses to the low and middle-income people.

Furthermore, there are encouraging provisions as far as helping the low-income groups of owner-occupiers in such a way that commercial housing units are provided with reasonable price of 2500 birr at the periphery and 3500 birr at the core of the city for the advance payment of the units. It was further stated that, there is the possibility to owner-occupiers to own those commercial units in group. But the problem stays at the first phase of condominium houses distribution to those who are able to pay the whole payment for commercial housing units in the study areas.

CHAPTER FOUR

4. CONCLUSION AND RECOMMENDATION

4.1 Conclusion

It may be too early to understand the impact of the condominium housing project in Addis Ababa, as it is a young development program that began in 2004. However, the wide range of implementation gives opportunity to assess the influence of the program on the beneficiaries. In addition to solving the housing shortage, the program has substantial impact in the overall urban development up to the mental and the way of life of people (beneficiaries). The program is trying to tackle urban poverty through the provision of houses, water, cleaning their environment and others that lead to meet the satisfaction level of the respondents. However, because of financial, technical and human resource constraints, the program couldn't reach the very low income groups whereas its experience shows the desirability for the poor groups. Hence, the program is found to be achieved and successful, which needs further investigations especially on whether the social aspect of the apartments is constructed or not in the serviced areas of the inner city. As a result, good design is crucial in creating places where people are proud to live. People need jobs, transport, health care, schools, shops, and green spaces - the Government has made commitments to provide the necessary infrastructure to create sustainable communities. And hence, findings of this research are highlighted as follows:

- The condominium housing program on its socio-economic objectives opts to improve the living standards of the people (low-income citizens) through employment and affordable housing opportunity.
- Demographically, 68 % of the respondents fall within the age group of 25 and 45, which are productive groups. On the other hand, 34% respondents are female-headed, addressing the issue of gender and the strategy provided.

- Based on the classification made by the Addis Ababa City Administration (2001), 60% of the respondents are significantly low and middle income groups ensuring homeownership to these income groups.
- However, though 60% of the respondents fall under the low and middle-income groups getting less than 1200 birr per month and supposed to fulfill the criteria for affordability of the new housing units, discussions reveal that, many of the beneficiaries are renting their housing units for the third party.
- Support had remained only at the first phase of Condominium Housing distribution otherwise; without some kind of support-provision with housing, home ownership offering remains only as a driving force for developing pride of possession [Cerneia (1997) and Tebarek (2006)].
- To those who had lost their previous informal economic activities and unable to proceed on the premises (site or their own building unit). I.e. it's affecting their economic opportunities to ensure the continuity of their livelihood.
- Owner-occupiers in the new sites have faced major challenges in terms of the housing conditions such as, of high stair (climb) cases and shortage of space for chore (household activities) as well as playground for children, including the leakage problems.
- There exist weak social interaction related to traditional institutions and neighborhood- they have lost their previous neighbors and other social institutions for many reasons.
- Water and electric facilities are highly available except the problem of water power to the upstairs especially to the fourth floor, and problem of high cost of electricity since they are using for many household activities like bakery, cooking, etc. Besides, communal utilities are not even enough and proportional to the number of the users.

- Concerning access to social service giving sectors, the new site manifests a positive variance as compared to the previous situation of the sites but not by those who are complaining to have a market access to proceed their small scale business.

In summary, the wide range of implementation of condominium housing development program, particularly encourages the low and middle-income groups to access the new condominium housing units. Tenure security is the major merit of the program especially to those who do not have their own houses. The survey result shows that, there are implications on the existence of social disarticulation. Moreover, most owner-occupiers were not living in their condominium housing units mainly for economic reasons at present. On government side there were various support provisions like access to credit at inception stage of owning the condominium housing unit; but these support-provision with housing remained at early stage and livelihood of the owner-occupiers remained in question. Findings agree with Dinku (2003) that, the disintegration of social support networks exist in a community subjected to displacement has sweeping consequences which supports the IRR Model. Otherwise, home ownership offering remains only as a driving force for developing pride of possession [Cerneia (1997) and Tebarek (2006)]. Therefore, community dispersal tears apart the existing communities and structures of social organization, interpersonal ties, and the enveloping social fabrics even though this loss of social capital is harder to quantify, it impoverishes and disempowering the affected communities (Cerneia, 1999). Perlman (1998:11) recommends that, if it is done well, cities can be truly sustainable for 21st century and beyond”.

4.2. Recommendations

Based on the findings, it is possible to recommend policy makers and implementers of housing development program to see the whole phases of the program in particular and for the appropriate progress of city development and improvement of the housing policy towards its comprehensiveness in general.

- ❖ The housing policies, strategies and practices of housing designs should consider the issue of socio-cultural and economic aspects of affected citizens. This can lead to comprehensiveness of the housing development policy.
- ❖ Strengthen the implementation phase of existing integrated housing development program in terms of post-implementation assessment especially through full participation of the affected groups as well as collaborating with all stakeholders.
- ❖ Improve the provision of the new condominium housing units' quality, service and communal utilities in such a way that it ensures the continuation and sustainability of the affected groups' livelihood.
- ❖ Provide capacity building (training program, finance, etc.) on the existing social institutions to hold on the program for the development of proposals to establish income generating schemes.

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Annex 1

The physical nature of the study sites



Plate.1. 34-Meda condominium site (front side) (own picture)



Plate.2. 34-Meda condominium site (back side) (own picture)



Plate.3. Temenja-Yazi site (right and front view half blocks) (own picture)





Plate.5. Meskel-Flower site (right side) (own picture)



Plate.6. Meskel-Flower site (left side) (own picture)

Annex 2

Rent and transfer arrangements for different types of condominium units

No	Description	Studio	1 Bedroom	2 bedroom	3 bedroom	Commercial
1	Monthly income (average)	300	600	1200	>1800	-
2	Average rent (birr)	60	150	300	450	-
3	Area (M ²)	<20	20-30	30-45	>45	It varies
4	Average price/M ²	800	900	1100	1200	Auction
5	Grace period	6 months	3 months	-	-	-
6	Advance payment	7.5%	10%	20%	30%	100%
7	Selling price of houses	16,000	18-27,000	33-50,000	>50,000	Auction
8	Interest rate	-	2%	8.5%	8.5%	-
9	Payment period	20 years	20 years	15 yrs	10 yrs	-
10	Subsidy rate	30%	30%	-	-	-

Source: unpublished documents of the housing agency (AAHA, 2005)

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School of Graduate Studies
College of Development Studies

Dear respondents: The objective of this questionnaire is to get information about the socio-cultural and economic impacts of condominium houses in your area. The information you are going to give will help me to assess the impact of condominium houses and suggest possible solutions. As such the quality of this study highly depends on the information provided by you. Please use a tick “√”

Part I. Socio-cultural and demographic information on household head

1. Sub-city/ kifle-ketema _____ site (location) of condominium house _____
2. Household head Male ☐ Female ☐ Age of the household head _____
3. Number of household members: _____
4. Age structure of the household members: _____

5. Marital status of the household head: A Single ☐ B. married ☐
C. Divorced ☐ D. widowed ☐

6. Religion of the household head: A. Catholic ☐ B. Muslim ☐ C. Orthodox ☐
D. protestant ☐ E. Other ☐

7. Ethnicity of the household head:

- [illegible]

9. Had you been the owner of your own house in the previous residence?
A. yes ☐ B. no ☐

10. If your answer for question number 9 is 'yes', how did you leave it?

Part II. Socio-cultural and economic impact of condominium house on the respondents

A). Socio-cultural associations and conditions

1. Have you ever participated in any social associations/interactions (like "idr", "ikub" "mahiber" and the like.)? A. yes B. No

2. If yes, in what association?

	previous house	new house
A. "Idir"		
B. "Equb"		
C. "mahiber"		
D. Other(specify)		

3. If you are involved in social networks, how do explain about your of mutual support (in 'idir' , 'iqub' , 'mahiber' and the like,) compared to the previous one?

New site: _____

4. Who are your immediate neighbors in the new house?

- A. Previous immediate neighbors ☐ B. New neighbors ☐
C. Both previous and new neighbors ☐

5. Do you practice different cultural elements (like coffee ceremony and others) with your new neighbors? A. yes ☐ B. no ☐

6. If your answer to Q4 is, no, why? _____

7. Do you see theft situation (or loss of your materials) in your neighborhood area?

- A. yes ☐ B. no ☐

8 Do you have any social relation with the people who live near to the condominium houses? A. yes ☐ B. no ☐

9. Are there public services (facilities) near by?

	Previous house		the new house	
	yes	no	yes	no
Health centers				
KG School				
Primary school				
Secondary school				
Market place				
Recreation place				

B). Economic conditions of the household head

1. Household head employment status:

A. employed ☐ B. unemployed ☐

2. If employed, indicate the type of employment:

A. Self-employed	
B. Employee of private firm	
C. Employee of Government Org	
D. Daily laborer	

3. Employment condition:

	previous residence	new residence
A. Full time (permanent)		
B. Part time		
C. casual		
D. Other, specify		

4. Monthly income of the HH head from principal occupation (in birr)

Previous location	new location

5. How did you get your new condominium housing unit (i.e. to own it)?

A. Buying ☐ B. compensation for the demolished one ☐
C. lottery of condominium housing ☐ D. other, specify _____

6. How much time does it take you to reach your work place?

	Previous location	new location
A. less than 30 minutes		
B. between 30 minutes and 1 hr.		
C. more than 1hr.		

7. Means of transportation for household head

	Previous location	new location
A. walking		
B. bus		
C. taxi		
D. private car		
E. other, specify		

C). Housing situation in your previous and new house

Question	item	previous Housing	new Housing	remark
1. number of rooms (excluding kitchens and toilets)	A. one B. two C. three D. four E. more than four			
2. Accommodation of the house to your family	A. more than enough B. enough C. not enough			
3. Purpose of your housing unit	A. residency B. residency and commerce C. residency and part of it renting D. residency, commerce and part of it renting E. other			
4. Availability of water	A. private tap B. shared (public) tap C. purchased E. other			
5. Availability electric power ammeter	A. yes B. no			
6. If yes, type of connection	A. Own B. communal			
7. Waste disposal method	A. Municipal dust bin B. Own dust bin C. Open air dumping D. other			

8. Are there serious problems related to your new housing condition? A. yes ☐ B. no ☐

9. If your answer to Q.10 is 'yes', what type of problems? _____
If 'no', why? _____

10. What are the strategies/mechanisms you are using to solve those problems?

D). On Relocation scheme

Skip questions from 1-5, if it doesn't concern you

1. How do you characterize the manner of your relocation?
A. truly voluntary ☐ B. induced-involuntary ☐ C. Forced ☐
D. other, please specify _____
 2. Did you get enough time to prepare yourself for leaving your previous house?
A. Yes ☐ B. no ☐
 3. For how long you stayed in the transition time?
A. ≤ 1 year ☐
B. 1-2 years ☐
C. 3-4 years ☐
D. 4-5 years ☐
E. > 5 years ☐
 4. Where did you stay until you get the condominium house?
A. With relatives ☐
B. Renting the kebele / government house ☐
C. Renting private house ☐
D. Temporary house ☐
E. Other, please specify other situation _____
 5. If you stayed in a temporary shelter during the transition time, (after your house was demolished) did you face problem there?
If 'yes', what? _____ If 'no', why? _____
 6. For how long did you stay in the transition time (after the CH lottery)?
A. ≤ 2 months ☐
B. 3-4 months ☐
C. 5-6 months ☐
D. ≥ 7 months ☐
 7. Have you been given choices of site to own the new condominium housing unit?
A. Yes ☐ B. no ☐
If yes, how? _____
If no, why? _____
 8. Have you been oriented how to live in the new high rise building of condominium?
A. Yes ☐ B. no ☐
 9. Do you have family member(s) who interrupt(ed) their education in the new residence? A. yes ☐ B. no ☐
 10. If your answer to question '28' is yes, what is/are the reason(s) of interruption?

-

5 = highly dissatisfied

[illegible]

Job opportunity										
Income										
Building materials										
Bathing facility										
Toilet facility										

E). Open-ended questions

1. What are the good things you obtained and problem you faced in the new condominium house site?

Socio-cultural:

Good things _____

Problems _____

Economic:

Good things _____

Problem _____

Psychological:

Good things _____

Problem _____

3. General comment(s) about the new condominium site and house.

4. Please use this space to provide any further relevant information or comments:

THANK YOU!

Annex 4

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Structured interview for the concerned officials (key informants)

Dear respondents: The objective of this questionnaire is to get information about the socio-cultural and economic impact of condominium houses on the affected groups due to housing and upgrading process. The information you are going to give will help me to assess the impact of condominium houses and suggest possible solutions.

Whatever information you provide me will be kept strictly confidential.

For your valuable cooperation thank you in advance.

May I begin the interview now?

Part I. personal information

1. Sex: male _____ Female _____
2. Age _____
3. Educational level _____
4. Occupation _____
5. Address: sub-city _____ kebele _____

Part II. Information about the socio-cultural and economic impact of condominium houses on the affected groups

1. What is your duty or responsibility with regards to upgrading houses / condominium houses?

2. What are the main elements of the housing and upgrading policy with regards to condominium housing adequacy, affordability and beneficiaries?

Adequacy: _____

Affordability: _____

Beneficiaries: _____

3. Is the site of the CH based on the Addis Ababa Master Plan?

4. Who are the planned and actual beneficiaries?

Planned: _____

Actual: _____

5. What are the steps taken to displace people from their old sites (how people were notified either for those who got CH lottery or displaced)?

6. Has the government provided housing to the affected groups?

If 'yes', in what form?

If 'no', why?

7. What are the things promised by the government to the affected people before and after they are displaced and/or transferred by CH lottery case?

8. Has the government fulfilled its promise(s)? Yes ☐ No ☐.

If your answer is 'no' why? If yes' in what ways?

9. Was there any in-process or post project evaluation of the approaches used?

If 'no' why? _____

If yes, 1. what evaluations?

2. Was there any thing that should be changed?

10. What are the impacts of the displacement (relocation) of people?

Socio-culturally:

Economically:

Psychologically:

11. What are the expected / planned socio-cultural and economic impacts of condominium housing in general?

Socio-cultural:

Economic:

Psychological:

12. What are the expected / planned socio-cultural and economic challenges of the housing agency on the provision of condominium housing in general?

Socio-cultural:

Economic

13. What are the advantages of condominium housing to the affected groups (who are living in CHs)?

14. Do you think that CHs are affordable to the low-income and middle-income groups?
If your answer is yes, how?

If no, why?

15. Are the CHs facilitating or impeding informal means of livelihood (retailing, baking ingera, preparing Tella, etc...)? If 'facilitating', how? If 'impeding', why?

16. Do you think that all of the affected groups who demolished their houses got CHs?
If your answer is 'no', why (what happened to them)?

17. Do the affected groups have the right to sell their own condominium housing units?
If your answer is 'yes', how?

If 'no', why?

18. Do you think that government provides adequate and suitable CH to the affected groups?
What is (are) your reason(s)?

19. What are your suggestions regarding the objectives of the housing policy at the time
of the housing development program?

20. What is (are) other option(s) you recommend on:

- Site relocation/selection
- Upgrading houses
- Integrating relocation with other schemes: training, credit, subsidy, full coverage of cost, and other facilities?

21. General comment about condominium housing:

22. Please use this space to provide any further relevant information or comments:

THANK YOU!

Declaration

I, the undersigned, declare that the thesis is my original work, has not been presented for a degree in any other university and that all sources of material used for the thesis have been duly acknowledged.

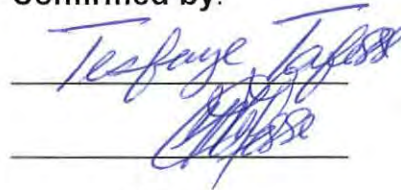
Declared by:

MELAKU HINDLO



Candidate

Confirmed by:



Advisor