



ADDIS ABABA UNIVERSITY
SCHOOL OF GRADUATE STUDIES
DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL STUDIES

THE NEW LIFE STYLE CHALLENGES OF CONDOMINIUM:
THE CASE OF SUMMIT IN ADDIS ABABA, ETHIOPIA

BY DEREJE PETROS

ADVISER: SOLOMON MULUGETA (Dr.)

**A THESIS SUBMITTED TO THE SCHOOL OF GRADUATE STUDIES OF ADDIS
ABABA UNIVERSITY IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE
DEGREE OF MASTER OF ARTS IN GEOGRAPHY AND ENVIRONMENTAL STUDIES**

OCTOBER, 2016

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APPROVED BY THE BOARD OF EXAMINERS:

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Acknowledgement

In the first place, I would like to thank my God. Then, I would like to express my gratitude to my advisor Dr. Solomon Mulugeta for this unreserved professional advice.

A special thanks goes to my dearest wife Mrs. Genet Wuhibe. I am successful here primarily because of her understanding and willingness to handle most household tasks. I also extend my due esteem to Bole Sub-City Housing Development Project officers & Summit Condominium resident association members.

A special thanks goes to Mr. Tesfaye Endale and Demelw Abebe. Last but not least, I would like to thank Mr. Anteneh Getahun and Mr.Mrs. Yetinayet Tessema for their precious time and efforts shown to coordinate various discussion sessions that I conducted with key individuals.

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Acronyms

AACG	Addis Ababa City Government
CAHF	Centre for Affordable Housing Finance in Africa
CBB	Construction and Business Bank
CNU	Congress for the New Urbanism
CSA	Central Statistics Authority
ECPI	Ethiopian Cities Prosperity Initiative.
ECSC	Ethiopian Civil Service College
FGD	Focus Group Discussion
GTP	Growth and Transformation Plan
IGA	Income Generating Activity
IHDP	Integrated Housing Development Program
LPG	Liquidised Petroleum Gas
MDGs	Millennium Development Goals
MoWUD	Ministry of Urban Development
MTO	Moving to Opportunity
SCCTPI	Shanghai Comprehensive City Transportation Planning Institute
UN	United Nations
US	United States

Abstract

The study aims to assess influences of living style change from slam areas settlement to a confined condominium housing units. Summit condominium communal living site, is one of primarily established communal living sites developed with the ambitious government led low and middle income housing programme. The selection of Summit Condominium for this research is because of the presence of hundreds of households who have been relocated from the previously less developed areas of Addis Ababa through the integrated housing development program of the city administration.

For this research a total of 385 sample households selected. Simple descriptive statistical tools, such as percentage, frequency, and mean were employed to analyse the quantitative data produced through household survey and qualitative data generated through focus group discussion, key informant interview and personal observation.

Although securing a housing unit with the initial payment that only costs one fifth of the total home's price made residents pleasant, the research identified the presence of various grounds that create feeling of dissatisfaction among residents of Summit. For instance, 85.7 % of Summit respondents didn't think their residence is safe for children. This is because of the presence of construction leftovers all over the place & damaged stairways while leaving rusty and sharp iron bars unsafely visible.

In order to achieve better living condition, owners associations at Summit Condominium need to be more strengthened and more committed.

Key word: *Condominium Housing, housing project, new life style,*

CHAPTER ONE

1. INTRODUCTION

1.1 BACKGROUND OF THE STUDY

The provision of adequate housing has become a huge challenge for national authorities in most developing countries. More people are becoming homeless, slums and squatter settlements are increasing and house prices continue to escalate. The United Nations (UN) estimates that the urban population will increase to about 5 billion in 2030 after a steady growth from 1 billion in 1960, 2 billion in 1985, and 3.3 billion in 2008. Population growth of cities has profound implications for urban low income housing development which governments cannot neglect. The general trend seems to suggest that such population increases have not been matched by a correspondingsupply of housing resulting in a huge backlog.

According to UN-HABITAT estimates, between the year 2000 and 2010 a total 227 million people in the developing world have moved out of slum conditions. In other words, governments have collectively exceeded the Millennium target by at least 2.2 times(UN-HABITAT, 2008).

The amazing housing boom in China's countryside has been described again and again as one of typical feature of rural urbanization. This boom has different sources: First, at certain intervals peasants or rural households invest a considerable part of their income in the improvement of their housing condition.As a rule this means the construction of new house besides the old one, as renovations usually play but minor role. Second local governments or development agencies are the buildings and for the improvements of the local infrastructure.Finally, rural enterprises are also important developers for enterprise extensions and in some cases also for residential houses belonging to the enterprise (Jie and Thomas, 2006).

On the other hand, in recent years some countries in Africa started the initiative to develop the public housing sector. For instance, Angola's National Urbanism and Housing Programme was launched in 2008 and aimed to build one million houses. Initially, 685,000 of these one million houses were to be constructed through self-help building, 115,000 houses by the government, 120,000 by the private sector and 80,000 through cooperatives. However, the government has

been unable to provide the necessary enabling conditions such as land allotment, provision of services, housing finance or regulation of cooperatives (Cain, 2014).

In Namibia, the National Mass Housing Programme was launched in 2013 and aimed to build 185,000 affordable houses throughout the country by 2030. During the first two years, at least 8,800 housing units would have to be built and 10,200 plots would have to be serviced. (Ndimbira, 2014; Pohamba 2013; 2014). In South Africa, the housing policy that has emerged after 1994 is the product of a negotiated settlement. Under the Reconstruction and Development Programme a formal mass housing model has been rolled out, driven by once-off individual capital subsidies with the aim of providing redress for the black population that was deprived from adequate housing under apartheid (Huchzermeyer, 2001). An overview of housing finance by CAHF (2014) points to similar mass government-led housing initiatives in Botswana and Eritrea.

Many governments of the world prioritized the construction of large scale public housing projects to help their low income citizens to own clean housing units and relocated thousands of households to a newly developed communal living areas. However, the living styles from the slum or semi-slum settlement to a bit compact communal set up brought a number of social challenges to these relocates.

For instance, as it has been mentioned the 2010 works of Dr Dorothy the plan of Chicago Housing Authority (1999) is to construct 25,000 new public housing units. The project designed to improve the poor conditions of the public buildings, and in order to comply with the U.S. Department of Housing and Urban Development's mandate to correct the problem. However, absence of clear post-delivery administration rules of the site became a primary reason for the failure of Chicago Public Housing initially started with no is among the major reasons of social problems in the sites. (Dr. Dorothy, 2010)

Because of rural-urban migration and natural increase there is an alarming population increase in the urban areas. This causes shortage of social utilities including housing in the urban centers. Likewise, housing is the major problems of Addis Ababa.

Therefore, in order to lessen the problem, the city administration officially established Addis Ababa housing construction project office back in 2004 with the mission of overcoming severe housing shortage of Addis Ababa by constructing cost efficient condominium houses and establishing fair housing transfer system to enable residents become owners of their houses. This project office started its activities with the construction of 750 model houses around Gerji. This program also aims at developing the saving culture of the society and provide houses for those middle and lower income sections of the society and change the image of the city. As indicated in the report of the office of the Mayor of 2015, the performance of housing development and transferring to the dwellers has been showing progress in the past five years. According to the report 136,000 houses were transferred till middle of 2015.

In addition, the city government of Addis Ababa with the joint effort of Ministry of Construction and Urban Development launched 40/60 housing project in order to address the alarmingly increase housing needs of the middle income population of the city(AACG Office of Mayer, 2015).The government estimates thecurrent housing deficit is between 900,000 and 1,000,000 units in urban areas.

Summit Condominium communal living site, is one of primarily established communal living sitesdeveloped with the ambitious government-led low- and middle-income housing programme.This site is located inside Bole Sub City to the eastern outskirts of the city. This site has two main sections: Summit Condominium 1 and Summit Condominium 2. To date, a total of 10,101 housing units were constructed in 400 four-storeybuilding blocks. The construction works of this site is a result of an integrated effort of Kolfe, Arada and Kirkos Housing Project Offices. On the other hand, Summit Condominium 2 is a recently constructed communal living section adjacent to Summit Condominium 1. This section is constructed by Kirkos Housing Project Office. The site has a total of 784 housing units from studio to three bed room family resident units and moderate business shops. ¹

¹ Bole Sub-City Housing Administration Office

1.2 STATEMENT OF THE PROBLEM

About half of the population growth in third world cities is the result of natural population increase. The main cause of rapid natural growth in developing countries has been the sharp decline in mortality, particularly infant mortality (Smith,1981).

The population increase necessitates cities to upgrade their basic infrastructural facilities to accommodate the pressure. These facilities include clean water supply, sufficient power, good transport networks, information and communication systems and adequate housing. Of all scaling up the housing facility is one of the basic requirements expected from any city administration. One of the most effective means of providing mass housing is constructing condominium houses. This form of housing infrastructure provides good opportunity for urban planners and city administrators for efficient use of land through high rise multi-family dwellings.

The City Administration's integrated housing development program can be mentioned as one of the successful public projects in Africa. Through these projects thousands of Addis Ababa's residents secured home ownership. However, the nature and magnitude of challenges in the life styles of people that are moving to condominium units brought to relocated households is not well assessed.

Gebre (2008) briefly explores the adverse impacts of relocation on thousands of low income households who have been displaced and affected by the process of urban development. He also explained how the process of relocating people from the inner city to new resettlement sites in the outskirts have disrupted the relocates' business ties with customers. However, the research paper lacks to give deeper emphasis to social challenges.

Ezana(2011) researched the development activities of Addis Ababa mainly focusing in the localities of Senga Tera . In his examination, he tried only to see the participatory nature of the development program in terms of resource mobilization. Nevertheless, his study didn't cover the socio-economic impacts of relocation on relocated households(Ezana, 2011).

Getachew(2014) tried to assess the causes of the negative effects of development projects on the livelihood of relocated people from Arada Sub-City to Ayat, Lebu and Jemo. However his study

manly gave emphasis to the causes of negative effect. The research paper didn't try to investigate the economic veracities faced by residents to own the housing units(Getachew, 2014)

With the thoughtfulness of the above facts, the socio – economic encounters faced by resident households of the communal living sites is not well assessed. These encounters include: safety of the site, separation from trunk infrastructure networks daily difficulty to get transportation from home to work and vice versa, transport routes, disruption of former social network, lack of privacy etc.

Hence this research paper tried to examine the nature and scale of challenges that moving to condominium units brought to relocated households and try to come up with credible recommendations that would help the relocates to overcome the social and economic challenges.

1.3 OBJECTIVE OF THE STUDY

1.3.1 General Objective

The general objective of this study is to examinethe major social & economic challenges faced by Summit Condominium residentsas a result of their living style change from slum or semi-slum settlement to a confined condominium housing units at theirnew location.

1.3.2 Specific Objectives

For most households changing a living place has its own pros and cons. Starting life in new localities, getting introduced with new people, or accessing basic facilities etc. The below four specific objectives used to investigate the daily challenges of Summit Condominium residents.

- 1) To examine the nature and magnitude of challenges in the life of people that moving to condominium units brought to relocated households
- 2) To identify the leading social and economic challenges of relocated households are facing as they lived in the condominium units
- 3) To assess the ways in which and the extent to which the relocates succeeded in overcoming the observed challenges
- 4) To come up with plausible policy recommendations that would help the relocated households to overcome their social and economic challenges.

1.4 RESEARCH QUESTION

- 1) What are the nature and magnitude of the life style challenges that the relocates are facing as residents of condominium units?
- 2) What are the leading social and economic challenges that residents of condominium units are facing with?
- 3) In what main ways and to what extent are the relocates trying to overcome the social and economic challenges that they are faced with?
- 4) What needs to be done in order to mitigate the social and economic challenges that condominium dwellers are faced with?

1.5 SIGNIFICANCE OF THE STUDY

This study will be instrumental in revealing social, economic and psychological challenges that appear to the life of households who changed their living place to another neighbourhood that is different from the situation they were familiar with. This study will also be a significant source of information for urban planners by pointing out parts of the public service that requires a due consideration during the planning phase of other projects. It will also serve as a good information source for students who have the interest to make further study on the topic.

1.6 LIMITATION OF THE STUDY

Absence of organized information center at the sight, limited publications to get accurate figures about the performace of City Admistration's Housing Development Office, difficulty to secure convenient time for key informant and focus group discussions and absence of responsible household heads at the time of the survy are among the major challenges faced during the research paper preparation.

1.7 ORGANIZATION OF THE RESEARCH PAPER

This research paper has five chapters. Background information and statements of the problem detailed in the first chapter. Major literatures that are related with the research topic have been

revised in chapter two. In chapter three, particulars of the study area and methods of the research have been explained. Findings of the research have been thoroughly discussed under Chapter four. The final chapter is all about the conclusion and possible recommendations.

1.8 Definition of Terms

- **Slums** –an area of a city where poor people live and the buildings are in bad condition.
- **Condominiums**- an important house, office building, or other multiple unit complex, the units of which are individually owned, with each owner receiving a deed to the unit purchased, including the right to sell or mortgage that unit, and sharing in joint ownership of any common grounds, passage ways, etc
- **Neighbourhood Settlement** –living area of a town that surrounds someone's home, or the people who live in this area.
- **Social Housing Programs** - Social Housing refers to rental housing developed with the assistance of government and subsidized by Municipal and Federal government for people with low to moderate incomes; seniors; or people with special needs who can live, with supports, in the community.
- **Public housing** - housing provided for people on low incomes, subsidized by public funds.
- **Down payment** - A *down payment* is a type of *payment* made in cash during the onset of the purchase of an expensive good/service. The *payment* typically represents only a percentage of the full purchase price; in some cases it is not refundable if the deal falls through.
- **Loan Payable** -A *loan* is an arrangement under which the owner of property (usually cash) allows another party the use of the property in exchange for an interest payment and the return of the property at the end of the lending arrangement.

CHAPTER TWO

2 Review of Related Literature

2.1 Meaning of Communal Living and its Historical Development

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

Thomas and Wolfgang (2006) thoroughly enlightened the recent public housing developments of China. The amazing housing boom in china's country side has been described again and again as one of typical feature. In their 2006 work, they explained the different financial sources that contributed for the public housing boom of China. According to them, local governments or development agencies are the building contractors for residential houses, for public buildings and for the improvement of the local infrastructure (Thomas and Wolfgang, 2006).

According to the Centre for Affordable Housing Finance in Africa report (2013), Africa is growing through its cities every day, as people flock to urban centers in search of opportunity and change, the demand for housing grows. With an annual urbanization rate of 3.5% over the past two decades, Africa's cities are the fastest growing in the developing world. Currently, about 40% of the continent's one billion people live in cities and towns; and it is estimated that in the next few years, some African cities will be home to as much as 85% of their country's population.

Despite significant economic growth, Africa still experiences massive urban poverty and other social problems. Eastern Africa is the world's least urbanized but fastest urbanizing sub-region. By the end of the current decade its urban population will have increased by 50 per cent and the total number of urban dwellers in 2040 is expected to be five times that of 2010. It follows, therefore, that Eastern Africa will face huge challenges associated with massive urban population increases; monumental new and additional demands for the provision of adequate and affordable housing and urban services; and, perhaps most importantly, urban based income-generation opportunities (UN – HABITAT, 2014).

When we come to the housing history of Ethiopia, according to the UN – HABITAT 2014 publication the first half of the twentieth century land and housing in Ethiopia were controlled by a select few individuals and groups who owned and tightly controlled land and housing development. Housing supply was led by the landowning elite with less than one percent of the population owning more than 70 percent of the arable land, on which 80 percent of the peasants were tenants. Low-income households had little option but to rent housing and this was done outside of any formal control or planning system. In 1962, for example, 58 percent of the land in Addis Ababa was owned by only 1,768 individuals, equating to ownership of over 10,000m² each, and leading to 55 percent of housing units being rental housing. In 1974, the land and housing situation significantly changed as a result of the political revolution that saw the overthrow of Emperor Haile Selassie by the Soviet- supported junta, the 'Derg'. In July 1975, Proclamation No. 47: 'Government Ownership of Urban Lands and Extra Houses' nationalized all urban land in an effort to force a fairer distribution of wealth across the country. Two new typologies in the housing sector were established: Government-owned rental units, administered by the Agency for the Administration of Rental Houses, and Kebele Housing managed by Kebele Administration units, the smallest government administration unit, operating at the neighbourhood level. During this time approximately 60 per cent of housing in Addis Ababa was rental accommodation and Kebeles accounted for 93% of this rental accommodation (UN-HABITAT, 2014).

According to the UN-HABITAT, urban problems are rampant in Addis Ababa, as the city has been a melting pot for hundreds of thousands of people, coming from all corners of the country in search of better employment opportunities and services (UN-HABITAT, 2008). The Ministry of Works and Urban Development 2006 report indicated that the Integrated Housing

Development Programme mainly designed in order to respond to the ever-growing need for low-cost housing in the urban areas of Ethiopia that is created because of this population increase.

As reported by UNHABITAT (2010), the first large scale housing development program in Ethiopia started back in 2006 with four years housing development plan. This program called: Integrated Housing Development Program (IHDP). The intention of this plan is to improve housing shortages and unemployment prevalent in cities and towns of the country, realizing housing ownership of urban dwellers through promotion of saving culture, strengthening the construction industry and urban upgrading & renewal (UN-HABITAT, 2010).

To link this program with the national GTP plan, the Ministry of Urban Development, Housing and Construction has produced the Ethiopian Cities Prosperity Initiative back in 2010. The Ministry believed that the ECPI will lead to the establishment of Green Growth, Resilient and Well Governed Cities that support Ethiopia's transformation from a predominantly agricultural nation to a nation with a rapidly growing industrial sector that contributes to the economic growth necessary to achieve middle income country status by 2025. The ECPI is the Ministry's contribution to the Government of Ethiopia's Growth and Transformation Plan (GTP) 2010/11-2014/15 and national Vision.

As cited in Mihretu's, research paper (2005) one of the aims of the IHDP

...One of the main aims of the IHDP is the clearing of 'slum' areas and the re-housing of their residents. Condominium housing is the type of building characteristic of this programme, consisting of multi-storey apartment blocks. This form of housing was promoted as a response to a growing shortage of land and housing (Mihretu, 2005).

2.2 Theoretical Approaches on Urbanization and Public Housing Development

2.2.1 Inclusive Cities Approach

According to this approach, the availability of affordable housing in strategic locations is one of many factors that affect the ability of the urban poor to access services and economic opportunities in urban areas. They believe in incorporating inclusion as a key principle while developing infrastructure plans and service provision could help reduce spatial segregation and improve quality of life of all urban residents. Interventions to develop large scale infrastructure as well as interventions to upgrade infrastructure locally have improved the living standards of

the citizens. In addition, planned expansion of infrastructure in anticipation of future growth can also help to accommodate the needs of rapidly growing urban population.

Improving access to credit and finance to urban poor and the disadvantaged, leads to empowerment, asset building, and wealth creation opportunities. This approach insists the extension of financial markets with savings and loan facilities, support for housing markets with shelter microfinance, and support for enterprise development are targeted at individual households and/or individuals, although in the case of micro-finance, groups may be involved to provide social collateral (World Bank, 2014d).

Inclusion requires access to affordable necessities, such as housing and services, which often present a crushing burden to many disadvantaged households. But, inclusion also clearly demands access to good jobs and opportunities (to build assets and wealth) as well as equal rights and participation of all, including the most marginalized. This approach insists the requirement of an integrated multi-dimensional approach that moves beyond brick-and-mortar interventions. The spatial dimension is a cornerstone of inclusion in urban areas. Spatial approaches generally focus on equal access to housing, infrastructure and basic public services lumped together under the title of ‘upgrading the quality of the living environment’. Housing and infrastructure provision has a role in ensuring inclusion, in addition to its importance for economic growth. While services such as water and sanitation are important for ensuring public health, services such as transport are also important due to their impact on mobility, asset building and the community’s image (World Bank, 2015).

2.2.2 Integrated Approach to Urban Housing Development

The integrated approach to urban Housing Development aimed to raise poor people’s incomes (financial capital) and thereby increase their access to adequate shelter (physical capital) through group-based IGAs (strengthening social capital while increasing financial capital), skills upgrading and training (improving human capital), and access to productive assets, e.g., equipment/machines for Micro and Small Enterprises (physical capital). Improved housing and sanitation conditions (physical capital) would have not only health benefits (human capital) but also impact positively on the environment (natural capital). But to achieve the desired livelihood outcomes,

Partnerships involving a range of stakeholders are vital to the effectuation of an integrated approach. Integrated development is only possible if there is a strong presence of multiple development institutions within poor communities and in civil society more broadly, to support and empower grassroots organizations and empowerment processes.

For instance, in the 1990s Zimbabwe adopted the integrated approach to urban housing development with a housing co-operative in Chitungawiza Municipality. Formed in 1988 by employees of the textiles factory from which it got its name, Cone Textiles Housing Co-operative (CTHC), strengthening its management capacity and lobbying for land for members to build their houses on, until 1995 when the factory closed down and 2,000 workers made redundant. Recognizing that the immediate problem facing CTHC members was loss of incomes and not housing, employment creation and income generation were introduced alongside the housing development initiatives in 1997 under the Integrated Urban Development Project (IUDP). The IUDP sought to empower CTHC members to fulfill their aspirations through training and demonstration on how to use and manage appropriate technologies for housing and micro- and small enterprises (MSEs) development (Majale, 2007).

According to this housing development approach, housing projects sought to increase the overall robustness of households' asset portfolios, in order to strengthen livelihood strategies and reduce vulnerability, assist in creating pro-poor outcomes, and increase positive linkages between the local authority and poor communities. The approach further sought to increase the range of livelihood options available to poor households and to build the capacity of community based groups through networking and strengthening their knowledge and information systems.

To conclude, it is known that integration is likely to produce better outcomes, but it is still difficult to develop models that work locally — let alone have universal application. Since local contexts can be very specific, it is important that an integrated approach be sufficiently flexible: e.g., with regard to what should come first — income-generation, housing or services. While there is perhaps no universal integrated approach as success is influenced by different factors (e.g., context), it may be possible to define principles and conditions, or key factors, for a successful approach. A national or regional strategy could perhaps set out the principles, methods and processes that work, which can then be adapted to local conditions.

On the other hand new urbanism believes traditional design of units provide set of principles for planning that walking ability and livable neighboring units and creating friendly atmosphere for pedestrians. New urbanism movement is designed in neighboring units; it provides various residual uses from apartment to single houses and villa which can support people with different income classes. Its purposes are to support natural and residual units. In new urbanism viewpoint, connection of neighboring units with surround environment is considered and it also supports urban centers and open spaces for all citizens (Morris, 2008).

According to them, using new urbanism principles will benefit municipal developers in the form of lower per capita costs for infrastructures and urban facilities in comparison with suburban developments due to compressed identity and high density of projects, increase tax basics due to the fact that more buildings locate in a small area, less traffic density due to walk ability oriented design, less crime and cruelty and less expenses for safety and police security due to peoples presence during day and night, better public picture of society and better spatial sense, less tendency to scattered city development when internal city environment have more attractions, ease of making public transportation system in places where there is this system and its easier enhance if present and finally better and more civil cooperation which caused to better civil governance.

2.2.3 Low-income Housing Approaches

As stated on the Center for Urban Pedagogy publication (2009), low income housing refers to residences for individuals or families with low annual household income. There are many such housing programs that are privately, state or federally funded and operated. For instance in the US the government says housing is “affordable” if a family spends no more than 30% of their income to live there. This threshold is called “affordable rent burden.” When the government says “affordable housing,” it means affordable for families in the middle or at the lower end of the income scale.

It is often claimed that housing subsidies to low-income households are justified by more tangible externalities. For example, it has been argued that better housing for low-income families leads to better health for its occupants and, since some diseases are contagious, to better health for the middle- and upper-income families with whom they come in contact. Improvements in the exterior appearance of housing confer benefits on others. Available

evidence suggests that some such externalities exist but that their magnitudes are small (Center for Urban Pedagogy, 2009)

2.2.4 World Bank's Housing Development Approach

As stated in Cedric (2001), the World Bank delayed its entry into urban and housing sector loans until 1972, and was inclined to design its policies to suit its financial constraints and opportunities. The Bank's finances depended upon credit worthiness in raising funds from international capital markets and from the allocations provided by the leading developed countries for low-interest lending to the very poorest countries. Accordingly, the Bank relied upon loan repayment and building up its reputation for effectiveness and efficiency in its loan assistance programmes. All of this steered the Bank towards the assisted self-help theories of John F.C. Turner, especially because they were more economical and appropriate than formal sector public housing.

As stated on Turner's work (1976), the design, construction, improvement and management of homes and neighborhoods are the responsibilities of local communities, not of the state or the market. When the community is recognized as the dominant sector in housing, a much richer and more accommodating variety of alternatives can match a wide variety of political, economic and cultural contexts. Whether the prevailing social objective is to limit and control capitalist exploitation or bureaucratic centralism, rectifying the balance in housing can-and perhaps must-be a major part of any strategy for such change. Clearly, the issue is not whether housing should be the product of anyone sector alone; all experience confirms that in the long run this cannot be. The real issue is concerned with the boundaries between the various levels of action and authority in the housing process as a whole.

The Bank's strategic policy documents (World Bank, 1972, 1974, 1975) set out the grounds for assisted self-help housing in the form of sites and services and related in situ slum upgrading projects. The adaptation of Turner's theory revolved around principles of affordability, cost recovery, and replicability. In effect, the projects were to be budget-led rather than led from the professionally designated norms of housing standards. Affordability accordingly meant that standards of utility and infrastructure had to relate to low-income household realities where some 65 to 85 percent of spending was allocated to food and subsistence. Cost recovery was justified on economic and social grounds; for example, the continuity of projects was at risk where costs

were not recovered. In addition, ‘free’ provisions to residents would probably induce larger rates of rural-to-urban migration, consequently adding to urban development problems. Cost recovery appealed to some orthodox economists on grounds of the user pays principle. Replicability was cast as an overall principle joining affordability and cost recovery for a strategic aim of theoretically overcoming the insanitary and diswelfare effects in growing volumes of under-serviced squatter settlement (Pugh, 2001).

2.3 Social Challenges of Communal Residence

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

As mentioned in the works of Wakely & Riley (2011), lack of understanding the importance of location during site planning is also mentioned as one of the sources of social challenges in communal living sites. In their drive to reduce capital costs, many housing authorities acquired cheap undeveloped land on the city fringes at long distances from trunk infrastructure networks, transport routes and other services. Thus the level of infrastructure provision, notably water supply, was invariably costly and frequently inadequate. Research has shown that involuntary relocation can result in physical and emotional stress reactions that can cause a decrease in morale. The effects of involuntary relocation are similar to symptoms of grief, including feelings of physiological, social, and somatic stresses and helplessness as well as a loss of control. (Wakely & Riley, 2011).

The situation for people with disability, it is important to recognise that specific disabilities can impact in different ways on housing choice and experience. Within the limitations of their study, Beer and Faulkner (2008) identify a range of issues for people with particular disabilities: People with psychiatric disability report the lowest incomes, few opportunities for full-time employment

and greatest overall disadvantage. Most people are tenants, particularly of social housing. Their support needs are typically inadequately met. There has been a growing awareness of the social problems that are uncovered by relocation and of the further complications that relocation sometimes adds to such problems. In most cases, the process of slum clearance and redevelopment has but a negative connection with low-income housing, the elimination of unsafe and unsanitary dwelling units. The only way in which slum clearance has directly assisted in the improvement of housing conditions for slum dwellers has been through the relocation process; and here is where the attention of those whose motivation is social, rather than economic, is beginning to focus. While the economic motivation is no less worthwhile, it becomes important to recognize that the two basic motives-economic and social-may be present in any given project, and they may come into conflict with each other.

Relocation impacts involve modifying relations between people and their homes, neighbors and the institutions they frequent. Typically, there are three groups affected by residential and commercial relocations:

- Relocated households
- Relocated businesses/community facilities; and
- Impacted neighbourhoods, both those neighbourhoods subject to relocations and those neighbourhoods into which households, businesses, or community facilities are relocated.

In areas where financial compensation programs are adequate, the major impact of displacement is not financial, but social and psychological, due to a sense of “localism” among inhabitants of urban neighbourhoods. Additionally, persons who have resided in an area for a long period of time or who have been home owners tend to experience a greater sense of loss when compelled to relocate.

According to the US department of transportation (1975), residential relocation can have serious adverse effects, particularly for certain groups of residents. Long-term residents, persons with disabilities, and elderly persons often have particular difficulty adjusting to required relocation. Residents with mobility limitations, such as persons with disabilities and low income individuals, may find it difficult to meet daily needs due to the loss of facilities and services they depend on. These individuals also tend to have greater reliance on community-based social networks.

Elderly persons have particular difficulty adjusting to new surroundings and establishing new social ties (U.S. Department of Transportation, 1975).

As stated in the works of Carena (1998), resettlement programmes have predominantly focussed on the process of physical relocation rather than on the economic and social development of the displaced and other negatively affected people. This has severely eroded the development effectiveness of resettlement and rehabilitation programmes and heightened the impoverishment risk of the re-settlers. According to Cernea (1998) risks to adversely affected people are not a component of conventional project analysis. The key economic risks to affected people are from the loss of livelihood and income sources such as arable land, common property resources such as forests, grazing land, ground and surface water, fisheries, etc and changed access to and control of productive resources.

The social effects of relocation mostly evident on elderly. According to Alzheimer's Society (2007), the terms 'loneliness' and 'isolation' are sometimes used as if they were synonymous, they refer to two different concepts. Isolation refers to separation from social or familial contact, community involvement, or access to services. Loneliness, by contrast, can be understood as an individual's personal, subjective sense of lacking these things to the extent that they are wanted or needed. It is therefore possible to be isolated without being lonely, and to be lonely without being isolated. For instance, an older person can be physically isolated (living on one's own, not seeing many other people etc.) without feeling lonely. For some, physical separation is even a result of choice.

Similarly, one can feel lonely in the midst of other people. Older family members and care-home residents may not appear to be physically isolated, but their relationship with the people they live with may not be enough to ward off loneliness, particularly when the death of friends and loved ones takes away the companionship they need. However, there are instances when even this distinction is blurred. Sensory deprivation, especially severe hearing loss, depression and cognitive decline (and sometimes the medication taken to treat them) can all create physical barriers, meaning that the isolation experienced by older people in group settings can be just as severe as for those living on their own. (Dementia UK, Alzheimer's Society, 2007)

On the other hand as Rahe, R. H., et al stated (1967), the relocated elderly are generally those who have been less mobile and who have lived in the old neighborhood longer than the average

person. For the elderly, the move frequently represents an added financial hardship because their economic circumstances are already quite precarious. The old neighborhood which they are forced to leave has two major advantages for which the better housing conditions of the new location cannot adequately compensate: the extensive friendship ties and the convenience to many facilities (grocery, drugstore, church, transportation, etc.). The social ties to the old neighborhood are a particularly strong impediment, and the stronger the ties, the more dissatisfied are they with the new neighborhood' and the more severe is their grief reaction.

Different scholars also tried to understand the social effects of relocation on children. As South and Haynie stated (2004), residential moves are often accompanied by declines in social connections, whether assessed by children's social network sizes, popularity, and parents' familiarity with their children's friendship networks (South and Haynie 2004) or by children's connections with parents, school, and the community, and parents' connections to the school. One problem in examining the effect of moving on social ties and support, however, is that household moves are not always problematic. For example, families often move to improve their housing and neighborhood conditions

As Macintyre S, Ellaway A mentioned (2003), neighborhoods can influence health in many ways. First and perhaps most obvious is through the physical characteristics of neighborhoods. Health can be adversely affected by poor air and water quality or proximity to facilities that produce or store hazardous substances; by substandard housing conditions exposing residents to lead paint, mold, dust or pest infestation; by lack of access to nutritious foods and safe places to exercise combined with concentrated exposure and ready access to fast food outlets and liquor stores; and by adverse traffic conditions. Research has examined how the physical characteristics of the buildings, streets and other constructed features of neighborhoods also referred to as the "built environment" affect smoking, exercise and obesity. For example, proximity to supermarkets (which typically sell fresh produce) has been linked with less obesity, while proximity to small convenience stores (which generally do not sell fresh produce) has been linked with more obesity and smoking. People are more likely to be physically active when they live in neighborhoods with better resources for exercise, such as parks and walking or jogging trails; with less litter, vandalism and graffiti; and with street patterns that present fewer pedestrian obstacles. Many characteristics of the physical environment supermarkets and parks, for example can also be thought of as characteristics of the service environment.

As cited in Heinrich K, Lee R, Suminski R's work (2007) health can also be shaped by

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

2.4 Economic Challenges of Communal Residences

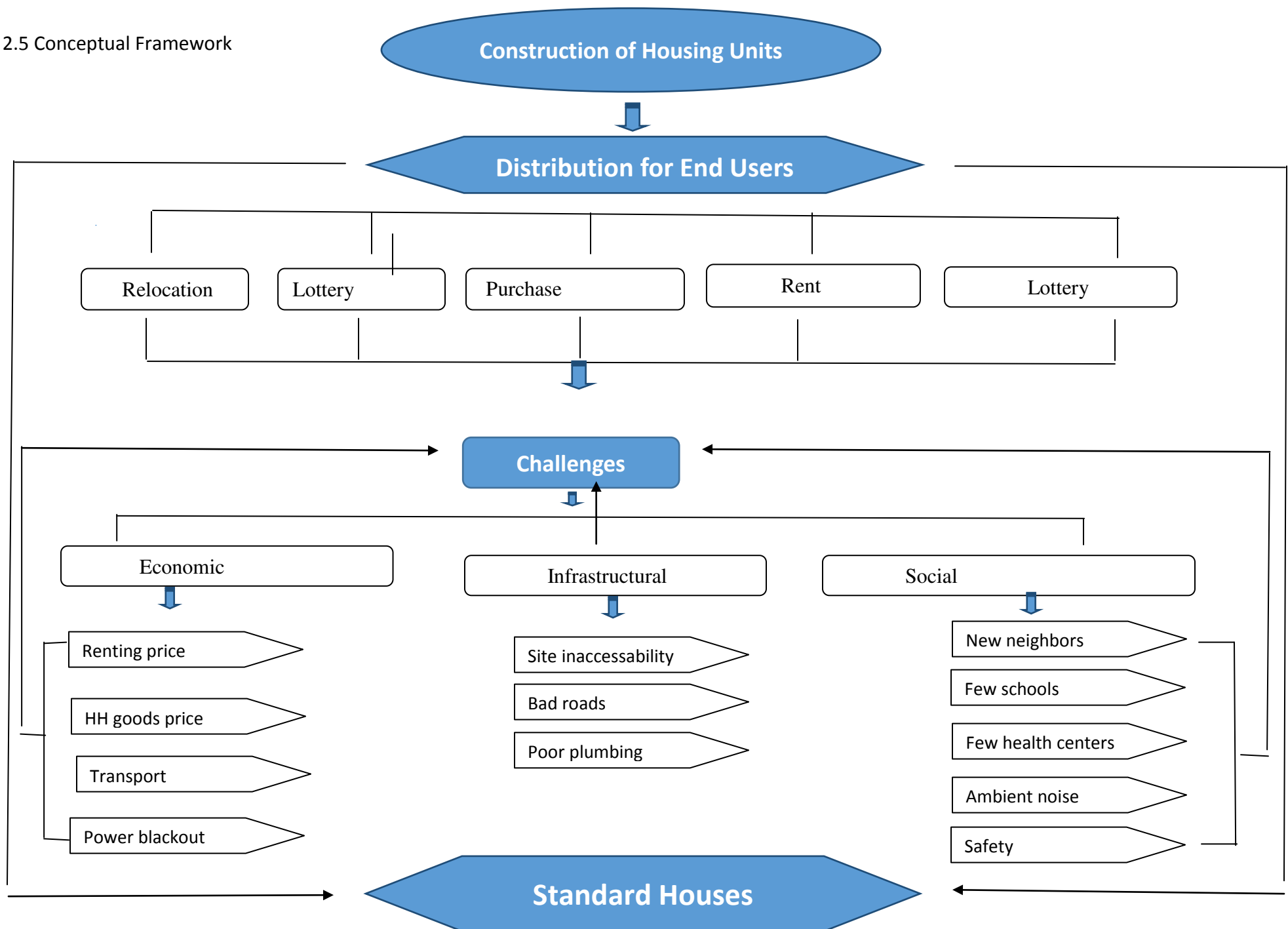
Although condominiums are supposed to provide low-cost housing for the poor and for middle-income households, they do not seem to be meeting their initial goals, as costs are so high that even many middle-income earners cannot afford the payment (Yewoinshet 2007; UN-HABITAT 2010; Ezana 2011). Moreover, even those households who are able to move to condominiums might be allocated flats on the periphery of the city, which restricts their employment opportunities and forces them to incur high transportation costs (UN-HABITAT 2010). The inability to pay the monthly mortgage and service payments forces many households to move out of their unit and rent it out (UN-HABITAT 2010). As a result, the condominiums programme may lead to a process of gentrification through which poorer people who are allocated to condominiums rent them out to better-off households. Gradually, this may lead to a situation where the urban middle class reside in and own the housing that was intended for the urban poor, who may be pushed to the suburbs, where they may not be able to find employment in the informal sector and may be unable to afford to travel to the city centre for work, thus becoming even more impoverished.

When we see the history of housing finance in Ethiopia, there is a distinct absence of a diversified and flexible housing finance sector in Ethiopia. For many years, the Construction and Business Bank (CBB) (formerly the Housing and Savings Bank) was the only bank to offer housing construction loans and long-term mortgages for the procurement of housing. The Bank, which was owned by the government of Ethiopia, relied heavily on the Central Bank for its capital. Overall, this centralized financial set-up has resulted in a housing finance sector that is very limited in its scope and diversity of the products it offers. Due to this and other realities securing affordable housing for low-income Ethiopians became a major challenge (UN-HABITAT, 2010).

On the other hand, few commercial banks and private housing developers are providing financial services to those individuals who have enough resources while making the process financially not applicable for majority of houseless residents. The poor although they can win the lottery to take up government constructed condominium houses fail to pay up the 20% down payment and the houses are offered to the next person on the waiting list due to lack of finance (ECSC, 2008).

Links between mortgage foreclosure, mortgage delinquency, and psychological stress have been documented in several studies. Cairney and Boyle (2004) linked homeownership and mortgage delinquency to psychological distress as assessed by self reported measures of depression, loneliness, and restlessness. They find that home owners have lower levels of distress than renters. The authors also find that homeowners without mortgages reported lower levels of distress than homeowners with mortgages. Their analysis, however, does not adjust for selection bias or other potentially confounding variables such as dwelling quality.

2.5 Conceptual Framework



The above conceptual framework tries to show the relationship between the new life of households and the unanticipated challenges faced by residents. The city administration housing development office is constructing thousands of houses through its housing development projects. These houses end up in the hands of end users in different ways. Some end users have relocated from the central part of the city because of various infrastructural development works such as road construction or private investments (hotels, hospitals, recreation centers etc.). The second group of beneficiaries are those households who got their housing units being one of the lucky lottery winners from the long list of people who registered in the city Administration's housing development program. The third group of households are who managed to purchase the housing units from the original owners. The fourth group are people who managed to rent the housing units.

Moving to these site made them to face various challenges that can be categorized as social economic and infrastructural. The major economic challenges include a house renting price that continually rising from time to time, limited supply of the household goods and their slightly high expense compared with other local markets, distance of the site from the center of the city and households obligation to spend additional money on daily basis for transport. Residents of the site are also facing various challenges that can be associated with infrastructural development of the site which includes poor plumbing system, bad internal roads and inaccessibility of some parts of the site. Residents also facing some social challenges which includes meeting new neighbors, presence of few schools, presence of ambient noises that on daily basis disturb their families and occasional breaking of houses or stealing parts of private automobiles. On the other hand the end users of these housing unit are able to live in a standard housing units.

CHAPTER THREE

3. DISCRIPTION OF THE STUDY AREA AND RESEARCH METHODOLOGY

This chapter thoroughly describes the study area and methodology of the research. The criteria used to select the sample housing units explained under the topics of sampling methods and sampling size. The chapter also sheds light on the details of the data collection procedures.

3.1 Description of the study area

Bole Sub City is one of the ten Sub-Cities of Addis Ababa with a total population of 308,995 of which 145,225 are male and 163,770 female. The Sub-city covers a total of 122.08 square kilometers and consists 14 Woredas (CSA, 2007). According to Bole Sub- City Housing Development Project Office, Summit condominium communal living site is one of primarily established communal living sites developed with the ambitious government led low and middle income housing programme. The site is located inside Bole Sub City to the south-eastern outskirts of Addis Ababa. It is one of the condominium sites to be built on the periphery of the city (UNHABITAT, 2010).



Fig 1.Partial View of Summit Condominium Site

This site has two main sections: Summit Condominium 1 and Summit Condominium 2. To date, a total of 10,101 housing units were constructed in 400 four-storey building blocks. The construction works of this site is a result of an integrated effort of Kolfe, Arada and Kirkos Housing Project Offices. On the other hand, Summit Condominium 2 is a recently constructed communal living section adjacent to Summit Condominium 1. This section is constructed by Kirkos Housing Project Office. The site has a total of 784 housing units from studio to three bed room family dwellings and moderate business shops. The research paper tries to comprehensively study the challenges faced by residents of Summit condominium 1 due to their relocation to the site and the associated changes in their way of living.

The selection of Summit Condominium site for this research is because of the presence of hundreds of households who have been relocated from the previously undeveloped areas of Addis Ababa through the integrated housing development programs of the city administration. It has been hypothesised that, with the new housing units they possess, there will be a considerable transformation in their daily living practice which is expected to differ from what they used to experience.

3.2 Research methodology

3.2.1 Sampling method and sampling size

3.2.1.1 Sampling methods

To make the sample size highly representative the research used the probability sampling techniques. To select sample groups in an unbiased manner from the inhabitants of Summit Condominium Site, random sampling without replacement has been applied. This sampling technique used primarily centring the resident list of the site which has been collected from the offices of residents associations that is located inside the site.

In general, during the household survey of the study the following series of sequential steps were considered:

- ✓ The sampling frame of the study has been clearly specified
- ✓ Slovin's formula used to select required sample size from the sampling frame

- ✓ Initial arrangements were made to implement the sampling plan and to collect the data
- ✓ All the sampling process has been reviewed

3.2.1.2 Sampling size

The sample size formulas provide the number of responses that need to be obtained. Many researchers commonly add 10% to the sample size to compensate for persons that the researcher is unable to contact. The research used Slovin's simplified formula to calculate sample size. To calculate the sample size based on the sample required to estimate a proportion with an approximate 95% confidence level:

Where:

n = required sample size,

N = population size,

e = the level of precession

$$\frac{N}{1 + N(e)^2}$$

$$= \frac{10,101}{1 + 10,101(0.05)^2}$$

$$= \frac{10,101}{1 + 10,101(0.0025)}$$

$$= \frac{10,101}{1 + 25.2525}$$

$$\mathbf{n} = \mathbf{\underline{384.76}}$$

3.2.2 Data collection procedures

Both primary and secondary sources were used to collect the data of the research. Primary data collection is an important piece of many research projects. Using proper techniques it ensures that qualitative data are collected in a scientific and consistent manner. The primary data of the research that is collected through the social survey (in depth interviews, key informants' interviews and focus group discussion) helped for the theoretical construct of the research paper. Prior to the actual data collection process, the interview and the household survey questions carefully designed, evaluated and tested.

In general, as part of the primary data collection:

- For the focus group discussions, 22 open ended questions used with a group of 10 participants. During the discussion, the interaction of respondents stimulate a richer response and valuable thought.
- 6 key knowledgeable respondents who have unique skills, professional background related to the issue being evaluated has been selected and interviewed. During the key informant interview, a greater volume of issues on the new life style of communal residence has been covered.
- A household survey conducted on 385 households using a pretested self-administered questionnaire with 35 questions.

Secondary data sources also used to complete this research. These secondary data sources include: various publications related with communal residence, electronic data, government records, and public sector records, internet sources and data collected by other researchers.

3.2.2.1 Primary data collection

3.2.2.1.1 Questionnaire survey

The research applied both open ended and close ended questions to capture as much as possible responses during the data collection stage. The questions have a logical flow from one to the next. To achieve the best response rates, they evolve from the least sensitive to the most sensitive, from the factual to the attitudinal, and from the more general to the more specific. I

used some general rules for question sequencing: I started with easy non-threatening questions that can be easily recalled. These questions include: age, gender, education level, annual revenues. Earlier to the over-all data collection, data collectors took orientation on the process that includes: communicating households, time keeping, clarification of questions and their familiarity with the purpose of the study etc. Using 20 sample households a pretest sessions also conducted to check the performance of the questionnaire. This pretesting helped to clarify the vagueness of few household survey questions.

During the data collection stage a due consideration was given to inquire one topic at a time, to use some transition phrases when switching topics and also used contingency questions as needed. It also tried to keep the survey as short as possible. Each household survey took on average 14 minutes. This is intentionally done to keep the momentum of respondents. Respondents also assured on the confidentiality of the process.

3.2.2.1.2 Focus group discussion

For this descriptive research paper, applying focus group discussion as one of my data collection methods contributed to collect an in-depth information from respondents and helped to resolve apparently conflicting information. Two (FGD) focus group discussions were conducted. The first FGD discussion involved 5 female and 4 male participants. While in the second FGD discussion 6 female and 4 male participants involved. During these focus group discussions, carefully constructed, consistent and relevant 22 open ended questions used. The purpose of the discussion reflected on these questions.

Based on the purpose of this research paper, the nomination method has been used when recruiting participants of the discussion. This selection technique facilitated to get worthy suggestion and opinions on the research topic. When selecting participants of the discussion, a due consideration was also given for the composition of gender, age and professional background. On average an hour and ten minutes used to complete the FGD sessions.

Moreover, to maximize disclosure among participants of the group discussions, 6 and 7 individuals intentionally recruited from the following blocks:

- 6 participants from block 1 to block 100,
- 6 participants from block 101 to block 200
- 7 participants from block 201-300

To analyse the data of the focus group I used spreadsheet database

3.2.2.1.3 Key information interviews

This form of interview gives a good opportunity to clarify any issues raised by the respondent or ask probing or follow-up questions. Key informants of the study were carefully selected, to share their first-hand knowledge and experience on the social, economic and financial encounters that were disclosed to the community after relocating to condominium houses. In creating this list, it has been tried to acquire a diverse set of representation with different economic, personal and professional backgrounds. This diversity provided a broad range of perspectives to the matter. For the study 6 key informants were selected:

- 1) Addis Ababa City Government Housing Development Officer (1)
- 2) Summit condominium 1 residents (2)
- 3) Block 32 committee member (1)
- 4) Association Representative (1)
- 5) Local business owner(1)

To select the final key informants of these study three steps were taken. First, comprehensive key informant list was developed that included the above mentioned representatives and other potential informants such as: local kebele education office representatives, parent's committee members of the local schools, government health centre officials who are working in the health centre which is located inside the site. Second, a quick assessment was made to check their willingness & availability. Based on their responses and willingness to be available for the interview, 6 key informants were selected. Then, venue of the interview was decided in a one to one consultation with the informants. Of the totally selected respondents, 4 of them expressed their willingness to have personal interviews inside their home. The interview with the remaining two informants was conducted inside their workplace. During the interview sessions scripts were prepared that contain special instructions for the interviewer, and with the consent of the informant, audio recording materials used to record personal observations and comments.

3.2.2.2 Secondary data

The research used secondary data from published and unpublished sources. Mainly books, periodic publications, strategic plans and reports, official statistics, administrative records and various journals referred.

3.3 Methods of Data Analysis

The research used computer assisted qualitative data analysis for the household survey using the Microsoft Excel Program. A progressive focusing method has been used to analyse the data that is captured through FGD and key informant discussions. During the data analysis phase it has been tried to thoroughly assess the meaning of the text. With the consideration of limited time the research has, the processing and interpretation of the data occurred throughout the research period.

While analysing the data the following steps has carefully been applied:

- Data collection
- Documentation of the data
- Categorization of the data into concepts
- Connection of the data to show how one concept may influence another
- Corroboration/legitimization, by evaluating alternative explanations, disconfirming evidence, and searching for negative cases

CHAPTER FOUR

4. Results and Discussion

4.1 Demographic Characteristics of the Sample Households

The study conducted on 385 sample households at *Summit Condominium* resident site. It involved household survey, focus group discussions, in-depth interviews and personal observations. This paper mainly focused on assessing the relationship between residence relocation and its socio-economic outcome. It has been tried to evaluate the daily living realities of residents, challenges associated with the infrastructural facilities, how household's trying to manage the remaining payment of the housing units and its economic implication on their families.

Mainly weekends used to conduct the household survey and focus group discussions. This is because most of the household heads of selected sample group usually stay inside their home during these days of the week. However, the in-depth interviews that were made with key informants, conducted during the working days of the week. Therefore, the major findings of the study presented here as follows.

4.2 Household Information

4.2.1 Age Classification of Respondents

The household survey revealed, of the totally interviewed 385 households of Summit Condominium, 23.8 % of them are, aged 30-34 years old. 20.1 % of the respondents are, aged 25 – 29 years old. As it has been indicated by participants during the focus group discussions, this is the age category usually individuals try to start their own life while separating from their families or from their close relatives who used to provide them a financial assistance. During the household survey no respondents found with the age of 75 and above.

Table 1. Age Classification of Respondents

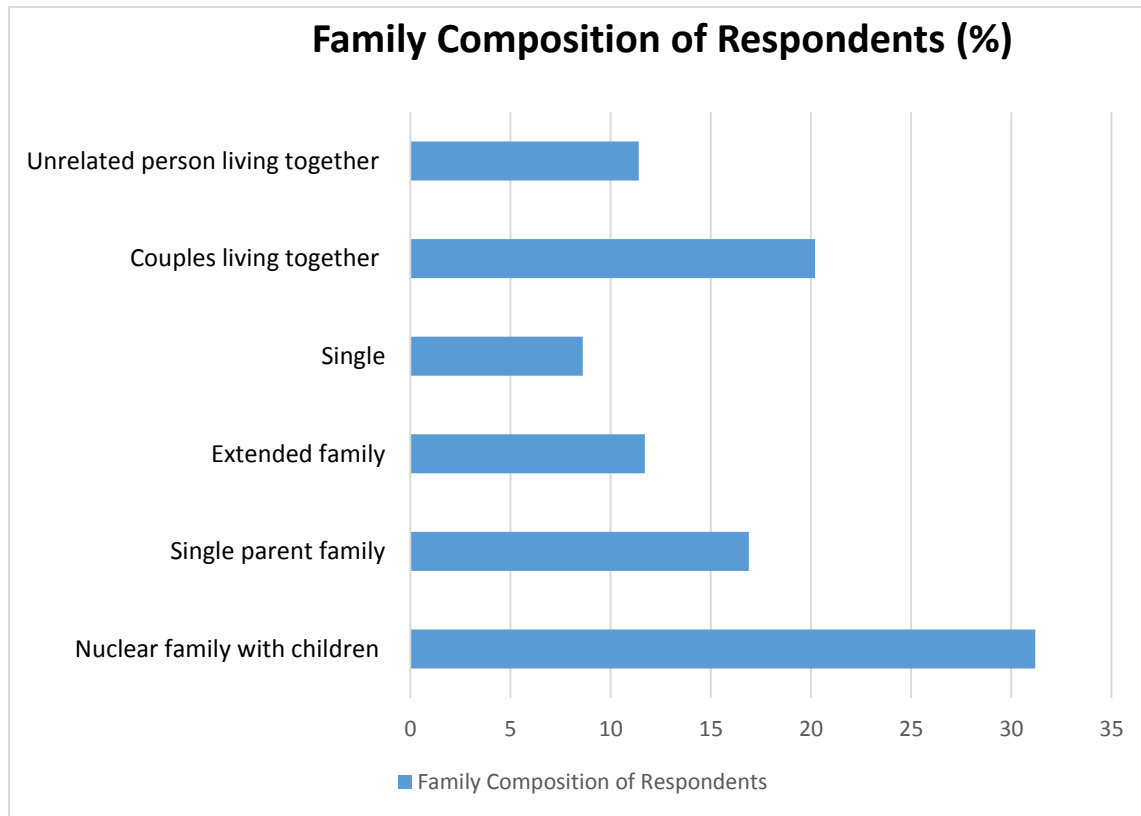
Age Group of Respondents	Percentage (%)
0-4	0
5-9	0
10-14	0
15-19	0
20-24	9
25-29	20.1
30-34	23.8
35-39	3.3
40 – 44	2.2
45-49	14.1
50- 54	6.4
55-59	5.7
60-64	6.2
65-69	7.2
70-74	2
75-79	0
80-84	0
85- 89	0
90-94	0
95+	0

Source: Household survey, June 2016

4.2.2 Family Composition of Respondents

In terms of family composition, 31.2 % (120) of households are nuclear families living with their children. Followed by couples living together, 20.2 % (78). Nearly 17% of respondents are families headed by single parents. Unrelated persons living together comprise 11.4 % (46) of the total interviewed respondents. On the other hand, extended family members who are living together comprise 11.7% (45) of the respondents. Singles are the least family category sharing only 8.6 % of the total respondents.

Fig 2. Graph showing family composition of respondents



Source: Household survey, June 2016

4.2.3 Family Size of Respondents

Concerning family size of respondents, of the totally interviewed households, 8.6 % (34) of them are single, 24.7% (99) of them are family size two. Of the totally interviewed respondents a family with four members is the largest family group representing 32.7 % (131) of the respondents. Those families with five members only represent 3.9% (15.6) of total respondents.

Table 2. Family Size of Respondents

<i>Family Size</i>	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
<i>One</i>	9	7	9	9	34	8.6
<i>Two</i>	22	23	25	29	99	24.7
<i>Three</i>	27	25	25	25	102	25.2
<i>Four</i>	34	29	33	35	131	32.7
<i>Five</i>	3.9	3.9	3.9	3.9	15.6	3.9
<i>Six and above</i>	5	5	3	5	18	4.9

Source: Household survey, June 2016

4.2.4 Relocation Year of Households

According to Bole Sub- City Housing Administration Office, the housing units of Summit Condominium has officially transferred to beneficiaries back in April 2010. Of the totally interviewed households 65.2 (251) of them responded as they are among the first households to start living there since its inauguration. However of the totally interrogated households 19.5 % (75) of them refereed 2011 as a date of relocation. 3.1 % of them mentioned they have transferred in 2012. As it has been shown in the below table 3.4 % (13) of respondents mentioned 2016 as a year of relocation. In the meantime, during the household survey most of these households who confirmed they were transferred in 2015 also revealed they own the housing units through rent.

Table 3.Relocation Year of Households

Relocation Year/GC	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
2010	62	72	53	64	251	65.2
2011	7	6	5	4	22	5.7
2012	4	3	3	2	12	3.1
2013	1	1	2	3	7	1.8
2014	1	0	2	2	5	1.3
2015	17	37	11	10	75	19.5
2016	4	2	3	4	13	3.4

Source: Household survey, June 2016

4.2.5 Employment Status of Residents

The household survey also revealed, most of the family heads of Summit are working families who on daily basis obliged to travel to other vicinities of Addis Ababa. Of the totally interviewed households 49.3% (190) of them responded they are civil servants working in various government institutions 11.7% (45) of them replied they are the employee of non – government organizations 12.9% (50) of them mentioned they are working for private companies, 16.8% (65) of them mentioned they have their own small private business. The remaining 9% (35) of households responded they have no jobs at all. These respondents mentioned they are living mainly with the financial support of their family members or close relatives.

Table 4. Employment Status of Residents

<i>Employment Status</i>	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
<i>Government Institutions/OoS</i>	39	46	48	57	190	49.3
<i>Non-Government Institutions/ OoS</i>	13	9	11	12	45	11.7
<i>Private Companies (OoS)</i>	11	13	14	12	50	12.9
<i>Private Business</i>	13	20	17	15	65	16.8
<i>Unemployed</i>	9	12	7	7	35	9

Source: Household survey, June 2016

4.2.6 Respondent's Monthly Income

When assessing monthly income of respondents, 10.4% (40) of them revealed they are getting monthly income which is less than 1000 birr. 18.2 % (70) of them revealed their monthly income falls between one thousand and three thousand birr. From the total respondents of the study 46.7 % (180) of them confirmed their monthly income falls under the category of 3,000 - 5, 000 birr. The remaining 24.7% (95) of them stated they are earning more than five thousand birr per month.

Table 5. Respondent's Monthly Income

<i>Monthly Income/Month</i>	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
<i>250 - 1000 birr</i>	11	9	13	7	40	10.4
<i>1001 - 3000 birr</i>	18	16	17	19	70	18.2
<i>3001 - 5000 birr</i>	39	45	51	45	180	46.7
<i>5001 and above</i>	20	28	25	27	95	24.7

Source: Household survey, June 2016

4.2.7 Disability Status of Respondents

On the other hand, from the totally interviewed households 1.3% (5) of them mentioned they have members of family who have either physical or mental disability. Among the above mentioned respondents, 60 % (3) of them mentioned they have family members with a partially paralyzed legs who regularly obliged to use wheelchair & 40 % (2) of them mentioned they have visually impaired family members. According to these respondents, difficulty to move up and down using a wheelchair being resident above the first floor of their block and difficulty to access the bathroom with any sense of ease are among the major daily challenges faced by the disabled members of their families.

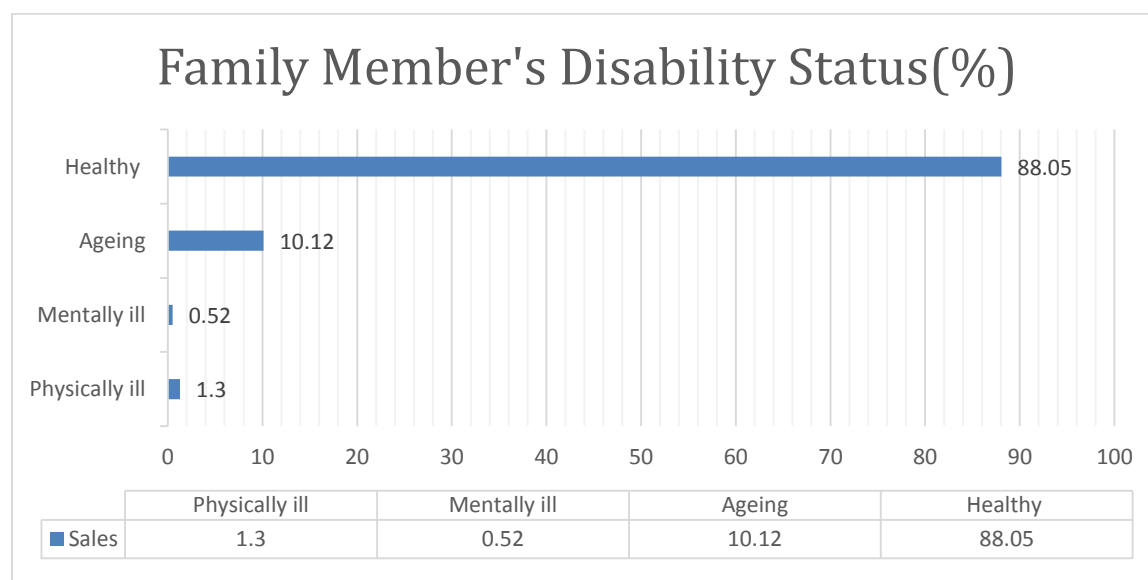
Again, 0.51% (2) of them mentioned they have members of family who are living with mental health problems. These group of respondents mentioned they should always to accompany members of their family who are living with a mental health problems. According to these families, since they are living above the first floor of the block, they worried, one day their mentally ill family members may possibly fall to the ground. Attributable to this insecurity, they are regularly assigning another family member who has the obligation to look after them.

On the other hand 10.12 % (39) of respondents also mentioned they have old family members who usually necessitate personal assistance. According to these respondents, difficulty to climb

up the stairs is the major challenges faced by their ageing family members. 88.05% (339) of respondents mentioned none of their family members have the health and aging problems.

As we saw from the details of the below figure, fewer cases have been identified on physical, mental and aging issues in relation to the study's sample size. However, it is important to mention during the housing distribution not only required to consider household head's health status but it is also logical to contemplate their family member's health status too.

Fig 3. Graph showing the disability status of respondents



Source: Household survey, June 2016

4.2.8 Previous Living Area of Residents

Concerning the previous living areas of residents, of the totally interviewed households 22.1 % (85) of them mentioned they came from Arada Sub-city. From these respondents majority of them are displaced households from Arat Killo area because of the city administration's development programs. As you can see from the below table all sub-cities of Addis have a representative. From these sub- cities Akaki Kaliti has the least number of representatives. On the other hand, 13 % of respondents revealed they came from various regions of Ethiopia mainly for work related reasons. Of the totally interviewed households only one single household

revealed she came from Bahrein. For those households who are living in a rented housing unit, mostly the price of the housing units and proximity of the site to their workplace influenced them to decide Summit to be their residence area.

Table 6.Previous living area of residents

Previous Area	LivingB 1 – 100 N	B 101 – 200 N	B 201 – 300 N	B 301 – 400 N	Total N	P (%)
Akaki Kaliti Sub0 City		2	3	3	8	2.1
NEFAS SILK-7 LAFTO Sub City		4	4	3	18	4.7
KOLFE KERANIYO	4	3	5	4	16	4.1
GULELE	6	3	0	6	15	3.9
Sub City LIDETA	3	4	3	3	13	3.4
Sub City KIRKOS	5	1	5	3	14	3.6
Sub City ARADA	19	19	27	20	85	22.1
Sub City ADDIS KETEMA	6	3	2	3	14	3.6
YEKA	22	18	18	14	72	18.7
Sub City BOLE	21	19	20	18	79	20.6
Sub City Regions	12	17	11	11	50	13
Abroad	0	0	1	0	1	0.2

Source: Household survey, May 2016

4.3 Housing Types and Status of Ownership

The household survey solely involved residential housing units of the site. Hence, concerning the size of housing units, of the totally interviewed households 22.6% (87) of them responded they are living inside a housing unit usually refereed as Studio. Another group of respondents, 50.9 % (196) of them, mentioned their housing unit has a single bed room. 21.8 % (84) of respondents also revealed their housing unit has a double bed rooms. Of the totally interviewed households only 4.7 % (18) them mentioned they are living inside a housing unit that has triple bed rooms.

Table 7. Housing Units Description

<i>Type of Homes</i>	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
<i>Studio</i>	18	24	23	22	87	22.6
<i>Single Bed Room</i>	50	48	44	54	196	50.9
<i>Double Bed Rooms</i>	22	23	17	22	84	21.8
<i>Triple Bed Rooms</i>	5	5	3	5	18	4.7

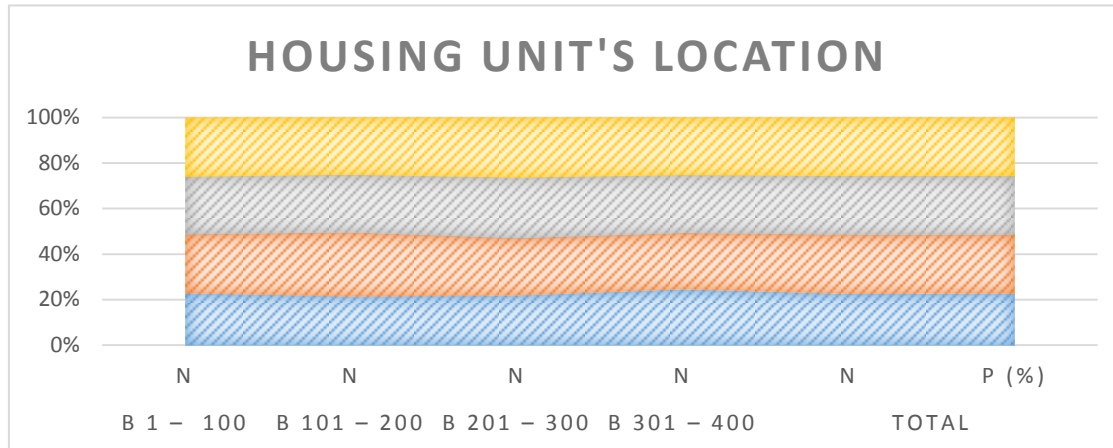
Source: Household survey, May 2016

During the focus group discussion, participants mentioned due to the small size of their housing unit, most of the time their family members obliged to use the passageways of the house as a regular bed room. This space problem aggravates when a close family visitor shows up and plans to spend the night. At the time when they pass under such a kind of circumstances they routinely use their living room as a temporary bed room.

The sampling of the household survey tried to comprise proportional representation from the four floors of selected blocks. Of the totally selected 385 respondents of the survey 22.6 % (87)

of them represent the first floor, 25.9 % (100) of them represent the second floor, 25.7 % (99) of them are living in the third floor, and 25.7 % (99) of them are from in the fourth floor.

Fig 4. Graph showing housing unit's location of respondents

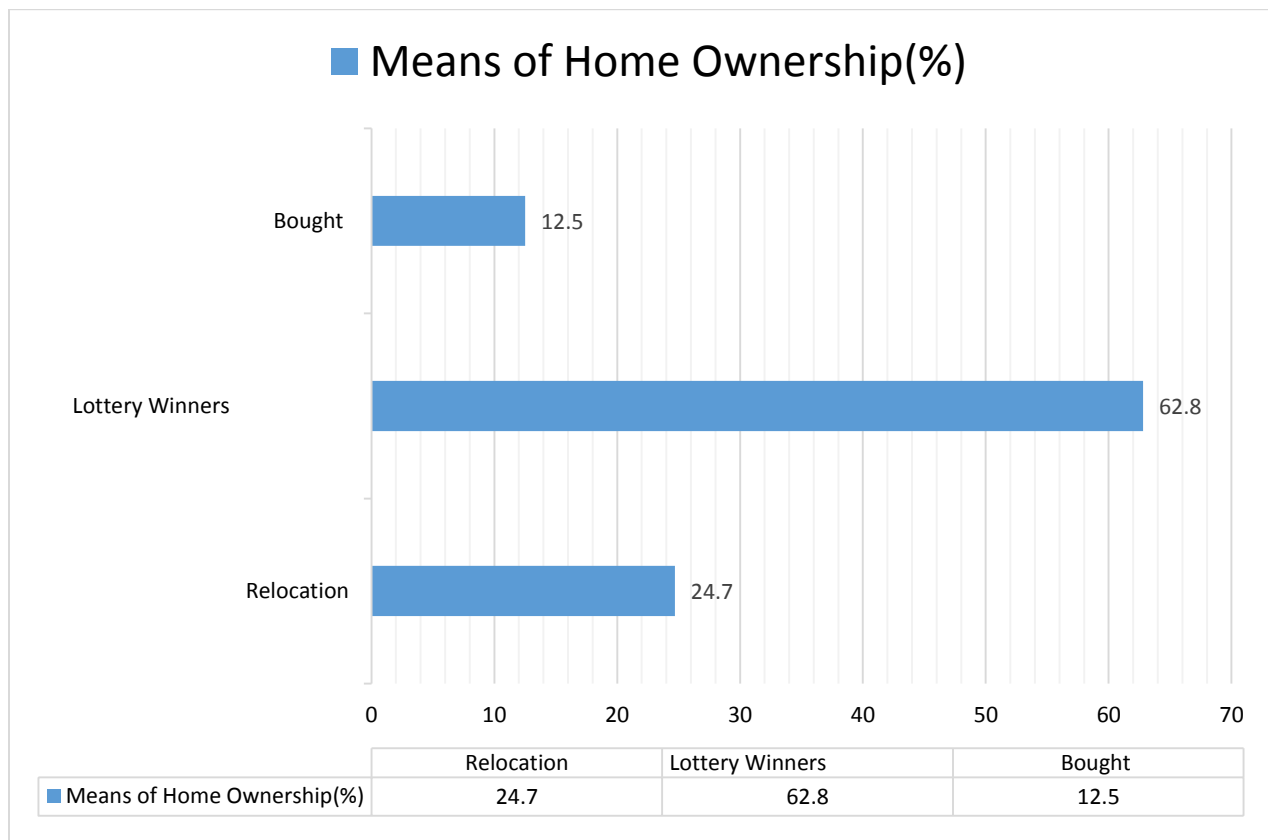


Source: Household survey, June 2016

4.3.1 Tenure Status of Occupants

In terms of home ownership, of the totally interviewed households 60%(231) of them mentioned they are the owners of the current housing unit which they are residing in. During the household survey the study identified three ways of home ownership. Based on their response, 24.7 % (95) of respondents mentioned they have received their housing units as part of the city administration's development plan being one of the relocated households back in April 2010. 62.8% (242) of respondents explained they received the housing units from the city administration, being one of the winners of the lottery. The third group of owners, 12.5% (48) mentioned they bought the house from previous owners.

Fig 5. Graph showing means of respondent's home ownership



Source: Household survey, June 2016

4.4 Social Challenges of the Site

4.4.1 Transport Issues

Concerning issues of transportation, most participants of the focus group discussion mentioned there are daily challenges faced by members of their family. As stated by these participants, usually there are long transport queues in the early hours of the day. To avoid this long queues, on regular basis their family members are obliged to leave their homes by 6:30am.

About 65.1 % (205) of respondents reported that it takes from two and half hours to three hours to reach to their respective work places. About 34.9 % (110) reported that on average they were travelling for two hours to reach to their workplaces. From these two group of households 14.6% (46) mentioned presence of traffic congestion the main reason to hold them from arriving their work place on time. About 36.5 % (115) reported that using more than one taxi to get home as

one of the main problem they began to face following their relocation to the site. About 48.9 % (154) mentioned the shortage of transport facilities and long queues to secure a ride as a main reason behind the unnessery long time that they spend in their journey to work.

Table 8. Transportation Issues

<i>Causes for Delay</i>	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Traffic	11	13	9	12	46	14.6
Using More than 27 one taxi to get to work		22	36	30	115	36.5
Long Queues to 38 get a ride		35	38	43	154	48.9

Source: Household survey, June 2016

Another issue mentioned by the key informants during a one to one discussion explains those problems associated with taxi services. According to these informants, during the late evening hours there is no enough public transport options. Hence, those few taxis charge twice the rate of the price which has been set by the city administration's transportation authority for a single trip. Residents of the site are obliged to pay whatever these public transport service providers ask while noticing lack of transport options.

Moreover, during the rush hours of late afternoon most taxis have no interest to go to Summit. Because the site is a residential place and there is a single direction movement late in the afternoon while leaving fewer returnees to the reverse direction. This reality has forced many public transport service providers, mainly taxi owners, to abandon the route.

On the other hand, there are two city bus routes. One route covering from Megenagna to Summit Condominium site (Bus number 119) and another travelling from Bole to Summit Condominium site (Bus number 42). However, the total number of buses which have been allocated to cover

these lines are few compared to the number of people who are travelling in and out of the site. During the focus group discussion the participants mentioned that sometimes they are forced to wait from one hour to one hour and half if they missed a bus.

4.4.2 Distance Covered by Working Families

With regard to the estimated distance that was covered by working households, of the total working families 36.2 % (114) of them reported that on average they are travelling from 15 – 25 kilometres to reach their workplace. About 32.4 % (102) of the respondents explained that they were travelling from 10 –14 kilometres. While 19.7 % (62) reported that on average they were travelling from 2 – 9 kilometres to reach their workplaces. About 11.7 % (37) of the respondent also said that on average they were travelling from 26 – 45 kilometres to get to their workplace. All group of respondents revealed during the early morning hours, they were supposed to wake up early in the morning. During the focus group discussion participants mentioned the time they are travelling has a significant change when they leave their home early in the morning. The contrary fact happens when they are late to leave their home. According to these participants, 5 – 10 minutes delay in leaving their homes often results in being held up for 45 - 60 minutes in traffic congestion during the early morning rush hours.

Table 9. Distance covered by Working Families

Average KM	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
2- 9 km	14	15	17	16	62	19.7
10-14km	25	19	26	32	102	32.4
15- 25 km	27	32	29	26	114	36.2
26-45 km	10	9	7	11	37	11.7

Source: Household survey, June 2016

The key informants of the study also reported that the transportation problem inside the site is as worse as compared to the transportation problem faced by residents of the site who want to travel

outside of the site. According to these informants, there are few three tyre small vehicles, *Bajajs*. These vehicles are giving limited in-site transportation service. The routes these vehicles are covering is also limited. As a result, they are obliged to walk longer distances to arrive at the departure points for public transportations or to get to other locations inside the site. Some members of the focus group discussion also explained about the in-site transportation problems. According to these participants, most residents of the site whose housing units are located on the first and third gate of the site are obliged to walk longer distances to get to departure points for public transportation. During the household survey it has been observed that the three tire vehicles are not accessible for those group of residents who have housing units in between the *Bajaj* routes. Besides being few in number, most of the time these *Bajajs* arrive to this part of the site with their full carrying capacity while leaving no space for those group of residents who are waiting them mid-way of their route.

Even though it is getting higher and higher time after time, the relatively cheaper house price at Summit Condominium (compared with other localities of Addis) attracts most households to live there. As we can refer from the previous analysis most residents of the site are working families who have the obligation to leave their homes in the early hours of the day.

4.4.3 Level of Social Relation

Concerning the level of social relations established among residents, of the totally interviewed 385 households, only 14 % (54) of them mentioned they have a very close relation with their neighbours. 17.4 % (67) of them also responded they are meeting their neighbours occasionally. 68.6 % (264) of respondents also mentioned they have no close relation with their neighbours except regular greetings.

Table 10. Level of Social Relation

Level	of <i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
Relations	N	N	N	N	N	P (%)
Very Close	13	12	17	12	54	14
Occasional	13	19	13	22	67	17.4
Not Close	70	74	58	62	264	68.6

Source: Household survey, June 2016

Moreover, during the focus group discussion participants mentioned there are lots of newly married young couples or other group of individuals who have different commitments after work. These commitments include: evening classes, late working hours, meeting with friends etc. According to these FGD participants, the sum of these realities contributed to the poor social relation that is extant among Summit households. High residential turnover also played its own role in weakening the social relation of residents. During the focus group discussion one house mom mentioned for three months she felt as if she is living in another country because of the very loose social relation she went through.

4.4.4 Pipeline Water Supply

Water supply is another social issue which the research paper tried to investigate. Of the totally interviewed households 69.1% (266) of respondents confirmed there is a continuous water supply inside the site 30.9 % (119) of them responded there is a pipeline water interruption once in a week. However, according to these respondents, the water supply resumes in the early evening hours of the same day.

Table 11.Pipeline Water Supply

Water Supply	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
No major interruption	67	68	63	68	266	69.1
Once in a week	29	30	32	28	119	30.9

Source: Household survey, June 2016

In relation to the pipeline water supply, of the totally interviewed 385 households 70.9 % (273) of them responded at the time of water interruption cleaning bath rooms is the most challenging household task since this activity requires a great deal of water. For 21.3 % (82) of respondents getting clean water to prepare their family meal is the most challenging activity. About 7.8 % (30) of them reported getting enough water to clean their home at the time of pipeline water interruption is the most challenging task. Participants of the survey explained, to contain such kind of challenges they usually prepare a stand by plastic water cans and barrels. These respondents also explained at the time of such interruption they are obliged to fetch water from the surrounding blocks and carry all the way to their homes.

During the focus group discussion those households who are residing in the second, third and fourth floors responded for most part of the year there is an even water supply with optimal power. According to these participants, the only water interruption of the site occurs when there is an accidental break down of the pipelines or during a cleaning campaign at the water treatment plants. These participants also mentioned the presence of surplus water inside the site played its own positive role to charm new households. Some home owners used this comparative advantage to increase the monthly rental price.

Access to clean water and adequate sanitation has been a challenging issue for most villages of Addis. Unlike these villages, the pipeline water supply in Summit is adequate. Located in less than 25 kilo meters from Legedadi Water Purification Plant (the biggest purification plant that supplies 70 percent of the city's clean water), Summit Condominium site is getting an even water supply. This proximity accompanied by relatively fair gravitational acceleration, helped residents of the site to enjoy the continuous water supply.

Table 12. Most challenging Household Task

Most challenging	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
HH Task	N	N	N	N	N	P (%)
Bath room treatment	70	65	72	66	273	70.9
Cleaning Home	21	23	19	19	82	21.3
Meal preparation	10	8	4	8	30	7.8

Source: Household survey, June 2016

4.4.5 Household Energy Choices

Household energy supply for cooking and baking is one of the issues this research paper tried to investigate. Of the totally interviewed households 13.6 % (52) of them mentioned they are using electricity for baking and charcoal for cooking. 17.9 % (69) of them responded they are using electricity for baking and kerosene and charcoal for cooking. 48.3 % (186) of households also mentioned they are using electricity for cooking and baking. However, 20.2 % (78) of respondents revealed they are not using any kind of household energy for baking since they are regularly buying injera from the neighbouring shops. But these households explained they are using charcoal & electricity for cooking.

Table 13.Household Energy Choices

HH Energy	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Elec. for Baking	10	11	9	22	52	13.6
Charcoal for Cooking						
Elec. for Baking	15	17	18	19	69	17.9
Kerosene & charcoal for cooking						
Elec. for baking, 47		33	51	55	186	48.3
Electricity for cooking						
Charcoal and	19	21	21	17	78	20.2
Electricity for cooking						

Source: Household survey, June 2016

From the above analysis it is possible to understand that electricity is the most widely used household energy for cooking and baking. The research paper tried to understand the effect of power blackout on residents of Summit. From the totally interviewed households 71.7 % (276) of them mentioned at the time of power interruption injera baking the most challenging household task 21.3 % (82) of them mentioned cooking *watis* the most challenging. 7 % (27) of respondents explained other issues as a major challenge which includes boiling water for the newly born children, preparing hot beverages etc.

Most FGD participants also revealed, at the time when electricity interrupts baking injera is the most puzzling task. According to these participants, lack of alternative technology to prepare injera inside their condominium homes made injera baking the most challenging task. These FGD participants explained for cooking they have alternative household energy sources such as kerosene, charcoal or LPG. But, the design and quality of their homes wouldn't allow them to prepare injera using traditional household energy sources like fuelwood. According to these participants, at the time of power interruption not only difficult to prepare injera inside their homes but also challenging to buy from closest suppliers/retailers. This is because injera suppliers also face the same power problem.

4.4.6 Power Interruption

At the time when they face power blackout, either they are expected to procure injera from surrounding villages or to prepare some alternative foods such as *pasta* or *makoroni* which their families aren't happy to continuously consume. Hence, for these households at the time of electricity interruption injera baking is the most challenging task.

Table 14. Power interruption

Puzzling Task	HHB 1 – 100	B 101 – 200	B 201 – 300	B 301 – 400	Total	
	N	N	N	N	N	P (%)
Baking injera	67	65	72	72	276	71.7
Cooking Wat	20	22	20	20	82	21.3
Other	7	5	5	10	27	7

Source: Household survey, May 2016

4.4.7 Safety of the Site

Concerning the security of the site, there are some issues faced by inhabitants of Summit Condominium. As in the case of many condominium sites in Addis, Summit condo residents have created associations which have the mandate to handle the resident's communal issues. Some associations are responsible to administer the communal issues of four blocks. Others are

responsible to handle communal issues up to 8 blocks. During the household survey and focus group discussions, most respondents mentioned security as one of the major challenge of the site. There were frequent breaking of the house, stealing of auto parts and clothes from drying places. Although one of the major roles of associations inside the site is maintaining the security of the community, there were incidents of robbery.

Absence of lockable garages and the obligation to not to park their vehicles near their housing units made vehicle owners more vulnerable for robbery. Of the totally interviewed 385 households 4.5 % (17) of them reported that they own private cars. All of them mentioned that at least once they experienced vehicle spares theft inside the site or close to their housing unit. The most common parts of the vehicle spares that is stolen from owners include: back side view mirrors, audio music player, escort tyre and mark of the vehicle. According to this households, this theft incidents obliged them to fix alarms & auxiliary locking devices.

Table 15. Vehicle Ownership

Vehicle	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
Ownership	N	N	N	N	N	P (%)
Owners	5	3	4	5	17	4.5
Non owners	95	92	82	98	367	95.5

Source: Household survey, June 2016

Besides, the housing blocks which the associations accountable to manage have no fences. This reality aggravated the security problem of the site. During the household survey it has been observed most households are using their veranda to dry their family cloths. This is because they are not comfortable to leave their belongings in the ground drying places which they didn't think is safe.

To contain these robbery cases, the associations hired security guards while collecting 50 birr from residents of the blocks. During the assessment it has been observed the associations started constructing fences around blocks which they are responsible to administer. In general, the performance of these associations has a direct implications on the level of security of the blocks.

Some residents mentioned due to the strength of their associations they are contributing up to 300 birr for occasional cleaning and maintenance of communal places. Some blocks also mentioned there is a cleaning campaign once in three months. However, in most places it has been observed most of the compounds are not clean. There is a lot of construction materials left adjacent to the blocks.

Absence of safer playing ground for children is one of the challenges faced by residents of the site. When children want to play in the ground, mostly parents lack confidence to send them by their own. Most of the time a member of a family accompanies the children when they play outside of their housing unit. The construction quality of the blocks is also too bad. During the household survey and focus group discussion it has been observed the stairs of most blocks are fragmented. Rusty and sharp iron bars of the stairs are visible. This situation obliged parents to realise how unsafe the buildings are and obliged to regularly accompany their children at the time when they want to play.

Of the totally interviewed households 29.1% (112) of them mentioned the floor of their housing units made them to think the site unsafe for children. 31.4% (121) of them mentioned presence of construction materials obliged to think the area is not safe for children 25.2% (97) of them mentioned the presences of rough and dangerous roads between the blocks let them to think the site is too dangerous for children to play and 14.3% (55) of them believed the site is safe. As we can see from the above figures, most respondents are not happy with the safeness of their communal places mainly to their children.

Table 16. Safety of the Site

Safety	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Height of housing unit	23	29	28	32	112	29.1
Presence of construction	27	32	32	30	121	31.4

materials

Rough internal roads	22	28	22	25	97	25.2
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roads

The site is safe	11	14	13	17	55	14.3
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Source: Household survey, May 2016

4.4.8 Plumbing System of the Housing Units

Problems of the plumbing systems inside the housing blocks are common in most condominium sites of Addis Ababa. These plumbing problems include dripping faucet, easily blockable toilet systems, clogged kitchen sink etc. These problems are usually associated with poor designing & the quality of construction. Most of the time poorly designed plumbing systems become a cause of disagreements among families of the site whose housing units are positioned in the same direction of adjacent floors.

Of all the interviewed households 44.7 % (172) reported that they are facing a routine plumbing system problems. About 8.3 % (32) of them mentioned that they have faced problems of plumbing system at the time when they start leaving in their new housing units and they managed to fix the problem instantly. 47 % (181) of them responded that so far they didn't face any serious plumbing problem except exhaustion of some accessories due to a long service.

Table 17. Plumbing System of the Housing Units

Plumbing Systems	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Routine Problems	41	39	46	46	172	44.7
At the Start	6	10	5	11	32	8.3
No Problems	47	42	46	46	181	47

Source: Household survey, May 2016

Key informant from the resident's association explained that problems in the plumbing system have become one of the major causes of disagreement among the households of the same block. According to this informant, verbal attacks among these residents is common. He also mentioned that so far a lot of accusations has been submitted to their office. The association also solved most problems through a tripartite discussion that was made among the accusing family, the defendant and their association.

4.4.9 Sources of Ambient Noises

The presence of ambient sounds that are coming from the surrounding environment of the blocks or from the housing units of the block are among the social challenges faced by residents of summit. During the household survey all respondents reported that on daily basis they are hearing at least one type of disturbing noise from the surrounding environment.

Of the totally interviewed households about 17% (66) of them reported that the most disturbing noise comes when there are a birthday, graduation or engagement parties inside their building. About 28% (106) of them reported that they are experiencing ambient sounds from the business shops, hotels or restaurants which are located in the first floors of their block or the blocks adjacent to their housing units.

About 32% (123) reported that on regular basis they are experiencing disturbing noises at the time when their neighbors loudly opens their TV, radio or music players. The remaining 23% (90) of them responded that usually the disturbing sounds come from various sources which includes: baby crying, bathroom water flashing, or sounds from private vehicles.

During the focus group discussion participants also reported that the ambient noises usually intensified when they have a neighbor whose family members are young and relatively large. Those families with the newly born babies themselves also complained about the difficulty they are facing in their effort to let their children sleep.

Table 18.Sources of Ambient Noises

Source of Ambient Noise	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Special Family Occasions	20	14	18	14	66	17
Noise from Business centres	37	15	30	24	106	28
TV/Radio sounds	14	34	29	27	123	32
Other sources	30	15	27	18	90	23

Source: Household survey, June 2016

4.5 Economic Challenges of the Site

4.5.1 Current Living Place and IGA

These research also tried to assess relocation's impact on employment on Summit condominium residents. Of the totally interviewed households 11.7 % (45) of them mentioned in their previous village they were involved in an income generating activities which is located close to their home. However, of these households only 28.9 % (13) of them revealed they managed to establish the same IGA activity in their new locality. 32 (71.1 %) of them mentioned there is no business opportunity in their new locality. Form the above numbers it is possible to understand how the employment opportunities declined in their current residential place compared to the place they used to live.

4.5.2 Limiting Factors for Employment Opportunities and IGA

Concerning the IGA, from the totally interviewed households 28.9 % (111) of them mentioned absence of big institutions around the site and lack of associated employment opportunities as one of the major reasons that created limited income generating opportunities for households. 66.7 % (257) of them mentioned inadequate market of the area discouraged their family members not to establish small business and engage in income generating activities. 4.4 % (17)

of them mentioned due to the presence of distance and associated transport expenses if they tried to establish small business they don't believe they will get enough profit margins that will be sufficient enough to sustain their business.

Table 19. Current Living Place and IGA

IGA Status	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Established IGA	3	4	2	2	13	28.9
No IGA	8	5	7	12	32	71.1

Source: Household survey, June 2016

Table 20. Limiting factors for employment opportunities and IGA

Limiting Factors	<i>B 1 – 100</i>	<i>B 101 – 200</i>	<i>B 201 – 300</i>	<i>B 301 – 400</i>	<i>Total</i>	
	N	N	N	N	N	P (%)
Absence of 30 Employers	30	30	23	28	111	28.9
Inadequate market f	63	69	67	58	257	66.7
Narrow profit margins	2	6	5	4	17	4.4

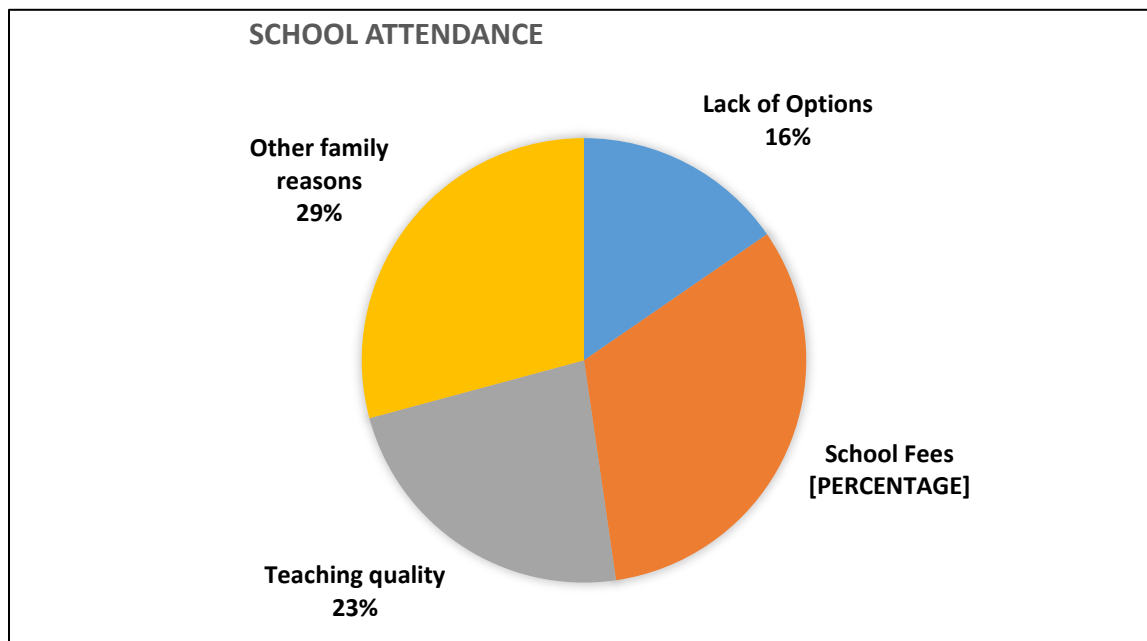
Source: Household survey, June 2016

The same economic challenge has been mentioned during the focus group discussion. Participants of the discussion tried to explain the difficulty that is associated with new business establishment. They mentioned small number of regular customers, the new establishment of the site, and absence of large institutions made the business opportunity of the site very weak.

4.5.3 School Attendance

With regards to educational facility, the site has only two primary schools (Safari & Ethio-China schools). From the 103 households who already revealed they have a school aged children 65 of them replied they are sending their children to other schools outside of the Summit condominium Site. Lack of options, school fees, and perception on the teaching quality are among the major reasons to make these family decisions.

Fig 6. Graph showing school attendance of respondent's family members



Source: Household survey, May 2016

CHAPTER FIVE

5. Conclusion and Recommendation

5.1 Conclusion

The integrated housing development program that was started back in 2006 with four years housing development plan, aimed at providing houses for the middle and lower income sections of the society. So far the City Administration's housing development program made thousands of household home owners. According to the city administration, since round one of the condominium distribution, 147,000 people have obtained houses. Summit Condominium site is one of the project sites completed by the Addis Ababa City Administration Housing Development Project Office back in April 20110.

Although moving to new standard homes changed the lives of thousands of households, it is easy to anticipate the potential socio – economic challenges that came as a consequence of a household's living style change from the relatively dispersed slum or semi-slum settlements where most households secured private spaces, to a confined housing units of a single buildings where most communal areas shared by residents of the block. This research paper mainly tried to study the daily living actualities of Summit Condominium & the relationship between relocation and its socio - economic effect on households.

Although securing a housing unit with the initial payment that only costs one fifth of the total home's price made residents pleasant, the research identified the presence of various grounds that create feeling of dissatisfaction among residents of Summit. Some residents are not pleased with the size of their housing units where their family members regularly obliged to spend the nights without proper bed rooms. Other families with physically or mentally disabled members, are struggling to move up and down in their housing blocks because of the location of their home. These reality obliged forced them to permanently assign a family member to look after these members. On the other hand, improper plumbing system installation coupled with poor construction materials obliged many households to incur maintenance expenses and to engage in frequent disagreements with other residents of the block because of the bathroom waste water that is leaking down to the next lower floor.

There is also limited alternative household energy options at the time of power blackout. Particularly, at the time of electric interruption lack of alternative options to prepare injera is letting households to pass through difficult circumstances.

The research paper discovered most of communal places of the site are poorly managed. During the household survey it has been that observed most of the compounds of the site are not clean, construction materials remnants dispersed here and there, most of the footsteps in the stairways are damaged while leaving rusty and sharp iron bars unsafely visible. With the short life of the site, experiencing such kind of destruction purely raises questions on the quality of utilized construction inputs. Most parents are concerned with such kind of unsafe communal places of the site which made them reluctant not to leave their children to play by their own. Most residents of the site also believed security is not as such reliable. There are frequent breaking of the homes, stealing of auto parts and clothes.

Contrasting to these challenges, unlike other places of Addis there is sufficient water supply in Summit Condominium. The presence of regular water supply in the site turn out to be one of the major reasons to attract households to establish a life at Summit. As a result, these days the monthly rent price of homes is continuously increasing and posing economic challenge to those households who lived there for years.

In Summit, there are hundreds of working individuals who on daily basis required to travel to the other part of the city. However, the number of public transport providers are inadequate compared with the movement of people. This reality obliged residents to spend hours waiting for transport. Again, the number of buses that have been assigned to cover these lines are few in number compared with the movement of people who are travelling in and out of the site. Residents of the site also facing transport problems for in-site movement. Even though the three tyre small vehicles, *Bajajs* are trying to provide transportation service inside the site, the routes these vehicles covering are limited. As a result, residents obliged to walk longer distances to arrive at the departure points for public transportations or to get to other locations inside the site.

Being one of the newly established communal site with residents from different localities and social backgrounds, this paper found the social relation of residents at Summit very weak. In addition the novelty of the site, there are other attributing factors for the presence of this kind of

social relation among residents. The major reasons include: most household heads of the site are working families who regularly leave their homes early in the morning and come back in the early evening hours because of evening classes, late working hours, meeting with friends, transportation delay etc. Besides, high residential turnover also played its own role in weakening the social relation of residents.

To conclude, the City Administration's integrated housing development program can be mentioned as one of the successful public projects in Africa. Through these projects thousands of Addis Ababa's residents secured home ownership. However, the relocation of families to a new localities and the drastic transformation in their living practice let households to face various socio –economic challenges. As this paper examined, most of these challenges directly associated either with the location of the site or with the design of the housing blocks. According to, the second growth & transformation plan (GTP II) of the Housing Development Project Office, there is a plan to construct and transfer 190,000 condominium housing units. Hence, prior to transferring these housing units, the office need to foresee and consider the above mentioned social and economic challenges.

5.2 Recommendation

- At the time of the housing distribution, the Housing Development Project Office's priority list shouldn't only consider the winning individuals' disability status but it should also consider the physical & mental health status of their registered family members.
- The total number of public transport providers (mini buses & public buses) that have been allocated to cover these lines are few compared with the number of residents of the site. Hence, the City Administration's Road Authority should allocate additional public transport providers to minimize the daily transport challenges faced by Summit residents.
- The study finds out poorly designed plumbing systems, hazardous internal roads, damaged footsteps in the staircase, remnants of construction materials inside the compound etc. Therefore, the Housing Development Project Office should test the quality of its construction materials throughout the construction phase. Again, the Office should strictly monitor the proper completion of the sites prior to the handing over of the site.
- Owners associations at Summit Condominium need to be more strengthened and more committed. The associations should address issues of concern to the whole community, by working with housing services to find solutions for various issues of the residents. The associations:
 - ✓ If required, should make negotiations with government and public institutions.
 - ✓ Meet with the staff and the managers who are responsible for delivering public services
 - ✓ Raise funds for the development of communal places
 - ✓ Organise social projects and events for the local community
- To minimize incidents related with robbery, the resident association should form a task force which consists members from the community and local police. This task force

should closely work with residents while making occasional meeting and house to house security assessment.

- As it has been identified with this research, the social cohesion of residents is very weak. To solve this social problem, there should be additional voluntary associations that will help to strengthen the social interaction of residents. These voluntary associations will develop a good community spirit, help neighbours to get to know each other and give residence a chance to make friends.
- With the consideration of the increasing number of residents at Summit, the Bole Sub - City Administration should work with concerned stakeholders on possible ways to provide additional schools and health facilities.
- At the time of power blackout residents of the site have no injera baking alternatives due to the quality of their homes and the design of blocks. Hence, the district's electric power administrators should provide immediate solutions at the time of such electric power interludes.

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Appendex I

Thesis Questionnaire

The School of Graduate Studies of Addis Ababa University

During June 2016, you may receive a questionnaire from one of the surveyors. The objective of this survey is to examine some of the socio-economic actualities and challenges faced by Summit Condominium residents as a result of their relocation and followed living style change from neighborhood settlement to a confined condominium housing units and new location.

It should take about 10 -15 minutes of your time. Your responses are voluntary and will be confidential. Responses will not be identified by individual. All responses will be compiled together and analyzed as a group. If you have any questions or concerns, please contact:

Dereje Petros

Tel = +251913061030

Email = derejepetros@gmail.com

Section One

General Information

Date of Interview_____

Code of the Interviewee_____

Age_____

Marital status

a) married b)single

Gender

a) Male b)Female

Number of permanent household members at the time of interview_____

Male_____

Female_____

Date of Relocation_____

Relocated from:

Address_____

Sub-

City_____

Woreda_____

Site Name_____

1) Is your work place located in a nearby distance to your home?

- a) Yes b) No

2) If your answer is *No* for the above question, then how far is it?

With the presence of average traffic crowd:

- a) 10-30 minutes' drive b) 30 minutes - 1 hour drive c) 1- 2 hour drive d) 2-3 hour drive

With the presence of tough traffic:

- a) 10-30 minutes drive b) 30 minutes - 1 hour drive
c) 1- 2 hour drive d) 2-3 hour drive e) more than 3 hour drive

3) If your answer is *No* for question number *One*, then what is the most challenging issue that can be mentioned on your regular journey to the work?

- a) Distance of the work place
b) Traffic
c) Circuitous route
d) Other (*specify*)_____

4) How can you explain the level of your social relations with your condominium neighbors?

- a) Very close b) Based on occasional social events c) No close relations at all

5) For the above question if your answer is C, then explain the likely factors that hinder you from having closer social relations with your neighbors.

- a) Different commitments after work
b) Evening classes,
c) Late working hours,
d) High residential turnover

6) In which floor is your housing unit found?

- a) First b) Second c) Third d) Fourth

7) Is there any family member in your home who is more than 64 years of age or who is physically or mentally disable?

- a) Yes b) No

8) If your answer is *Yes* for the above question, then explain the major challenges that your family members are facing on daily basis as a result of the design and location of your housing unit.

9) What is your employment status?

- a) Government employee
b) Self Employed
c) NGO
d) Unemployed
e) Other _____

10) How much is your monthly income?

- a) 0 – 1000 birr per month
b) 1001 – 3000 birr per month
c) 3001 – 5000 birr per month
d) 5001 and above birr per month

11) Did you or any of your family member's private business were located in a close by distance to your previous home?

- a) Yes b) No

12) If your answer is *Yes*, then how many of your family members had this kind of working condition location? _____

13) If your answer is *Yes* for question number *eleven*, then did you or your family members establish the same or different private business in or around your new locality?

- a) Yes b) No

14) If your answer is *No* for question Number *thirteen*, then why is that?

- a) Absence of employers
b) Inadequate potential market for the business
c) Very narrow profit margin due to transportation barriers
d) Other_____

15) What kind of household energy are you using currently for baking and cooking?

- a) Elec. for Baking Charcoal for Cooking
b) Elec. for Baking Kerosene & charcoal for cooking
c) Elec. for baking, Electricity for cooking
d) Charcoal and Electricity for cooking

16) If your answer in the above question is electricity for both cooking and baking, then what are the challenges of this household energy?

- a) Insufficient power
b) Frequent power blackout
c) Other_____

17) What is the type of your housing unit?

- a) Studio
b) Single bed room
c) Double bed room
d) Triple bed room

18) How many individuals permanently reside inside your housing unit?

- a) 1 b) 2-4 c) 5-8 d) 9 and above

19) Is your housing unit has enough space to accommodate all individual residents of your home?

- a) Yes b) No

20) How often the pipeline water interruption did occur?

a) No major Interruption

b) Once in a week

c) Other _____

21) If your answer is No for the above question, then describe the variation (in terms of number of rooms or M².

22) What was the initial minimum payment requirement for your housing unit?

- a) 10% b) 20% c) 30% d) _____

23) Have you completed the down payments?

- a) Yes b) No

24) If your answer is No for the above question, then what is the reason?

a) Financial difficulty to conduct the payment on regular basis

b) Reluctance

c) Due to other family priority

25) Do you have a family member that attends school primary school

- a) Yes b) No

26) How do you evaluate their school fee?

a) Very expensive

b) Expensive

- c) Fair
- d) Cheep

27) Most challenging part at the time of water interruption

- a) Bath room treatment
- b) Family cloth cleaning
- c) Meal preparation

28) If your answer for the above question is a, then what ratio/amount you think will be a fair down payment?

29) Is anyone responsible to administer the communal spaces of the buildings which include the corridors, stairs etc?

- a) Yes
- b) No

30) If your answer is *NO* for the above question, then what are the major challenges that can be stated they are happening due to the absence of responsible entity?

- a) Sanitation problems
- b) Lack of maintenance
- c) Personal insecurity due to absence of light during nights
- d) Fertile ground for pests
- e) Other_____

31) Do you think the compound contemplate safety mainly for children?

- a) Yes
- b) No

32) Is there any disturbing noise that comes from the housing units of the block or from the surrounding blocks?

- a) Yes
- b) No

33) If your answer is yes for the above question then, What is the main source for this ambient sounds?

- A. Special family occasions
- B. Noise from business centers
- C. Loud TV, radio, music player sounds of neighbors
- D. Other _____

34) If your answer is no for the above question what do you think the reasons?

- a) Height of housing unit
- b) Presence of construction materials
- c) Rough internal roads
- d) The site is safe

35) Any other comment :

Appendix II

Focus Group Discussion

THE NEW LIFE STYLE CHALLENGES OF ADDIS ABABA HOUSING PROJECT: THE CASE OF SUMMIT CONDOMINIUM SITE

<u>Warm up:</u>	Please tell me: ▪ Name, Age, Marital Status, Occupation
Current indwelling conditions	1) Could you please tell me about your living condition in terms of how your residence looks like? 2) How many people are living in your home? 3) What number of rooms does your house have? 4) For what purposes do you use each of these rooms? 5) Did the housing space is enough for you and your family?
Socio-Economical Facts	6) Could you please tell me about your neighbours? 7) Have you the habit of discussing communal issues together? 8) Did residents of the block have occasions to get together? 9) How did you compare the social relation of your previous living place with the current one ? 10) Is your neighbours owe the house or rented? 11) Did the movement through rent is high? 12) How quite is your resident place? 13) Do you think this affected the pattern of social relation in the block? 14) Of the total housing units in your floor, how many of them owe the house

Payment Remain	15) Have you completed the down payment of the house? 16) You think the monthly down payment is fair? 17) What measures do the housing owners taking to regularly pay the monthly down payments?
Effects of relocation	18) Did the relocation to this site affected any of your family members from regularly travelling to the work place? 19) Did you think the site has sufficient public services? 20) Did you have enough schools around? 21) Do you think their price is fair? 22) Do you think there are enough health facilities in your village?

Declaration

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

Name _____

Signature _____

Date _____

Confirmed by

Name _____

Signature _____

Date _____