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**ADDIS ABABA UNIVERSITY
COLLEGE OF SOCIAL SCIENCE
SCHOOL OF GRADUATES**

**DEPARTMENT OF GEOGRAPHY
AND
ENVIRONMENTAL STUDIES**

**TOPIC: APPRAISAL OF THE ETHIOPIAN INTEGRATED
HOUSING DEVELOPMENT PROGRAM;
PLANNING VERSUS PERFORMANCE (2006 – 2015)**

A Thesis in Partial Fulfillment for the **Master of Arts Degree Specialization**
In
Population, Resource and Development

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APPRAISAL OF THE ETHIOPIAN INTEGRATED HOUSING DEVELOPMENT PROGRAM; PLANNING VERSUS PERFORMANCE (2006 – 2015)

APPROVED BY THE BOARD OF EXAMINERS

As members of the Board of Examiners, we have read and evaluated this thesis made by **Wondoson Kebede Tayto** and examined the candidate. We recommend that the thesis be accepted as fulfilling the thesis requirements for the degree of Master of Art in Geography and Environmental studies (*Specialization: **Population, Resources and Development***).

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I. DECLARATION

I, Wondoson Kebede Tayto whose registration ID No is GSE/0521/06, stayed for three years (2014-2016) in Addis Ababa University college of Social Science attending postgraduate program study at the Department of Geography and Environmental Studies. The field of my specialization is **Population Resource and Development**.

As far as my knowledge, I am certain to attest that the originality of my thesis paper to be true. The thesis is the first product of my work out which I did to fulfill the master of Arts degree in the aforementioned field of specialization and was not done by anyone else previously. Moreover, all the information that I mentioned in the thesis as evidence, the source is well cited.

Candidate Name: **Wondoson Kebede** Signature: _____ Date: _____

II. ACKNOWLEDGEMENTS

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III. DEDICATION/MEMORANDUM

The memorandum of this thesis shall be for my father, who had passed away on 30 September 2015. He had played the major role in looking after, educating and encouraging me with fatherly dedication and was so eager to see my success. His death after suffering in bed for three years from severely broken leg was badly saddening event to me and I am indebted to bear him in my mind everlastingly in life.

IV. ACRONYMS

AAHCDPO	– Addis Ababa Housing Development and Construction Projec Office
AAHDAB	– Addis Ababa Housing Development and Administration Bureau
AACAO	– Addis Ababa Communication Affair Office,
EPRDF	– Ethiopian People’s Revolutionary Democratic Front
HDCB	– Housing Development and Construction Bureau
HUD	– Housing and Urban Development
IHDP	– the Integrated Housing Development Programme
LIHTC	– Low-Income Housing Tax Credit Program
MUDH	– the Ministry of Urban Development and Housing
MUDHC	– the Ministry of Urban Development, Housing and Construction
MWUD	– the Ministry of Works and Urban Development
OUHBo	– Oromia Urban Development and Housing Bureau

V. TERMS USED IN AHMARIC NAMES

Kebele is a term stands to mean the smallest administrative sub-district unit in a woreda (a region under a zone) which is interchangeably kifle-ketema or district in Ethiopia.

Derg was a military government that was governing Ethiopia from 1974 – 1991, which means the era of military regime that had come to power after overthrowing ruling system of the Emperor Hailelassie who had ruled Ethiopia until 1974.

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Abstract

The purpose of this study is to assess and determine whether the Ethiopian Integrated Housing Development Program has satisfied the needs of the perceived condominium housing owners and the attitudes of beneficiaries from the program's performance. It is also to provide comprehensive up-to-date information about the program.

The methodologies used for undertaking the research were quantitative and qualitative methods. The quantitative method was used to collect and analyze the data gathered from different archival sources. A questionnaire survey was carried out to gather primary data from three selected study case groups' respondents. Two kinds of questionnaires were prepared to collect such data from the proposed respondents. They were made of multiple choices and open ended questions. Triangulation interviews were also undertaken with 11 key informants. The qualitative data collected from the key informants was translated into numerical information data, tabulation and percentages quantitatively. The quantitative data through questionnaires totally 304 samples had been used (230 sample populations from Yeka sub-city Administration Ayat 3 Condominium Site end-users and 32 from Ayat Chaffee condominium construction projects site and 31 samples from the Addis Ababa Housing Development and Administration Bureau). These whereabouts were selected intentionally for vicinity and manageability of their population size.

The findings of the secondary data appraisal indicated that the program has performed constructing houses about 67% when compared to its planned targets nationwide and 90% for Addis Ababa city administration, which are moderate and high performance respectively. Despite complaints from the perceived beneficiaries in a varied aspects, it is undeniable the program has played invaluable role in making thousands of people homeownership who otherwise could not able possess own house without governments subsidizing interventions.

Also the respondents indicated that approximately 63% of the condominium end-users and 58% of the AAHDCPO staff worker respondents were renters of house from the owners. In seven years' time, the housing renting cost folded 5 times and they are paying 39% of their income for house rent. Only 6% from the AAHDCPO respondents could acquire condominium houses as direct concerned beneficiaries. 93% of condominium end-users assured the betterment of living in condominium housing than their vacated residential. However, 83.5% of them have dissatisfaction in the quality of the housing units and 89.6% of them are disappointed with the delay of transferring process to beneficiaries. Similarly, 82.6% respondents have grievance against transferring incomplete finished units, 86% criticized the condominium blocks and surroundings inaccessibility for the disabled and old aged people. On the other hand, 50% of the respondents were interested to take advantage of free land supply to secure building lots and desire in home ownership. Actually, accesses to free urban plots, nowadays, are not impressive and the availability of urban free land has been so scarce.

All the requested (100%) of the MSE Cooperatives engaged in the condominium construction sector and the Sub-contractors reported a major problems that they were working in confined small shades. They stayed long time without getting market linkage with the contractors even after the enterprises being granted legal Licenses. About 78% of the MSE respondents also reported that the process and requirements to get credit from the Micro-finance enterprises or mortgage required showing heavy warranty and the sub-contractors complained for not allowed receiving loan from the micro-finance as the MSES were allowed the right to get the credit services.

In addition,, despite strives by government to provide standard urban houses through the IHDP, the sector has faced many challenges of rent-seeking and mismanagement, weak projects administration capacities and integration among stakeholders. In this regard the collaboration and integration of all stakeholders and legislative bodies' is demanded. In such a way the program would meet the interest of the perceived condominium homeownership and other beneficiaries of the sector through providing enough condominium units in quality and quantity, and could mitigate the urban housing dearth to optimum. The housing policy should also be inclusive approach addressing from individual housing developers to cooperative, partnership and the poor to benefit all from the sector.

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND OF THE STUDY

Ethiopia is on strong paths of absolute urban population growth with 41.9 million between 2010 and 2050 (Joan Clos, 2014). MWUDHC (2014) in the PASDEP outlined about 972 settlements classified as towns have 11.86 million residents and in 2007 the true primate city of the country, Addis Ababa comprises 25% of the total urban population. Also, as MUDHC (2015) stated that urbanization of the country with a growth rate of 5.3% about 18.7 million people are living in cities, and with a slight difference, the UN-HABITAT (2011) declared that urban population would increase to 18.5 million propelling the existing melancholy home seekers. Such a rapid urbanization has been aggravating the already existing long period backlog home scarcities and urban life more cumbersome.

The excessive housing Shortfalls, living in slums and peripheral homes informalities have become impediments to economic development, serious social problems and issues of governments of the many main towns of the country; but it is so chronic in Addis Ababa which require revitalization and resettlement transformation. Joan Clos (2014) pointed out that the vast majority of people in Ethiopia live in slums, up to 79.1 per cent of the urban population and 82.3% of the total housing stocks in Addis Ababa were built up of mud and wood and served for more than 40 years (CSA, 1999).

In the urban areas of Ethiopia, additional housing units needed due to population growth and formation of new households between 2005 and 2015 was estimated at 1.125 million during the PASDEP period or an increase by 225,000 each year (MWUD, 2007). Today administrators and citizens of big cities in the country, particularly the exodus to Addis Ababa, are at episode of and suffering from chronic housing insufficiency, slums and substandard informality homes have been expanded without plan in cities and towns.

Taking into account the crisis of housing shortages faced by cities and towns, the government of FDRE took appreciable initiatives and commitment to meet the housing needs by realizing affordable housing units to the middle and low-income homesick urban residents. To realize such housing needs, the government of Ethiopia formulated the Integrated Housing

Development Programme (IHDP) to alleviate urban housing deficits, for all slums to be cleared within 10 years' time and for the country to be a middle-income country by 2025 (Yetneberk, 2012).

The interest of the researcher in this paper is, therefore, to evaluate whether the integrated housing development programme has achieved its objective of alleviating the housing deficits of urban home melancholy residents and satisfy the beneficiaries. The government craves to alleviate the long period grave houses backlog shortfalls by urban citizens and starts a comprehensive condominium housing development construction in major towns nationwide. Despite, condominiums are supposed to provide quality housing with low-cost for the poor and the middle-income earning classes; they do not seem to be meeting their initial goals hitherto. Besides, the researcher tried to address the level of integration between the government and concerned stakeholder institutions, and the private sector housing developers. Moreover, the researcher assessed major impediments that faced the program.

1.2 STATEMENT OF THE PROBLEMS

Housing is more than a shelter. It is an asset and determines the quality of life and survival of human being. However, housing shortage in urban areas has been a severe challenge of the middle and low-income households and the poor. Along with rapid urban population, the housing dearth aggravates less accessibility and its cost affordability is getting high from time to time. Since 2004 Ethiopia has launched the Integrated Housing Development Program to minimize urban housing problem through affordable housing supply and implemented condominium program nationwide (PASDEP, 2005). Although thousands of condominium units have been provided to the beneficiaries, the problem is still suffering innumerable homeless urban citizens. In addition, there have been heard complaints from the condominium housing occupiers about the issues of affordability, accessibility, construction and transferring processes delay, inadequate supply, quality of housing, small housing room space, shortage or lack of public services (water, electricity, health and transport)² and many others around the new condominium dwelling sites which are very important for better life.

² Aziz Tsehay. MA Thesis, 2015:13

At the Yeka Ayat condominium dwelling village shortage of transportation has been one of the social service problems. People living there wait for a long hour which makes them worry fear for being late from their work place due to taxi and bus service delay. As FEDB (2002) and Yonas (2014) stated in Addis Ababa the delivering of public transportation is a low quality because of the limited number of buses and taxis, poor management, and poor driving ethics of drivers. The Condominium dwellers have also security threats of theft and weak social interaction which all anxieties of them. Thus, to know the extent of such problems and the attitudes of the residents about what looks like their actual life in condominium needs sound assessment and providing alternative solutions.

It is known that there is a considerable gap between the demand and supply of condominium housing, not much is known. As regards the magnitude of the gaps the main social, economic and political factors that contributed to the existence of the emergence and persistence of the breach also need a focus. The people who acquired the chance of home ownership have begun residing at their new condominium sites cheerfully where the necessary facilities and infrastructures have been furnished. In some sites facilities are under construction yet. The programme with its many amenities has been promising to tackle urban residents housing shortages and to improve their quality of lives. However, for less demands (to afford the unit prices) and others seeking alternative designs and other reasons, the programme refrained from setting up new additional projects of condominium houses in the regional states until the capacity of effective demands availability has been assured by undertaking sound assessment; but the propensity of the programme is effective and has continued in Addis Ababa where critical housing shortages and excessive effective demands do exist. The tables presented in the proceeding chapters would depict the tendency of the program's continuity trends, if it has progressive continuities or decline.

Many researches have undertaken in fragmented aspects to assess and evaluate the implementation of the IHDP focusing on one or two specific towns, mainly focused on its contributions toward addressing housing shortages, slum reduction and job opportunity. The programme has also been criticized on un-affordability of the houses for low-income residents, for lack of clear and updated compensation and relocation schemes, as well its inability to network the urban poor access to loans from financial institutions to make them afford the down payment to purchase the condominium houses. Many researchers are assumed about the quality,

life span and structures of the condominium buildings, construction finishing and infrastructure. The 2011 UN-HABITAT version pointed out to sustain the programme, the management of location, built environment design, and construction quality are unanticipated challenges and was not addressed properly, and the challenges might jeopardize the long-term success of the programme. The construction process and duration in take is not cost-effective. In addition, the houses in quantity could not reduce the ever growing housing shortages as of yet; despite the promising prospects of the programme to stabilize the urban housing problems and make houses be accessible to majority urban low-income society.

It is, therefore, necessary appraising the performance of condominium construction programme to identify the actual current status whether it has significantly mitigated the housing shortages. It is also vital to find out the causes of poor performance as compared to the desired plans. Major construction defects that contributed to the lethargic condominium housing constructions have been observed over the last PASDEP and GTP-I periods of the Integrated Housing Development Programme.

It was stated that high slum and informal settlement growth rates reflect the unmet demand for land and housing in Eastern African countries and up to 79.1 per cent in Ethiopia in 2007 (EAC, 1990-2007). Azeb (2005) also stated that about 24.8% of all Addis Ababa households were living in overcrowded dwellings. In addition, the 2010 version of UN-HABITAT concluded that inadequate urban governance policies, low urban institutional capacities and high levels of inequality among different socio-economic population strata ended in marginalization of the low income families and the poor. The report also elaborated that the limited options for the poorest Africans to access urban land, all contributed to urban slums and would continue to do so, unless sustainably managed via regularization and standard housing supply.

Since housing dearth and slums are almost the problem of all countries in the world, many of the nations formulated and implemented housing policies and programs to improve slums and quality of lives of their citizens, specially the low and middle income group as well the poor sector of population. According to Solomon M. (1999) as many developing countries have adopted national urban housing policies and programs in the recent past in order to improve the housing plight of their low and moderate income households, Ethiopia has been one of the African nations that adopted profound urban housing policies during the last two decades.

Despite the production of fascinating urban housing policies, almost in the entire world the urban housing policies and the land tenure system overlooked the poor marginalized section of the urban inhabitants and so that the poor are the most vulnerable group whom the urban housing policies addressed the most least and deprived of housing shelter.

In 2004 residents of Addis Ababa city woke up to a pleasing news when they were asked to register in their respective Kebeles for a new housing scheme that since then has come to be popularly known as condominium housing projects. The news was also subsequently disseminated to the regional states to register the housing demand of urban residents.

The government stuck in its plan to pursue the condominium housing construction. It officially launched the programme in Addis Ababa in 2004 and implemented the condominium housing development projects over 56 towns in the country as of 2006 so as to tackle the estimated more than 900,000 additional need of urban housing shortages in the country (MUDC. 2011: 11-12). Be that as it may, the integrated housing development programme planned to construct about 570,000 condominium units (commune and commercial houses) during the ten years period as of 2006 (PASDEP,2005 and GTP-II, 2011). Despite its passionate dedication by the government to mitigate the urban housing dearth meaningfully and were done a lot of efforts so far, the shortage of urban housing still continues to become critical problem of cities and towns worrying the low-income families and the impoverished poor, especially too distressing for residents in Addis Ababa. In addition, the urban housing units price affordability is becoming unaffordable to the low and moderate income households in need of own shelter.

Regardless of all the efforts done so far, the integrated housing development program did not seem successful as such in meeting its initial passionate objectives of addressing the low and middle income households who are living in precarious housing conditions and could not curb the housing shortage severity to meaningful normal state. For that the process of construction, construction completion and transferring units to the end-users was lagging whilst the number of housing demand is getting boom.

Although, Addis Ababa is on the right track to avoid slums through renewal and communal housing developments, few developments inside the newly built condominium sites reveal disturbing prospects. Some of the problems facing almost the existing condominium sites are lack of

infrastructures (lacking well-functioning sewerage systems, lacking installing electric power and street lights, rusting water pipes usually go on idle for weeks, lacking inner paved pathways, and muddy and dusty commune compounds). Green areas are considered luxuries and although sites have incorporated them in their plans from the start, most of them have ended up serving as parking lots – none of the sites have trees planted around them, and most of the sites particularly in the outskirts of the town lacked roads connecting them to main stations – at least to date (Addis Standard, 2012). Though the designs produced incorporated greenery lots, so far, a few essential things have gone terribly wrong while administering for the massive construction of the houses. It has been taken valuable lessons from the past experiences and we just hope for that the ongoing projects and the future ones are expected to be a lot more differently completed habitable.

The essentiality of implementing condominium projects from its start should be discussed with the community for its acceptability, ownership feeling development, and whereabouts the housing designs whether consider the socio-cultural heritages, values and the financial capacity of the low-income families' affordability. In other words the integrated housing development projects for effectiveness and sustainably dissolve urban housing challenges have to have siding with the poor and urban community ownership participatory based rather than of government intent dominant in urban redevelopment and renewal program objectives.

Urban redevelopment and renewal is concomitant with social and economic instability demolishing the previous urban slum features, resettlement, dilapidation of the obsolete residential and complexes, infrastructures, other amenities, neighborhood relationship detachments, civic association dissolution and more. This definitely affects more the poor whom they want some sorts of protective mechanisms.

As the work of Arimah (2010) cited by Tesfa (2014) Ethiopia is the country with the highest slum prevalence in the world. Despite, the historical description of urban settlement start in Ethiopia dates back to antiquity, the absence of comprehensive urban policy; more explicitly of housing and land policies contributed to rampant expansion of informality homes, the present extreme housing shortfalls and high slum prevalence. Pre-1974 revolutionary period, the urban lands being monopolized by the feudal land lords exposed the poor often to lack formal security of tenure that made them immediately vulnerable to removal from land that was needed or desired by the powerful. Since 1974, the Derg regime also nationalized lands, extra houses and complexes which made urban development nearly stagnant and consequentially worsen scarcity of urban land, the urban housing situations to degraded standards, proliferated slums, and homes accessibility far inadequate both in

quantity and quality terms to meet the need of the residents. The FDRE through MWUD formulated the first urban development policy in 2006, and the urban land Development, management and strategy in 2011, and urban land lease holding proclamation No 721/2011. Yet, land development and management remains becoming one of the areas where significant improvement have been done to equitable distribution of wealth among citizens. In addition, the supply of serviced land by urban land authorities has been found to be inadequate to satisfy the need of condominium housing projects, the private sector housing developers' housing cooperatives' and individual housing developers' demands.

Besides, the condominium housing development has lack of strong integration among stakeholders which is an essential element of the sector. Counteractive alleviation of urban housing challenges and rejuvenation of obsolescent slums, fostering the expansion of housing construction sector plays as an imperative engine to accelerate the economy boosting up trade and industry transaction of varied construction materials, housing furniture and employment creation. However, this is to be true when the integrated housing development programme (IHDP) sustains providing affordable quality condominium housing in cities and towns nationwide based on pre-determined effective demand communities. This requires providing least cost demanding designs to benefit the majority low-income families, encouraging households' savings for homeownership. In this regard, the private sector (real state property developers, housing cooperatives and private home builders), and humanitarian bodies involved in providing commune apartments for the paupers and absolute dependents who might not be addressed by the condominium programme are important. The condominium housing construction process is not cost-effective and is rather sluggish for several reasons that may expose to extra construction materials cost and housing price inflation. In particular, the poor are overlooked.

The main reasons that motivated the researcher to select this TOPIC were first the unsatisfactory results of researches done regarding the Integrated Housing Development Programme's achievements. Although evaluation researches were done over the programme's performance, there have been shown variation of results for similar workind duration so that presented fragmented evaluation outcomes. Secondly, there is a gap of comprehensively complete document that could show up to date information, and thirdly, the previous researchers' findings and official reports tended to present contradictory results for similar working durations. Finally, condominium end-users have different attitudes about the new condominium dwelling sites for many reasons.

In this paper, therefore, the aforementioned issues are to be considered if they were properly addressed and based on the findings and self-observational experiences alternative recommendations would be suggested as stated earlier.

1.3 OBJECTIVE OF THE STUDY

1.3.1 General Objective

The general objective of this study is to assess the attitudes of Ayat Condominium dwelling site beneficiaries from the IHDP performance, appraise the level of their satisfaction and currently existing housing provision challenges and factors which constraint these services.

1.3.2 Specific Objectives

- To assess the attitudes of Ayat 3 condominium end-users beneficiaries about the IHDP performance;
- To assess the attitudes of the MSE Cooperatives and the Subcontractors who work for Ayat Cheffe condominium construction project sites and the challenges facing them;
- To examine the extent to which the IHDP has met the housing needs of the end-users and identify the gaps;
- To examine the extent to which IHDP contributes towards employment generation and poverty alleviation;
- To investigate the main challenges that adversely affect the performance of IHDP; and
- To forward recommendations that would be acquired after the survey conclusions.

1.4 RESEARCH QUESTIONS

The study aims at addressing the following questions;

1. To what extent the IHDP has satisfied the condominium end-users dwelling at Ayat 3 condominium houses?
2. To what extent the MSE Cooperatives and the Subcontractors working for Ayat Cheffe condominium construction project sites have been benefited from the program and what were the main challenges facing these Associations;
3. To what extent has the performance of IHDP contributed toward alleviating the housing plights of the perceived end-users?

4. To what degree has the IHDP contributed towards employment generation and poverty alleviation?
5. What are the main challenges that adversely affect the performance of the IHDP?

1.5 SIGNIFICANCE OF THE STUDY

This study is believed to significances for different stakeholders. It contributes a better practical understanding about the existing urban housing problem and challenges facing in the processes of housing provision. It provides information about the condominium program housing characteristics and problem of inadequate housing supply and issues of affordability. In addition to presenting the attitudes of condominium beneficiaries, it incites individual, communities, and investigator to develop awareness about the currently existing problem associated with housing provision. The research analyzed the actual situations of existing lives the Ayat Condominium dwellers have experienced, accessibility of social/public services and demands of the dwellers for the fulfillment of those services. In such a way, it can serve as base line information to the next work who likes to conduct further studies.

It also gives some guide line information to policy makers, the projects towns and condominium end-users about the existing situations and challenges, too. Its ultimate significances is achieving the above stated objectives.

1.6 PECULIARITY OF THE THESIS

It has at least four elements which make it different from other researches that were done so far.

- It is the first research done concerning attitudes and satisfaction of condominium end-users benefiting from Ayat condominium dwelling development sites;
- It is special for taking two purposive case groups for comparison and contrasting their views from both the condominium housing development consumers and the housing supply projects owners from the government side;
- It unique for its dual-use purpose of appraising the IHDP's performance as of its inception to 2015 two strategic periods and supportive case groups; and
- Inclusions of individual cases' actual facts in condominium that verify their real living conditions they have had experiencing also make it distinct.

1.7 SCOPE AND LIMITATION OF THE STUDY

It would have been more inclusive if the scope of study could cover more condominium sites and may cases, and detail more. Because of time and resources constraint, the study is limited at Ayat Condominium Housing development Site and document appraisal of IHDP's performance. The study central focuses have been analysis of Attitudes of condominium housing development beneficiaries, challenges and gaps between demand and supply affordable condominium houses. Since the data collection through questionnaires from the condominium end-users was undertaken by distributing the questionnaires door to door, some of the respondents were not filling comfort for being requested many times for collection. This was mainly due to their lack time to complete answering the questioners. But, insisting on and patiently revisiting the respondents' homes took the researcher time to collect complete responded questionnaires. Among 254 distributed questionnaires for the perceived respondents, about 24 respondents did not return the questionnaires; for they missed or damaged them.

There was data discrepancy among different secondary sources for similar issues so that the cross-checking part was the very toughest task to overcome the discrepancy. Some concerned bodies from Addis Ababa Housing Development and Administration Agency were not willing to provide some sort of data even if they were requested many times.

The researcher faced also serious lack of annual leave to collect data and finish the write up in due time so that data collection and the write up work was done waiting for Saturdays, Sundays and holidays. The other bottleneck was finance constraints or lack of printing materials for questionnaires and the thesis many times in many copies. So the printing part was done almost with the expense of other friends and waiting time convenient for them to assist me.

The researcher himself did not go to regional towns to visit in person to gather information because the program has already ceased and shifts to other alternatives are being searched. The data were collected from MUDHC, AACHD Bureau, some other concerned institutions and personal experience. Thus, due to time and budget constraints, the researcher has assessed in Addis Ababa to congregate available official documents elucidating about the Integrated Housing Development Program.

1.8 ORGANIZATION OF THE THESIS

The thesis attempts to evaluate the performance accomplishment of the IHDP since its implementation in 2004 to date undertaken in 56 towns of Ethiopia. The paper is composed of six parts. The first subsection of the thesis is all about introduction constituents which centered on the background, the rationale, statement of the problem, objectives, research questions, significance, scope and limitations, data validity and reliability, ethical consideration and organization of the thesis.

The second chapter examines the literature review and analytical framework focusing on housing theoretical orientation, policies and historical development of condominium housing. This part makes a brief assessment of written document and various approaches in relation to the targeted research topic and other reviews of related literature. The third chapter takes a look at the description of the study area; the methods including all techniques adopted the researcher used to gather the relevant information from the targeted sources for conducting this paper, the type of model employed to analyze the data and the procedures of their presentation.

The fourth chapter deals the general subsequent story about the integrated housing development programme's outcomes in Ethiopia so far and the discussions. The fifth chapter considers the attitudes of the cases from the AAHDCPO staff workers and Yeka Ayat 3 condominium end-users about the IHDP and condominium housing, their expectation of the- to-be condominium housing beneficiaries, and others. The last Chapter deals with summary, conclusion and recommendations.

CHAPTER TWO

LITERATURES REVIEW

2.1 DEFINITIONS AND CONCEPTS

Despite its lack of universal definition, Umberger (2012) expressed condominium as a multiple-unit dwelling in which there is separate and distinct ownership of individual units and joint ownership of common areas. In an apartment house, the individual owners would each own their own apartments while all the owners of the separate apartments would together own the parts of the building common to all of them, such as the entrances, laundry rooms, elevators, and hallways. The owners of the individual units are jointly responsible for the costs of maintaining the building and common areas, but they are individually responsible for the maintenance expenses of their particular units. The Webster's New 20th c also defined condominium to be an arrangement under which a tenant in an apartment building or in a complex of multiple-unit dwellings holds full title to his unit and joint ownership in the common grounds and thus each of the flats or houses in such a building/complex containing a number of individually owned flats or houses. Hence, in this paper the researcher used the term condominium, and the phrases Housing Project and the Integrated Housing Development Programme interchangeably.

Thus, the definitions imply that two common forms of multiple-unit dwellings, with independent owners or lessees of the individual units comprising the multiple-unit dwelling who share various costs and responsibilities of areas they use in common.

Slum is squalid and overcrowded urban areas. It is a clear manifestation of a poorly planned and managed urban sector and a malfunctioning housing sector that is associated with Informality where in the large majority of the working age population finds employment and acquires land and housing (UN-HABITAT, 2010). Other key terms used include renewal, revitalization and relocation.

Mole Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

2.2 ANALYSES OF THEORIES, POLICIES AND PUBLICATIONS

2.2.1 Housing Theories Analyses

In most instances, theory suggests several reasons why the condominium may be a more efficient and desirable housing form than the cooperative. Unlike the case of cooperatives, condominium owners do not share liability on mortgage debt, they are free to transfer their apartments to whomever they choose, they are subject to fewer rules than cooperative apartment owners and, correspondingly, they need to spend less time in internal governance.

Michael et al (2006) examined the theoretical advantages and disadvantages of cooperatives and condominiums, and apply these theoretical insights to empirical test whether there is a price premium attributable to condominium housing in New York City and whether cooperative's dominance is likely to continue in the future. Their empirical analysis was based on hedonic models of house values and used rich data on apartments sold in New York City between 1984 and 2002. They expressed that their empirical findings confirmed the theoretical prediction that legal form does indeed matter. With one important exception, condominium apartments are significantly more valuable than comparable cooperative apartments. The one exception suggests that for some owners, the benefits of restriction and exclusivity that the cooperative form offers, and which until recently seemed to be impossible to achieve through the condominium form, may be utility-maximizing. They speculated that, except for the segment of the market that seeks a socially exclusive residential environment, the continued dominance of cooperative housing in New York City is probably attributable to transaction costs and collective action problems which make switching to condominium form potentially difficult.

2.2.2 Housing Policies Analyses

The UN-HABITAT (2011, 2013, and 2014) declaration shows that the growing urgency to provide more homes to millions of households in the developing world, and the remarkable rate of illegal construction and housing production processes calls for a paradigm shift in housing policy, urban planning and building practices.

The report of United Nations (2011) also indicated that the sluggish economic development due to various factors and the rapid population growth causes difficulties for governments of most of developing countries in delivering multi-faceted public demand of

services to satisfy especially the ever increasing needs of their urban inhabitants. Whether in developed and developing worlds, housing is one of the basic necessities of human beings for survival; despite, with its long period cumulated backlog, house shortages remains to be a critical problem for most of the cities of developing countries and Ethiopia is not exceptional conquering the challenges. Subsequently the unprecedented proliferation of slums and other informal settlements is the physical manifestation in cities of a chronic lack of adequate and affordable housing and services which are resulted from inadequate public urban policies, incapacitated urban planning implementation and ineffective housing policies.

Despite the government of the United States owned 1.4 million units of public housing in 1991, most of them were severely distressed that challenged the ability of local Public Housing Authorities (PHAs) to manage these distressed complexes into question and relied on partnerships with private developers and non-profits to redevelop as several phases were placed under receivership (U.S, DHUD, fy 2010 hope vi). Solomon and Rod (2005) also well addressed the need for public-private partnership to provide affordable housing stating it as:

“To address these challenges, Congress passed the National Affordable Housing Act of 1990 that required PHAs to use a management performance system and also provided funding for demolition and replacement through the Homeownership and Opportunity for People Everywhere (HOPE VI) program.”

The problem compels national and city governments to attend to design, planning and technology standards and norms that affect the planning of residential areas, housing design and production, and the construction industry. The version (Ibid, 2014: 2) also stated that:

“It is rare that the social, cultural, environmental and economic facets of housing are addressed there in an integrated policy. In many developing contexts, the so-called pro-poor housing programmes often provide accommodation of poor standards, in remote locations, with little consideration to the residents’ lifestyle and livelihood strategies. ... Yet in most developing cities, decent and safe housing remains a dream for the majority of the population, while government considers affordable housing as merely a social burden. In order to address their housing and informal settlements issues, governments need to set up a strong national housing policy to create an enabling environment that will increase the supply of affordable housing. This is a central requirement: only with strong political will, sound guidelines and adequate regulations will countries and cities able to provide adequate shelter for all, reduce slum growth and ensure sustainable urban development. Key stakeholders such as national and local government bodies, non-governmental organizations, financial institutions, as well as builders and private sector developers have to operate within clear given frameworks. This will enable well-defined institutional and operational conditions in order to support the housing sector more effectively and, in doing so, contribute to the provision of affordable, adequate housing for all.”

Apart from the above UN-HABITAT connotations for the developing countries, Ethiopia could have realized urban policy since 2006 and formulated urban housing supply strategy framework in 2013. Yet, there are varied tapering bottlenecks that have hold the country back from adequate affordable housing supply and exhibiting speedy transformation over revitalization, resettlements, and slums upgrading in urban development. To mention some of the main challenges among the many are resource deficits, human capacity in the construction sector in general.

Moreover, the first housing policy for Addis Ababa, which was implemented in 1994, assumed that the housing market alone would meet the demand for affordable housing of the low-income population; despite large subsidies and land provided at highly subsidized rates, the private sector has failed to deliver affordable housing at the large scale required. By then house prices significantly rose making it extremely difficult even for professionals like doctors and lawyers to access affordable housing (UN-HABITAT, 2011).

Hence, National and local authorities need to be at the helm of housing projects, not only to create a conducive environment for investors, developers and builders – for instance in resolving land issues, but also to ensure housing affordability that is pro-poor oriented, and guarantee provision of basic services and infrastructure (Ibid).

2.2.3 Literatures About Adequate Housing for All Humans

The necessity of access to inclusive, sustainable and adequate housing for all human individuals and community is undeniable for their safety and continued existence. Emphasizing the indispensability of access to housing for all human survival, the UN-HABITAT version (2014:1) depicted as:

“Housing is one of those basic social conditions that determine the quality of life and welfare of people and places. Where homes are located, how well designed and built, and how well they are weaved into the environmental, social, cultural and economic fabric of communities are factors that, in a very real way, influence the daily lives of people, their health, security and wellbeing, and which, given the long life of dwellings as physical structures, affect both the present and future generations. Housing is therefore central to sustainable development.”

However, far exceeding than had have seen ever before, the unprecedented rapid urbanization places remarkable strain on housing and serviced land. Different researches done on

housing and urban land delivery systems stressed on ideas that because of constraints in formal housing and land delivery systems, more and more people specially of the low-income and the poor are resorting to slum settlements.

Rapid urbanization resulting from the natural birth and a high rural-urban migration places remarkable strain on housing and serviced land supply. Making these services like healthy, safe, secure, accessible and affordable which includes basic services, facilities and amenities are by which everyone enjoys freedom from discrimination in housing and legal security of tenure (Habitat Agenda, 1996). As UN-HABITAT declaration, in 2011 Eastern Africa with its projected average annual urbanizing growth of 5.35 per cent over the /2010-20/ decade becomes by far the world's most rapidly. The version also stated that the failure of urban planning and the construction sector in matching demand for homes has resulted in a huge housing backlog that has led to the development of slums in a variety of contexts globally.

Due to constraints in formal housing and land delivery systems, more and more people who would otherwise qualify for housing programmes have been resorting to slum settlements. According to the UN-HABITAT (2014) in line with these setbacks in some cities, in 2013 up to 80 per cent of the world population lives or over 860 million people was living in slums, out of which Sub-Saharan Africa has a slum population of 199.5 million. Out of which South Asia comprises 190.7 million, East Asia 189.6 million, Latin America and the Caribbean 110.7 million, Southeast Asia 88.9 million, West Asia 35 million and North Africa 11.8 million. Regarding the housing claim, Latin America and the Caribbean current housing needs are estimated between 42 million and 52 million dwellings, respectively. Likewise, the total housing needs in Africa also estimated to be around 4 million units per year with over 60 per cent of the demand required to accommodate urban residents (UN-HABITAT, 2014).

In India a rapid urban population growth by 32% resulted in an estimated shortage of more than 18 million homes, of which millions of families living in slums and makes a huge gap between the demand and supply of homes. About 22 million households in the low-income bracket were estimated to remain un-served. As a result the housing sector has not kept up with this growing urbanization and thus, the government was looking to the private sector to address the needs of the low-income population's affordable (low-cot) housing and enabling environment (EPAU, 2014: 73).

As Agazi (2013) cited the work of Michael Cernea (1997, 2000) and the UN-HABITAT version:

“Cernea (1993) ... predicted that urban relocation will become ‘larger in Africa than population displacements in any other single sector, dam-building included’ and against this imminent trend, the paucity of urban relocation in Africa’s mega- and medium-size cities is hard to explain’ (Cernea 2005: 212). ... There is ‘evidence to show that market based urban displacement is on the increase as a result of economic development and globalisation’ (UN-HABITAT; 2010). ... Every year millions of people around the world are evicted from their homes and land, against their will and without consultation or equitable compensation. These evictions are carried out despite the fact that international law explicitly recognizes the right to security of tenure and adequate housing; and has repeatedly declared the practice of forced eviction to be a gross and systematic violation of human rights (UN-HABITAT; 2011).” [My emphasis]

These situations most ultimately affect the urban low-income families and the poor experience worse life.

In spite of several developing countries’ experimented with various policies and strategies of building houses, not yet have succeeded in improving the housing problem of the urban poor. Solomon (1999) in his publication ‘Public Ownership of Urban Land and Low-income Home Ownership’ stated that whether the Capitalist liberals or Socialist 3rd world ideological debates on national urban housing policies as to how best to house the working poor still remains far from being resolved. Quoting Salau, 1990 and Jenkins, 1990, Solomon further elaborated that in some instances, public control of urban land has even served to aggravate the housing problems of the urban poor. He also stressed that:

“Although substantial arguments could be made in favour of privatization, the extent to which such a policy change will improve the housing plight of the working poor is not clearly known. Nowhere in Africa is this question currently demanding as urgent a response as in Ethiopia, which after a change of government in May 1991, still finds itself at the cross-roads between privatisation and continued public ownership of urban land and rental houses.”

Similarly, UN-HABITAT (2014) declared as , so far, the failure of urban planning and the construction sector in matching demand for homes has resulted in a huge housing backlog that has led to the development of slums in a variety of circumstances globally. The same source forwarded that by 2030, about 3 billion people, or about 40 per cent of the world’s population,

will need proper housing and access to basic infrastructure and services such as water and sanitation systems. The version also pointed out that, especially in the developing world, supply is often limited by inadequate governance systems and human resource deficiencies, as well as by institutions and regulations.

In legal frameworks too, access to housing is a right to all persons as one of the basic needs. As most notably the Universal Declaration of Human Rights (art. 25.1) and the International Covenant on Economic, Social and Cultural Rights (art. 11.1) declared, the right to adequate housing (as a component of the right to an adequate standard of living) is enshrined in many international human rights instruments (UN-HABITAT, 2011, 2013 and 2014). Likewise, the second United Nations Conference on Human Settlements (Habitat II) in 1996 harnessed this momentum that the outcomes of the Conference on the Istanbul Declaration and the Habitat Agenda, constitutes a framework where human settlements development is linked with the process of realizing human rights in general and housing rights in particular. The Commission on Human Settlements also adopted resolution 16/7 on ‘the realization of the human right to adequate housing’ in May 1997 which in that the resolution recommended that UN-HABITAT and OHCHR elaborate a joint programme to assist States with the implementation of their commitments to ensure the full and progressive realization of the right to adequate housing. Therefore, the United Nations Housing Rights Programme’s (UNHRP) objective is to support the efforts by governments, civil society and national human rights institutions to realize the right to adequate housing as described in international human rights declarations and reaffirmed in the Habitat Agenda which states that “Within the overall context of an enabling approach, Governments should take appropriate action in order to promote, protect and ensure the full and progressive realization of the right to adequate housing” (UN-HABITAT, 2014: 2-3).

In 1974, Derg removing Emperor Haile Selassie from power had brought significantly changes over the land and housing situation in that it nationalised all urban lands and Extra Houses to Government Ownership in an effort to force a fairer distribution of wealth across the country. According to a study by UN-HABITAT (2011), Derg had established two new typologies in the housing sector to be Government-owned rental units, and Kebele Housing managed units that resulted a consequence of the nationalisation a significant reduction in the rental price for low-cost rental housing of between 15 and 50 per cent for occupants; yet, the

housing supply controlled by the centralised government was drastically insufficient to meet the large demand. The version added that, for instance, in Addis Ababa between 1975 and 1995, only one-tenth of the projected dwellings were built because of “very low effective demand, rock-bottom national housing investment rates, and from regulatory constraints in the supply of land, credit, and building materials”. The low rental rates also resulted in little to no investment in housing which led to a further deterioration of housing quality (UN-HABITAT, 2010, 2011).

Overthrowing the Derg regime in 1991, the government FDRE has surpassed undeniably remarkable achievements economically, socially and in political stability. FDRE has ratified the international conventions and promulgated people’s right to development (art. 43) and social objectives (art 90) in the 1995 national constitution. While the constitution in the developmental rights emphasizes the basic aim of development activities to meet the basic needs of citizens, the right of all people to live in a clean and healthy environment, the social objectives underlines to the extent the country’s resources permit, policies to provide all Ethiopians access to public health and education, clean water, housing, food and social security. Accordingly, the country to meet the urban low and middle-income households’ one of the basic needs housing took the commitment and has materialized the integrated housing programme since 2004, first in Addis Ababa and then extended it to regional towns, too, so as to alleviate the urban housing shortages.

2.2.4 The Historical Development of Condominiums

The history of condominiums begins with the word itself. It has a Latin origin with *con* meaning ‘together’ and *dominium* meaning ‘right of ownership’. Umberger (2012) cited the works of Matthew Gordon Lasner who is the official biographer of condominium and who had written a book "High Life: Condo Living in the Suburban Century". Surprisingly, it was an untold story as to Lasner that "The history hadn't been done," though apparently there are a number of places that have staked their claim to being the very place where condo-mania began. He emphasized that owning a flat was an old idea. Europeans, pressed for space in walled cities, had begun as early as the 12th century to embrace the idea of what today would be thought of, legally, as condominiums — with their "units" owned outright, and though the American co-ops had their fans in the decades, some creative financing and marketing campaigns that promised carefree living to make condos take off here, Lasner said.

Condominium is just a multiple-unit dwelling, with ownership of individual units is separate and joint in common areas. Owners of the units shoulder the cost of building maintenance and of the common area. Owners are also responsible for maintenance expenses and upkeep of their own units. This style of ownership dates back to the early 1700s in Europe and later spread to South America. The US territory of Puerto Rico passed the first condominium law in 1958 and the first condo apartments were implemented in 1963, although without using the words "condo" or "condominium". Puerto Rico's legislation is then known as The Horizontal Property Act. Historically, the use and practice of condominium purchases have happened when the cost of land exceeds the cost of building, with economical and practical benefits to those involved (www.condoChic.net). In ten years' time until 1970, an estimated 700,000 condominium units were constructed in the United States and in 2001 Trump World Tower was completed in New York, becoming the tallest solely-residential building in North America with 72 floors (Timeline of Condo History, 2013).

In Japan condominium for-sale was first built in 1956, followed by the first condominium boom from 1963 through 1964. The boom, triggered by the 1962 enactment of the Act on Building Unit Ownership, Etc., the basic law concerning condominiums, as well as by the 1964 Tokyo Olympic Games stimulating the economy, was limited to high grade condominiums located in central Tokyo (HCBJ: www.haseko...).

The United Nations (2011) reported that the sluggish economic development due to various factors and the rapid population growth causes difficulties for governments of most of developing countries in delivering multi-faceted public demand of services to satisfy especially the ever increasing needs of their urban inhabitants. Whether in developed and developing worlds, housing is one of the basic necessities of human beings for survival; despite, with its long period cumulated backlog, house shortages remains to be a critical problem for most of the cities of developing countries and Ethiopia is not exceptional conquering the challenges. Subsequently the unprecedented proliferation of slums and other informal settlements is the physical manifestation in cities of a chronic lack of adequate and affordable housing and services which are resulted from inadequate public urban policies, incapacitated urban planning implementation and ineffective housing policies.

Despite the government of the United States owned 1.4 million units of public housing in 1991, most of them were severely distressed that challenged the ability of local Public Housing

Authorities (PHAs) to manage these distressed complexes into question and relied on partnerships with private developers and non-profits to redevelop as several phases were placed under receivership (U.S, DHUD, fy 2010 hope vi). Solomon and Rod (2005) also well addressed the need for public-private partnership to provide affordable housing stating it as:

“To address these challenges, Congress passed the National Affordable Housing Act of 1990 that required PHAs to use a management performance system and also provided funding for demolition and replacement through the Homeownership and Opportunity for People Everywhere (HOPE VI) program.”

As different scholars, government and international publications disclosure, Ethiopia is growing rapidly and the country is being urbanized at a faster rate both by natural birth and high rural-urban exodus because of various push and for pull factors. To highlight evidences from some of the many written articles that in African, Ethiopia is the second most populous country growing rapidly with the annual growth rate 2.6 per cent, equating to two million births per year and is rapidly urbanizing at a high annual growth rate of 3.49 per cent as well the size of urban population that was 6.4 in 1990 (UN-HABITAT, 2011) grown up to 18.7 million in 2014 (MUDHC, GTP-2 plan, 2015; 17). The version of UN-HABITAT (2011) also pointed out that:

“The combination of high population and urban growth rates coupled with a high prevalence of urban poverty has placed enormous strain on Ethiopian cities.... Ethiopian cities suffer from a high degree of homelessness, environmental degradation, and urban decay, a shortage of infrastructure and basic services and high unemployment. These factors combine to produce the critical urban issue addressed in the lack of affordable, healthy housing for all sectors of the population.”

As the researcher tried aforementioned, analyzing the urban multifaceted challenges the Ministry of Works and Urban Development (MWUD) initiated strategies to materialize into built projects to address the severe urban housing demand. In 2005, the Ministry undertook the first ground-breaking model condominium pilot project in the country at Gerji area of Bole sub-city in Addis Ababa and formulated the Integrated Housing Development Programme which is a continuation of the ‘Addis Ababa Grand Housing Programme’ (UN-HABITAT, 2010).

2.2.5 The Importance of Condominium

Today, the prevailing wisdom emphasizes that condominiums are more valuable than cooperatives and any other privately or real estate housing supply means in many ways. As stated Lasner's work by Umberger (2012) home clubs (original owners-occupied building) morphed into cooperatives, in which the building is legally structured as a corporation, with the residents owning shares based on the size of their apartments. They became somewhat popular in New York and elsewhere, though their appeal was limited because financing and reselling the units was legally complex. Umberger also underlined the Lasner's emphasis as, despite the agonies of some condo boards and homeowner associations whose clashes over property rights have generated headlines, that condos are here to stay and probably will grow as an aging population eschews the maintenance of single-family homes. Umberger quoted further the idea of Lasner as follow:

"He wonders if the shift to the single-family suburban house in the mid-20th century is not the norm it was presumed to be, but an aberration — and whether the sheer ownership of a home matters more to people than its physical form."In metro New York and Miami ... nearly one in three owner-occupied homes is multifamily, and in Washington and Chicago, one in four. ... Now, more than ever, we are living in the age of the condo. Many problems with co-ownership persist. But history all but assures it will continue to adapt and improve."

Condominium owners have property rights contractually specified by the agreement between themselves and the mortgage holder. The appeal of condominiums over conventional home ownership or renting and apartments are numerous. Condo owners enjoy the benefits of property investment and sale, as well as the opportunity to live in more desirable areas without paying the full cost of a house. In addition to these benefits, condo owners also assume the risks of changes in the housing market, and an inability to terminate their residency as easily as an apartment tenant. (<http://real-estate.laws...>).

Condominium development goes along with slum clearance for the sake of complexes building plots. However, the redevelopment of urban centers for business and improved housing has historically led to forced displacement wherein the poor becomes more vulnerable to impoverishment risks in many ways, mainly joblessness, homelessness, marginalization; food insecurity, loss of access to social services (health, school, etc), water and power supply, infrastructures, and social disarticulation (Tesfa.T. 2014).

2.2.6 The Price Affordability of Condominium units

Although their intention was to address the low and middle income earning households, the affordability issue of the modern condominium schemes designs have been challenging for the stated target groups, in particular, as the market price of construction materials' increasingly gets inflated. For instance, the housing standards (G+0 and G+1) having adopted by Addis Ababa city administration in 1994 and 2003 were incompatible with the affordability of the majority residents to build their shelter; for that their construction costs 3889 and 6667 USD, respectively, they were only affordable to households who earn a monthly income of more than 167 and 222 USD (Esrael. 2005). Likewise, Azeb cited the work of ORAAMP (2002) that 92% of the total population of the city earn a monthly income of less than 167 USD implies the majority of the residents had no financial capacity to build their dwelling to fulfill the standard of the regulation which was beyond the current reality, provided that the estimated cost of the units remain unchanged and the price of construction materials has been raising rapidly.

In addition, assuming that the growth in the prices of construction materials to continue increasing its recent trend of 8% annually, then the gross value added in construction will increase by the same (8%) rate every year" (EPAU, 2014: 86). The repercussion is so that the cost of the condo units gets increasingly high to the least chance of affordability for the low and middle income earner citizens.

2.2.7 Some Model Practices and Trends in Public-private Partnerships System in the Affordable Housing Development Sector

The experiences of the U.S and Britain show that more housing societies have been effective in providing affordable homes. Some are charitable for the economically disadvantaged groups and some other are not charitable; but provide affordable homes to the low and moderate income group of the society to rent, or buy through low cost home ownership schemes. The government incentivizes the private-non for profit organizations interested to involve in the affordable social housing supply through tax free land provision.

According to the Housing and Urban Development (HUD) report, the United States with 19.3 million very low-income renters, 8,475,000 people in "worst case housing needs" (HUD, 2011) and about 636,000 homeless people in the United States (Center on Budget and Policy Priorities 2011), the country has been facing affordable housing crisis. Although almost five

million U.S. households receive rental assistance through HUD, that assistance comes through thirteen different programs and, unfortunately, these programs are not able to meet demand (Rosan, 2014). In 1977, there was a return of federal funding for public housing construction program that was launched during the Carter Administration through Housing and Urban Development's (HUD) funding for low-income housing (Ibid. p.15).

However, the U.S resumed a shift away from public provision of public housing after Carter left office in 1981 (Stoloff , 2004, 12) due to drastic reduction in the agency's budget from \$30.17 billion in 1981 to \$9.97 billion in 1986 (Wolf 1990) forced both advocates of low-income housing and HUD officials to search for other means of providing affordable housing. The proposed solution was to create policies that promoted public-private partnerships rather than direct government provision of housing. The shift has been seen today in the hybrid system characterized by both public housing and vouchers in which the government would no longer have to build, own, and operate the affordable housing projects; instead, vouchers would allow low- and moderate-income renters to access the private market through government subsidies (Ibid, P .15). It is, thus, a shift away from government production, control, and ownership of public housing to a new model that incentivized private developers to provide low-income housing (Ibid). As a result of this between the 1980s and today, a series of programs were adopted to address the lack of affordable housing, declining government investment, and a failing public housing system in the United States (Ibid. p.16).

Today, shifting towards policies which promote partnerships with the private and not-for-profit sectors reflects a growing recognition that the public sector alone cannot meet the continuous demand for affordable housing and that housing and community needs should be addressed in tandem (Rosan et.al, 2014). So that the United States moved from a system in which the government directly provided public housing to a hybrid demand-side model that uses public policy to incentivize private sector affordable housing production and stimulate public-private partnerships (Rosan, 2014, P.4). A series of shifts away from government as the primary supplier of affordable housing and an increasing reliance have been instrumental in creating policies that support the development of partnerships among government, the private sector, and non-profits as well as on programs that incentivize involvement of the private sector and the not-for-profit community, such as the housing voucher programs (tenant- and project-based) Program, the Low-Income Housing Tax Credit (LIHTC) Program, HOPE VI (Homeownership

and Opportunity for People Everywhere) Program, the Rental Assistance Demonstration Pilot Program, and the Choice Neighborhoods Program created in 1986 (Ibid. P.1).

The implementation of public – private partnership programs has gained promising outcomes. For instance, the LIHTC has subsidized around 30,000 affordable residential developments and approximately 1.6 million affordable housing units (U.S. Department of Housing and Urban Development 2013, Low-Income Housing). Between 1988 and 2010, community housing developers had produced about 1,614,000 affordable housing units of which through rehabilitation 723,000 units, acquisition 247,000 units, and new development 644,000 units (National Alliance of Community and Economic Development Associations 2010, 11).

Despite the efforts done so far since 1930 to provide those who cannot meet the expense of market rates with affordable housing through a mix of local, state, federal, and private approaches, housing dearth has been still continued to be a major problem and the best strategy for providing affordable housing has been the subject of much debate in the United States (Ibid. P.3).

In Britain for instance, since 1968 the Circle Housing (housing association) so far provided 43,100 homes low-cost including 21,900 supported and sheltered housing (for over 4,500 special need and over 85,000 poor clients) for more than 200,000 people across the UK, and employs over 2,200 staff (both <https://www.google.com.et/search?mole> and <https://en.wikipedia.org/>). Another model could be Echale a tu Casa in Mexico delivers social housing which a 44m2 complete house, for instance, costs USD\$8,100 a far below cost compared to USD\$18,000 for a similar contractor built unit (EPAU,2014: 67). The same source added that the federal housing agency, CONAVI, extends mortgage credit to Echale at 11% per year and Echale on-lends to households at 31% per year for 5-10 years as well the later organizes communities and provides trainings, machinery for eco-block brick production and technical supervision to middle-income families seeking to improve or purchase a house. Hence, while the government provides land for mole housing construction services, the housing entrepreneurship and might also the real-estate developers on the basis of mole housing partnership could be willing to provide infrastructures and submit parts of the constructed mole units to the local authorities at low cost or payment free to be transferred for the eligible groups of needy people.

In addition, looking for charitable bodies which able to cater homes for financially disadvantaged older people or people with special needs and the poorest of the poor.

The above models of shifts from direct government control over the social housing development to public-private and non-for profits involvement experiences of the U.S and the United Kingdom could be used as best practices in the case of Ethiopia, too. In fact, the tendency of the Ethiopian government is also to shift gradually from government direct control over the condominium housing production and provision to cooperative systems, private developers and non-government organizations involvement (GTP-II, 2016).

The implementing performance of Ethiopian IHDP in the production and provision of communal units has not been lacking much effectiveness that is enough to disprove the significance of the program. It has played important roles in the reduction of urban housing shortages when comparatively seen with the experience of other nations. For example, in the United States of America, the residential condominium has been booming in all of the major metropolitan areas such as Miami, San Francisco, Seattle, Boston, Chicago, Austin, Los Angeles and New York (<http://en.wikipedia.org/>) and the continental United States was able to produce 700,000 condominium units to the low and moderate income groups and the poor sector of the population in many cities of the country in the last ten years period in 1970 (<http://www.condopedia.com/>). This in the case of Ethiopia could be 381,322 at national level and 311,234 for Addis Ababa alone since (2006-2015). Hence, the performance ratio of Ethiopia to the USA shows 54.47% and 44.46%, respectively, is promising. In addition to that the ceased projects in the regional states are getting to revive to start constructing condominium houses. As evidence, for, example, the Oromia Regional State has set to construct about 58,020 condominium units in some major towns within the Growth and Transformation Plan II period and to launch constructing about 11,604 units by 2017 at Adama and Jimma towns (OUDHBo, GTP II, 2016). Likewise, Tigray regional state proclaimed to its council to start constructing about 9,000 condominium units at Mekele city in 2017 and to provide serviced land in other towns for effective housing demand people who organize themselves to construct homes through cooperatives (FBCC, 2016) whereas the Amhara regional state has also been encouraging housing demand people to organize in cooperatives and provide them serviced land for housing construction (MUDH, 2016).

Therefore, as a developing nation and new in the implementation of the large scale condominium housing construction sector, the achievements so far and effectiveness of the program is not enough for critics and rather the effectiveness is promising if the commitment and endeavors will continue for a better success.

2.2.8 Literatures Gap

Supplying affordable and adequate services concerning the development of modern new condominium settlements and availability of organized data have great importance for growth and development in the form of economic, social and political aspect. Many researches were taken place in all over the country and Addis Ababa city administration regarding housing provision fostered by Cooperatives, real estate developers and government Condominiums development. Though, there were no studies done on the Yeka Ayat Condominium site which has recently established dwelling village. Besides, the studies lacked comprehensive appraisal about the performance of the Integrated Housing Development Program.

Moreover, no one has studied comprehensive research by interpolating the three beneficiaries (the condominium end-users, the MSE cooperatives and subcontractors, and the projects' owners from the government side) through tailor made questionnaires concerned with typical sector characteristics of activity responsibilities, experiences, needs, satisfactions, and complaints.

The unsatisfactory results of researches done on IHDP's achievements that evaluation researches done before about the program's success were devoted to one or two specific towns their findings and varied media release contradictory results with official reports for similar working durations. So this study would strive to provide up to date reliable and comprehensive information.

The researcher has familiar experiences and knowledge about the sector so that he knows where the major gaps have to be assessed. As a researcher, he was observing about the challenges that the condominium development program has faced and the complaints which were raised by the three case groups selected for the study purpose.

Therefore, he incites to do study on the title of analysis of the accessibility, affordability and acceptability of condominium houses in meeting the needs and interest of the urban households assessing cases from both the end-users Ayat Condominium Housing Site and the projects' development owners of Addis Ababa housing Development and Administration Bureau. Some of the motives among many others to select the this topic are the researcher understands well the real availability of public services shortage, transport accessibility deficit, security threats in the study area of Ayat 3 condominium dwelling site. The researcher has also desired to understand what looks like the real attitudes of the program's beneficiaries and actual performance of the condominium housing development program and its challenges in the process of construction as well as delivering units. After clearly interpreting the gap, the possible solutions would be forwarded for concerned body.

Eventually, the recommended possible solutions are not concerning only the government bodies involving in the sector, but also forwarded to dwellers and NGOs which show the way of how to solve the inefficient dwellings supply, improve affordability and deliver of public services. In such a way the recommendation invites all every concerned parties to take their responsibility in order to reduce housing shortage and satisfy the grievance needs of housing demand urban societies.

CHAPTER THREE

RESEARCH METHODOLOGY

This chapter presents research methods used in this research. The topics of the research Methodology are categorized into two sections. The first section introduces the study area's location, climate, demographic and socio economic characteristics. The second section describes the research method which includes the research design, research approach, and the target population, method of data collection and analysis of the data.

3.1 DESCRIPTION OF THE STUDY AREA

3.1.1 Study Setting

As the aforementioned, the territorial coverage of the study addressed to incorporate and amalgamate data collected from different sources for the Integrated Housing Development Program from 56 towns wherein the condominium projects were implemented. So it would try to produce comprehensive information and fill the gaps.

The special study sitting where the study cases were taken is yeka socity Administration of Addis Ababa. Yeka *Ayat* Condominium Site in woreda 13 at Yeka Sub-city administration of Addis Ababa was purposely selected because for its population size manageability, newly settled dwellings with different affordability and social complain issues, and for its proximity acceptability and accessibility that helped the researcher save time, energy, finance for transportation and simplicity to collect the administered questionnaires by revisiting the respondents, repeatedly.

Like wise Ayat Cheffe condominium construction site was preferred for its proximity to the researcher's residence and availability of MSE Cooperatives and Subcontractors' associations working for the construction projects sites that could make conditions simplistic for the researcher to administer questionnaires for respondents and undertake interviews with key informants by revisiting as easy to get them free.

The Addis Ababa Housing Development and Administration Bureau officials were also selected for their relevance of knowledge and experience they have gained through their stay in the organization about the historical progresses and challenges that the IHDP has faced.

3.1.2 Location

The study location of Ayat condominium dwellings site is found in yeka woreda 13 which is situated in the Yeka Sub-city administration located to the Eastern part of Addis Ababa. Despite inclusion of ideas, experiences, observations and general understandings from different angles and projects sites to strengthen tangibility of the paper, the specific study area is concentrated to the Yeka Ayat 3 condominium dwellings and Ayat Cheffe condominium construction project site which is located to the Eastern periphery of the Yeka Sub-city administration.

Addis Ababa is the capital city of Ethiopia and one of the largest cities of the country. Since its establishment during Emperor Menilik II in 1886, Addis Ababa is as old as 131 years to date (CSA.2007). The city is amongst the 54 towns wherein the Integrated Housing Development Program has been implemented.

Yeka Sub-city administration is one of the 10 Sub-city administrations of Addis Ababa. Addis Ababa undertook administrative structure changes many times as political regimes changed. The administrative changes were also done for purposes of administrative compatible with the level of development of the City convenience. According to the administration of Addis Ababa City Government Revised Charter Proclamation No- 361/2003, before the 2002 reform, Addis Ababa city administration was structured into 6 zones, which again sub-divided into 28 Weredas and 328 kebeles (villages). After the reform, however, the previous zones and Wereda were renamed and reorganized to 10 sub-cities (Kifle Ketema) and into 116 Weredas or Districts (AACAO, 2014).

Regarding its latitudinal and longitudinal position, Addis Ababa is located in the Ethiopian Cities place category with the GPS coordinates at latitude of 9° 0' 19.4436" N and the longitude 38° 45' 48.9996" E with an elevation of 2,356 meters (7,730 feet) height above sea level /www.latlong.net/.

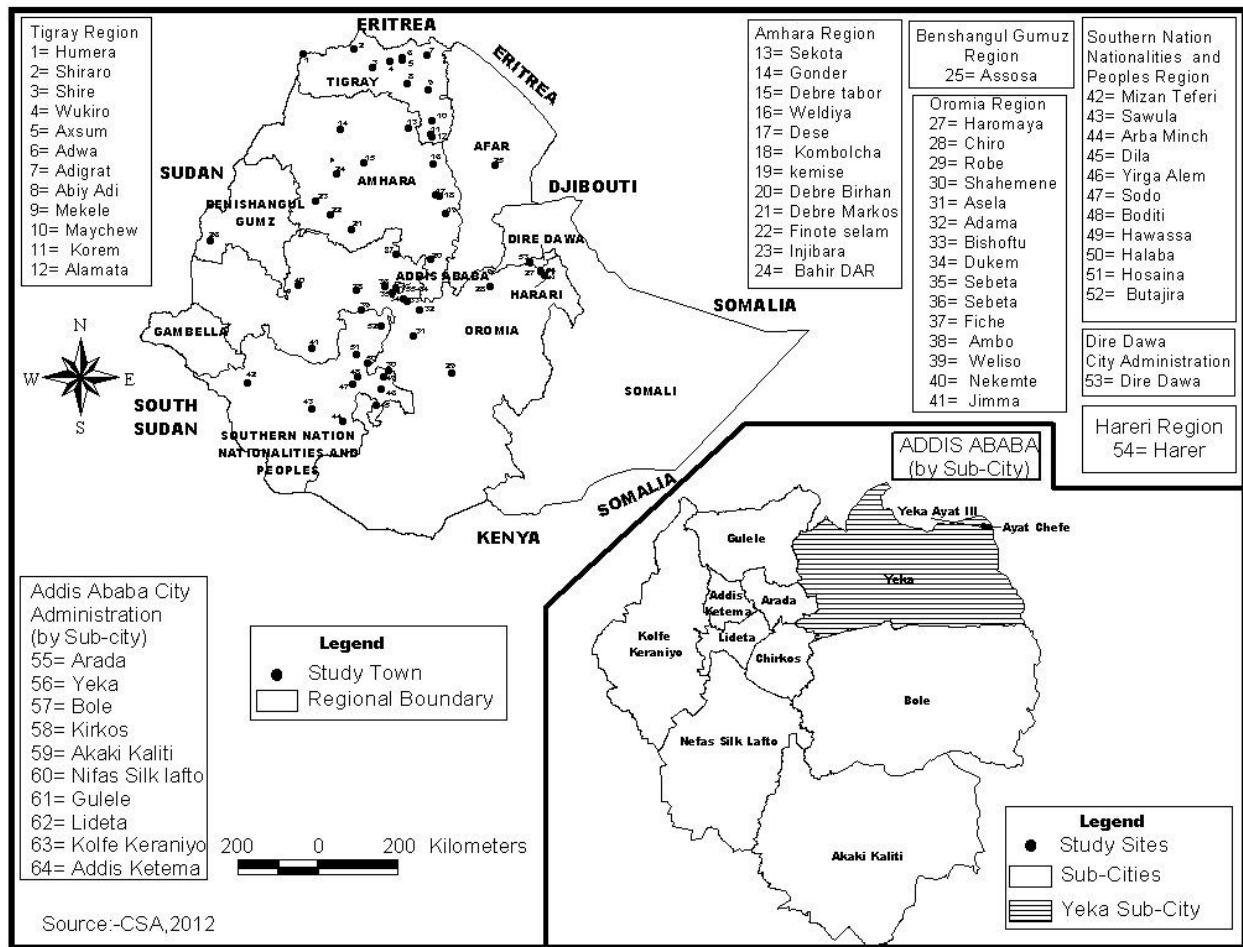
Table 1: Regions with their towns and City Administrations where IHDP Project Sites Implemented

Regions	Towns
Tigray (12 Towns)	Maichew, Mekele, Adigrat, Adiwa, Aksum, Shire, Korem. Shiraro, Alamata, Wukro, Abi adi, Humera
Amhara (12)	Bahirdar, Gondar, Dessie, Kombolcha, Woldia, D/Markos, D/Birhan, D/Tabor, Kemissie, Sekota, Enjibara, Finote selam
Oromia (17)	Adama, Bishoftu, Shashemene, Assela, Nekemit, Ambo, Jimma, Woliso, Sebeta, Chiro, Holleta Fiche, Dukem, Haromaya, Robe,Lebu
SNNP (12)	Hawasa, Arbaminch, Hosaena, Butajira, Wulkite, Wolayita sodo, Halaba, Boditi, Lawulla, Mizan teferi, Yirgalem, Dilla
Harar	Harar
Dire Dawa	Dire Dawa
Benishangul-Gumuz Region (Asossa)	Assosa
Afar Region (Semara)	Semera
Addis Ababa (Sub-cities)	Arada, Yeka, Bole, Kirkos, Akaki Kaliti, Nefas-Silk Lafto, Gulelle, Lideta, Kolfe Keraniyo, Addis Ketema

Source: MUDHC, 2014. Statistics Abstract (2010 -2014)

Note: in the source table the towns named Lawula and wulkitie were included in the list of towns for the SNNP regional state. There are no, however, towns known as Lawula and wulkitie as such; but rather there is a town called Sawula so that the researcher replaced the name Lawula by the town named Sawula. Lebu was also indicated as a town and as part of the Oromia Regional state. It is a condominium project site in Addis Ababa at lafto sub-city. Wulkitie was indicated as town in the SSNP; it is not a town but rather it is a name of worda/district. Hence, the researcher omitted wulkitie and Lebu so as to indicate the condominium construction implemented site towns' locational map and so the number of towns where the condominium projects implemented become 54 instead of 56 as reported in the source document so that the next map is composed based up on 54 towns according to the correction made. As shown on the map, the researcher has indicated the specific location of study area of Ayat condominium dwelling site.

Map of Ethiopia with Towns implemented Condominium and Addis Ababa Sub-Cities



3.1.3 Landscapes and Climate Situations

Addis Ababa has plenty of landmarks, including various places of interest related to arts, education, architecture, etc. /www.latlong.net/. Its land form of the northern part is characterized by chain of hills and mountains including Entoto Mountain. The city is situated at altitude/elevation of 2,356 meters (7,730 feet) height above sea level /www.latlong.net/.

Climatically, Addis Ababa has comfortable weather condition to live in. The climate of Addis Abeba is warm and temperate. The summers are much rainier than the winters. This location is classified as Cwb by Köppen and Geiger (highlands) that is meant the continentality type is hyperoceanic, subtype truly hyperoceanic. The average annual temperature in Addis Abeba is 16.3 °C and the precipitation averages 1143 mm (<http://en.climate-data.org/>). According to the Hold ridge life zones system of bioclimatic classification Addis Ababa is situated in or near the subtropical moist forest biome. The city has a humid subtropical mild summer climate

that is mild with dry winters, mild rainy summers and moderate seasonality. In the winter its temperatures by day reach 23.3°C and on average falling to 7.3°C overnight, in spring time temperatures climb reaching 24.7°C and overnight lows of 10.7°C, during summer average high temperature is 21°C (69.8°F) and average low temperature 10°C, and in autumn temperature decreases achieving average high of 22°C during the day and lows of 8.3°C shortly after sunrise /www.addis-ababa.climatemps.com/.

3.1.4 Demographic Characteristics

Yeka Sub-city administration is one of the 10 Sub-city administrations of Addis Ababa. Addis Ababa undertook administrative organizational structure changes many times as political regimes changed. The changes were done for purposes of administrations compatible with the level of development of the City, convenient managing of its divergent citizens, to provide efficient, effective and inclusive municipal services. As Muhidin Aman (2016) cited Addis Ababa City Government Revised Charter Proclamation No. 361/2003, before the 2002 reform, Addis Ababa city administration was structured into 6 zones, which again sub-divided into 28 Weredas and 328 kebeles (villages). After the reform, however, the previous zones and Wereda were renamed and reorganized to 10 sub-cities (Kifle Ketema) and into 116 Wereds or Districts (AACAO, 2014).

According to Addis Ababa Communication Affairs Office (2014) Addis Ababa city has a total area of 526.91 km² whereas the finance and development bureau data showed 540 km² (FEDB.2009:10). The source also indicated that Yeka Sub-city administration has an area of 85.9 km² which is the third largest subcity next to Akaki Kality (118.08 km²) and Bolle (122.08 km²) Sub-cities in increasing order.

As to Addis Ababa Finance and Economic Development Bureau (2009) publication cited the CSA (2008) for the 2007 Population and Housing Census Report, the total population of Addis Ababa was 2.74 million (52.4% females) with a growth rate of 2.1 percent per annum up until 2007 and was projected to reach 3.77 million in 2016. Different sources showed different population and area coverage size. While FEDB (2009) citing CSA (2008) released the inhabitants of Yeka Sub-city as 346,484 (53.4% females) comprising 12.6% of the city's total population, with population density of 4,210 persons per km² and 82.3 km², the AA Land Information Center (2015) reported Yeka Sub-city as the 2nd larger Sub-city in population

having 404,336 residents next to kolfe with population number 500,163 residents. In terms of population density, Yeka sub-city has 4924 inhabitants per km² and area coverage of 82.12 km². It is the second largest sub-city by population number next to Kolfe Keranio's population and third in area space next to Bole and Akaki Kaliti in order of increase, respectively (FEDB, 2009: 9-10, and AA Land Info.Center, 2015:19). But, for this study purpose the data presented by AALIC, ATLAS (2015) has been taken for its having been done lately reporting.

Table 2: Addis Ababa Population Distribution by Sub-cities (2015 /2007E.C)

No	Sub-Cities	Area (Km²)	Population Size	PopulationDensity (Km²)	No. of Weredas
1	Addis Ketema	8.64	297,793	34,466.78	10
2	Akaki Kaliti	123.46	211,380	1,712.13	11
3	Arada	9.50	246,680	25,966.32	11
4	Bole	118.49	360,387	3,041.50	14
5	Gulelle	31.19	312,095	10,006.28	10
6	Kirkos	14.55	258,035	17,734.36	11
7	Kolfe Keranyo	63.48	500,163	7,879.06	15
8	Lideta	9.18	235,246	25,625.93	10
9	Nifas Selk-Lafto	58.75	368,883	6,278.86	12
10	Yeka	82.12	404,336	4923.72	13
Addis Ababa		519.49	3,194,999	137,634.94	117

Source: (AACAO) Addis Ababa Communication Affair Office, (2014), Addis Ababa, 2005E.C, *Annua Book*, Birana, Publishing, and AA City Administration Integrated Land Information Center, *ATLAS*, 2015(2007E.C): p.19.

.Since it is located somehow peripherally, it has some open spaces unoccupied for resettlements. The redevelopment process has continued. Despite the fact that these large scale redevelopment projects for revitalization of obsoleted slums of the city displaced and will continue to displace large number of peoples, it is reasonable to conduct study on the implementation of redevelopment programmes in the city in accord with the framework of international human rights and assistance to vulnerable displaced sections of peoples. Reconsideration to the interests of relocators should get special attention so as to meet the needs of condominium end-users.

3.1.5 Socio –economic characteristics

It is a home of numerous international enterprises and organizations thus plays an important role on the world's arena.

The study area, Bekoji town is a home for almost all major ethnic groups in the country, and the Oromo ethnic group with the majority. Bekoji contained the *woreda* governor's office, associated administrative buildings, and some local security facilities. There was all-weather road connection and telephone link to Assela. The major market day was Saturday, and a minor market was held on Tuesday. Trade centred on crops, livestock, seeds and foodstuff. Most of the commercial buildings were drinking establishments (Bekoji Town Municipality, 2013).

3.2 RESEARCH DESIGN

The researcher used both the quantitative and qualitative mixed approach. The reason for using the mixed approach was to compensate the weaknesses of one method by the strength of the other method. As Creswell (2009) mixed methods is a methodology that involves philosophical assumptions that guide the direction of the collection and analysis of data and the mixture of qualitative and quantitative approaches in many phases in the research process.

The quantitative approach used the questionnaires to assess factors that determine demand and supply of affordable housing as well as the main causes and consequences of gap between demand and supply of affordable condominium houses. Whereas the qualitative part of the data was generated through key informant interview and Personal observation which were used to supplement the information gathered through quantitative approach. The data which were obtained through key informant interview and Personal observation were structured, examined and summarized qualitatively.

Generally the paper used all rounded methods and instruments of data collection. In the descriptive type of expression the researcher through quantitative and qualitative approach tried to address the attitudes of beneficiaries from the Integrated Housing Development Program's Performance, their condominium related problems. The approaches were also used to assess challenges that the program has currently faced in the processes of housing provision, and factors that affect these services. Archives were also largely surveyed.

The quantitative study for evaluating the IHD program's achievements considered all the performance data of the program in line with the planned targets by applying statistical analysis of percentage distributions, cross-tabulations and graphs. Besides, the quantitative part used the questionnaires administration to assess the attitudes of Condominium housing end-users, the job opportunities created beneficiaries in the condominium housing development construction sector and the projects owners of AAHDAB Staff workers about the program and the challenges that program has faced housing provision. Whereas, the qualitative part used interviews and field observation which was used to assess the problems collected from those targeted or sample population. These designs also used to descriptive analysis, data tabulation, tables, graphs, and percentages to interpret nature of the problems under the study based on data collected from primary and secondary sources.

3.3 SOURCE OF DATA

Both primary and secondary data sources were used in the study.

3.3.1 Secondary Sources

The secondary data were collected from different sources, such as documents, government reports from the Ministry of urban development and housing, Addis Ababa Development and Administration Bureau and related Addis Ababa city Administration institutions, researches outcomes, Government's and non government organizations' (UN-HABITAT and World Bank versions), journals, books, thesis dissertations, published and unpublished materials. In addition personal observation was employed to enhance the accuracy of the data obtained by using checklist.

Electronic media were also used at large. Internet GOOGLE extraction contributed large in providing information regarding the current situation of urbanization, urban housing shortages, slum conditions, intervention strategies on upgrading and revitalization of slums and prevention of new slum formation and achievements of the intervention strategies to provide affordable housing as well as to gather information on the experiences of other worlds' about furnishing low cost housing units accessible to the low and moderate income and the poor sector of the population and many other issues.

3.3.2 Primary Sources

The main instruments used in this case were Questionnaires, triangulation interviews and field visit observations. The primary data was collected from the Yeka Ayat 3 condominium housing end-users, the MSE Cooperatives and Sub-contractors forman forking for Ayat Cheffe Condominium Construction Projects Sites, and concerned officials of the Addis Ababa Housing Development and Administration Bureau by using questionnaires and interviews.

3.4 SAMPLING AND SAMPLING TECHNIQUES

The sampling techniques used were the combination of probability and non probability methods to select the sample size from the proposed study population. In this sense the selection of respondents from Ayat Cheffe MSE Cooperatives and Sub-contractors forman, and officials of Addis Ababa Housing Construction and Development Project Office those required for filling the questionnaires provided to them was based on non probability sampling and they were selected randomly. While the selection of respondents from Yeka Ayat 3 Condominium dwellings end-users sample population for questionnaires, and the Ayat Cheffe MSE Cooperatives and Sub-contractors forman for interviews purpose were based on systematic random sampling methods.

According to Addis Ababa Housing Development and Administration Bureau the Yeka Ayat 3 condominium dwelling site has about 536 units transferred to beneficiaries (AAHDAB, Annual reports.2014 and 2015). The three sample population sites (Yeka Ayat 3 Condominium Dwelling site, Ayat Cheffe Condominium construction project site, and AAHCDPO) were purposively selected as study area for two aims. The first purpose for selecting Yeka Ayat 3 condominium dwelling site was its population size manageability. The second motive was for its proximity acceptability that helped the researcher save time, energy, finance for transportation and simplicity to collect the administered questionnaires by revisiting the respondents, repeatedly.

3.4.1 Sample Size Determination

To achieve the objective of the study two different sampling techniques were formed for collecting the primary data. The first sample was taken from Ayat condominium construction projects site. About 6 MSE Cooperatives' members and Subcontractors were randomly selected

and questionnaires were administered for 32 respondents. The second sample size was 31 officials who were selected from the staff workers lists of the AAHCDPO by systematic random sampling techniques to make them fill questionnaires about the housing provision challenges in the sector and factors related to inadequate housing provision by the program, and their opinions. From both sample groups for questionnaires totally 63 sample population was used.

The third sampling technique used was purposive random sampling technique. About 230 respondents were taken from Yeka Ayat 3 condominium housing end-users. They were administered with questionnaires about the attitudes and Perceptions of the condominium housing development program performance, housing supply adequacy, affordability, quality, availability of social services, problems they might have faced and their additional suggestive opinions. First the population size of the transferred houses of this site was taken systematically from AAHDA Bureau. As reported by the Project Office, the number of houses transferred at Yeka Ayat 3 condominium site to the expected beneficiaries was 536 and this was the assumed population size from which the purposive study respondents were taken. So as to acquire the desired sample respondents, questionnaires were distributed for 254 households, and only 230 respondents submitted to the researcher complete answered questionnaires. About 24 questionnaires were missed, for during collection date and even more times visited some houses were closed, and some other said they lost and/or damaged the questionnaires. Each household was provided only with one questionnaire and the questionnaires were distributed to respondents by knocking door to door randomly.

For determining the sample size the investigator was used the formula proposed by **Slovin** (2010). Hence, using the **Slovin's formula**, the sample size was determined to be 229.

That is: $n = \frac{N}{1 + Ne^2}$

$$(1 + Ne^2)$$

Where, n = size of sample,

N = size of population

e = acceptable error (Error tolerance or the precision error

e= 05 significance level)

The sample size would be; $n = 536 / (1 + 536 * .052) = 229$

Therefore, based on this formula sampling size was determined. Thus, 230 sample Condominium end-user respondents were selected as sample of total population.

The researcher also used triangulation method to extract data through different ways and cross check and enhance the accuracy and reliability of the information gathered through questionnaires. He undertook interviews with 11 key informants using semi-structured questions. Those key informants were four managers from the MSE Cooperatives and two from subcontractors' forman whom they were all working for Ayat Cheffe Condominium construction project site. They were all selected purposely (one manager from each association). About four of the cases of key informants were from Ayat 3 condominium end-users. Likewise, one key informant architect from MUDH was interviewed in details concerning the quality of condominium designs and if any alternative more affordable designs can be produced. These key informants provided the researcher openly and boldly the information needed and their feelings in details including their personal observations they experienced in their field work.

Generally, from all the three sampling population 293 for questionnaire and 11 for interviews totally 304 samples cases were used for the study.

Table 3: List of Institution and Number of Key Informants

No	Key Informants	Number frequency
1	Ayat Cheffe MSECooperatives Managers	4
2	Ayat Cheffe Subcontractors forman	2
3	Cases individuals from Ayat 3 condominium end-users	4
4	MUDH Architect	1
Total		11

3.4.2 Types of Questionnaires

The questionnaires were made of multiple choices and open ended type of questions. The purpose of providing respondents with free blank space question format was to allow the respondents write down freely in their own words and expression their awareness, experiences, observations and opinions about condominium housing development program.

3.4.3 Pre-testing or Questionnaire Pilot Test

It is important to undertake pilot test the data gathering instrument questionnaire before starting the actual data collection process. This was done to assure if the questionnaires were understood by the respondents and there were no problems with the wording or measurement. Conventional wisdom suggests that pre-testing not only is an established practice for discovering errors but also is useful for extra training the research team. To this point, a questionnaire pilot test study with 10 participants was done so as to identify if any question that might not make sense and inconvenient to participants, or potential problems and logics with the questionnaires that might lead to biased answers. As a result the testers pointed out important editorial, order arrangement, flow of ideas and jargon avoidance valuable comments. The pretesters were not told the purpose to test the questionnaires. It was also commented by two of my college research professionals before administering the questionnaires for pilot test to the perceived respondents.

3.5 DATA VALIDITY AND RELIABILITY

Mahlet (2013) cited many scholars' perspectives stating that every scientific research should recognize the validity and reliability of data, as they were ways to establish a truth in a multiple way (Golafshani, 2003). From social positivist perspective Aguinaldo (2009) argued that a research is valid to the extent that its findings offer access to an objective reality. As Dooley (2003) noted the conceptualization concern in validity and reliability given by American Psychological Association (1985:19) stated that reliability refers the degree to which observed scores are free from errors of measurement that can be gauged by consistency of scores while validity refers to the appropriateness, meaningfulness and usefulness of the specific inferences made from a given measurements. As mentioned by Gomm (2009) reliability is the extent to which our measuring instruments measure and yield a consistent output and Knapp and Mueller (2010) validity is the usefulness of our instruments in addressing our research objectives and research questions.

Therefore, the researcher attempted to keep theoretical principle of validity vested on literatures, to assure the validity of the research, and to incorporate major respective coping and adaptive strategies undertaken by MUDHC and regional concerned institutions to accomplish the objective targets that have been set under the Integrated Housing Development Programme. So as to keep the extent validity of the research, the researcher has reviewed many conceptual and

empirical literatures on the issues of IHDP in order to incorporate major issues in all-inclusive way in data generating instruments that enable to investigate true information.

In addition to this to assure the study data, the researcher observed methodological aspects on previous researches and scholarly articles written in Ethiopia and abroad to keep constructive validity of the study (Marczyk et al., 2005; Gomm,2009), and to select accurate data generation tools and techniques that help to acquire complete data of IHDP. Moreover, the researcher tried to reassure internal and external validity of the research (Reinar & Bradley, 2007), and to assure its legibility, formats and logical sequences of data analysis. The researcher is also familiarized himself in good interpersonal relation with the research subject matter and the consultants to keep the reliability of the study during data collection process.

3.6 ETHICAL CONSIDERATION

To maintain the validity of data, ethical consideration has been taken into account. All the respondents were told the purpose of the study and not and intended outcomes of the research before embarking on the real data collection process. In addition, they were informed that the concerns, integrity, anonymity, consents and other human elements of data providers, would be protected and not be exposed to the third party. So as to build more confidence in the heart of the respondents, he showed them his student ID card and letter for cooperation from the University. In such a way they were made feel free to explain what they feel and know about the subject matter while answering the questionnaires.

CHAPTER FOUR

FINDINGS OF THE RESEARCH

In this section the entire discussion would focus on the appraisal of the last 10 years physical performances of the Ethiopian Integrated Housing Development Program, and appraising the attitudes of condominium development beneficiaries about the performance of the program with special concern to the cases from Ayat condominium dwelling sites found in Yeka sub-city administration of Addis Ababa.

4.1 APPRAISAL OF THE INTEGRATED HOUSING DEVELOPMENT PROGRAM'S PERFORMANCE (2006-2015)

4.1.1 General Facts

The growth of Ethiopia's national economy and its development is obviously boosting in many ways. National reports have been pronouncing that Ethiopia has achieved a two digit progressive economic growth of national economy and infrastructural development, the majority of the population is still experiencing a poor quality of life in many ways. With the rapid population growth, living in urban areas is getting tough because of competition for housing, schooling and other infrastructural and social service access. The wealth accumulation disparity is also vividly observable among the urban communities where vast of them are low in-come and poor, some are middle- income while only a few families enjoy a better standard of living and dominate the highest affluence at large. One of the several indicators differentiating the gap economically among urban social classes and that shows the degree of existing variation visibility in their quality of living is observing the difference in their housing situations. The UN-HABITAT (2011) stated that the majority of Ethiopian urban society (80%) lives in slums; but, this according to MUDHC (2014:27) accounts for 70%.

Other indicators demonstrate the massive intricate urban developmental challenges facing Ethiopia. Cumulated backlog housing units' scarcity is remarkably high. The current housing deficit as the government estimated through undertaking housing needs and effective demand assessment survey was found to be more than 900,000 to 1,000,000 housing units in towns of all regions in the country and that only 30 per cent of the current housing stock is in a fair condition, with the remaining 70 per cent in need of total replacement (Ibid: 2011; MUDHC, Stat. Abstract,

2014: 27 and Azeb, 2005). Slum is high where 80 per cent of the population lives in sub-standard slum housing that needs either complete replacement or significant upgrading (UN-HABITAT, 2010-2 011) and for Addis Ababa where the majority of the houses aged more than 40 years had been made of wood and mud (azeb, 2005; Esrael, 2006; un-habitat, 2010, 2011) as well peripheral informalities in urban expansion were widespread at least until recently.

4.1.2 Condominium Development Planned Targets for the Last 10 Years

While MUDHC (2015) stated that urbanization of Ethiopia with a growth rate of 5.3% about 18.7 million people are living in cities, and the UN-HABITAT (2011) asserted that urban population would increase to 18.5 million propelling the number of home seekers. Such a rapid urbanization has been aggravating the already existing long period backlog home scarcities and urban life more cumbersome.

Taking the crisis into account the government of FDRE took appreciable initiatives and commitment to meet the housing needs by realizing affordable housing units to the middle and low-income urban residents. So, the government launched the integrated housing development program by a pilot project in 2004 in Addis Ababa and the construction of condominium has been implemented over 56 towns nationwide since 2006 (MUDHC, 2014:25).

However, no new condominium projects have been launched in the regional states mainly for lack of sufficient demands, weak project administrating capacity and shortage of financing. It could be due to less affordability and structural design suitability, the constructed condominium units lacked effective buyers in many of the regional towns. In Addis Ababa where there are disproportionate housing supply and effective demands, the government preferred to holdback starting further new condominium projects until it is to be assured adequate effective demands are identified and registered based on credible criteria. Broadly speaking, the programme looked less effective in succession of housing provision to accomplishing its mission as compared to its initial planned targets. In this section the performance of the communal housing projects construction versus plans would be evaluated analytically in detail so as to mark out the strengths and drawbacks of the IHDP has faced hither to.

Accordingly, it realized designing and implementing affordable housing programme since 2006 first in 36 towns and then expanded the projects to address over 56 towns in 2007.

Although in the PASDEP and some other sources indicated that there are 972 towns that exist in the country; recently more than 1,000 towns are mentioned to exist including emerging towns.

Table 4: Units Planned to be construct (2006-2015) nationwide and in Addis Ababa

Regions	Type of Housing Units				Commercial units	Total Units
	Studio	1 Bedroom	2 Bedroom	3 Bedroom		
Addis Ababa(PASDEP)	36,750	71,750	52,000	14,000		175,000
Addis Ababa (GTP –I)	170,000 (all units unclassified by types)					170,000
Other Regional states	38,850	75,850	55,500	14,800		185,000
A.A plus regions (PASDEP)					40,000 (Commercials, unclassified into unit types)	40.000
Total						570,000

Source: UN-HABITAT (2011) adapted from Dolicho, E. (2006) Condominium, A New Housing Development Approach for Addressing the Low Income Housing Problem of Addis Ababa, Ethiopia (Final Report). ICHUD, IHS, June 2006, Rotterdam, the Netherlands; and AAHDPO, GTP-IIReportt, 2015, bulletin 2016:

The integrated housing programme had set major targets to construct about 396,000 condominium units (360,000 residential housing units and 40,000 commercial units) during the first growth and transformation plan period (2010-2015) in the major towns of the country. In addition 200,000 new jobs and 10, 000 small construction enterprises were planned to create by the programme, and the private sectors to construct about 60,000 housing units. Moreover, it was planned that the cities' authorities supply 3,800 hectares of land, infrastructures and other services to support the IHDP and the private housing developers during the four year period, 2006- 2010 (MWUD,2007; MUDC, 2010). Also the Growth and Transformation Plan (GTP-I) targeted to construct and transfer 170,000 houses in Addis Ababa (AAHDPO, 2011).

4.1.3 Regioal States’ Condominium Projects Construction Achievements

The regional states were implementing condominium housing development projects as of 2006 and could performed constructing only about 61,545 houses; for the program could not continue due to ineffective demands, financial mobilization imperfections and projects administration setbacks. Table 2 below presents the achievements of Condominium Housing Development Projects by the Regional States

during the last 10 years. The end result showed 100 percent performance. However, it does not mean that the program has been effective, sustained and has had adequate effective demands. But rather it was suspended after 2007 not to start new condominium projects until conditions would be well addressed through sound assessment; for lack of effective demands who could afford to pay the unit price and deficit of finance as well as inefficient experiences in project administration. Thus the 100 percent performance means all the already started projects were constructed and transferred to the deserved beneficiaries or sold to others whom they afford the units price to buy.

Table 5: Regional States' Condominiums Constructed and under Construction and Transferred Units (2006 – 2014)

No	Regions and Towns	Years	Houses Under Construction						Houses Transferred until June end 2014						
			Studios	1 Bedroom	2 Bedroom	3 Bedroom	Commercial units	Total	Studios	1 Bedroom	2 Bedroom	3 Bedroom	Commercial units	Sold to institutions	Total
1	Tigrai (7)	2006	614	1435	1337	359	331	4,076	556	1333	1194	344	325	324	4,076
	(12)	2007	918	2042	1559	490	552	5,561	637	1404	1025	295	339	703	4,403
2	Amhara (8)	2006	1,774	2758	2066	221	281	7,100	1774	2758	2066	221	281		7,100
	(12)	2007	1,061	6496	4461	414	561	12,993	1061	6165	4225	390	501		12,342
3	Oromia (11)	2006	1,988	3,328	1,760	1,224	679	8,979	1,940	3,292	1,744	1,204	617		8,797
	(17)	2007	2,842	4,872	3,509	1,721	960	13,904	1,801	3,491	2,325	1,282	593		9,492
4	SNNP (8)	2006	477	1,910	1,931	518	385	5,221	459	1,889	1,980	520	364		5,212
	(12)	2007	1,065	2,133	1,836	231	655	5,920	876	1,767	1,520	182	465		4,810
5	Harar	2006	76	451	385	112	76	1,100	76	451	385	112	76		1,100
		2007	278	491	548	116	17	1,450	278	491	548	116	17		1,450
6	Dire Dawa	2006	258	416	200	52	40	966	258	416	200	52	40		966
		2007	264	825	441	143	164	1,837	264	825	441	143	124		1,797
Total			7,248	27,157	20,033	5,601	4,701	69,107	9,980	24,282	17,653	4,861	3,742	1,027	61,545
% distribution			10	39	29	8.1	6.8	100	16.2	39.5	28.7	7.9	6.1	1.7	100

Source: MUDHC, Housing Development and Government Building Construction Bureau (2015); derived merging tables from p. 28 – 32.

In spite of the data for housing units constructed until 2015 by the Integrated Housing Development Programme have been presented in the statistical abstract has as shown in table 2 above, the UN-HABITAT's report of 2010 had shown a varied data for Amhara Regional state, SNNP Regional state and Dire Dawa City Administration. The report also disclosed additional condominium projects sites where by housing units were constructed and transferred in Benishangul-Gumuz Regional state (Asossa) and Afar Regional state (Semera) which was all overlooked in the Ministry's Annual Statistical Abstract reports of 2013 and 2014. The UN-HABITAT together with top political leaders and authoritative [***majorly included the then Addis Ababa city Administrator Dr. Arkebe Qubay, Abraham Tekeste (PhD) head of MWUD policy and program bureau and Ato Tadesse G/giorgis etal/***] had undertaken an all-inclusive survey over the performance of condominium projects nationally in 2010 that revealed some extra data which were not included in th MUDHC statistical abstracts reported until 2015.

4.1.4 Appraising the Performance of Condominium Housing Development in Addis Ababa

4.1.4.1 The Planned Targets

Most of the produced designs were aimed to address varied urban residents with a different income category. These cost-effective designs include the 10/90; 20/80 and 40/60 high-rise housing designs, housing cooperatives standard designs, industry zone residential and non-residential housing designs. In fact the AAHCDPO planned to its GTP-I plan to 170,000 units which exceeds by 20, 000 units than the units that were set by the Ministry.

4.1.4.2 Condominium Housing Production Performance in Addis Ababa

MUDHC (2014) in the PASDEP outlined that the capital city of the country, Addis Ababa comprises 25% of the total urban population. It has a population of approximately 3.4 million which is ten times larger than the second largest city, Dire Dawa. In spite of fast flourishing in many of other cities in the country, Addis Ababa has risen to a city of skyscrapers than the other cities. The same source added that population growth is projected to continue as in the coming 15 years to reach growing by 3.8 per cent per year. This rapid population growth obviously would result in larger additional housing demands over the previously admitted over 900, 000 housing deficits required the city of Addis Ababa (CSA, 2013). Moreover, this acute housing shortage, Addis Ababa has been recognized by numerous sub-standard confined houses, limited and insufficiently available infrastructures (Ibid).

Although one of the IHDP's main objective is to upgrade slum, its implementation in Addis Ababa has largely been carried out in open spaces or on grounds reserved for purposes other than housing except in Lideta sub-city where fundamental revitalization as a model is realized. The major reason for selecting open spaces and peripherals has been to avoid the social costs slum clearance inflicts on residents and to postpone the huge compensation required to pay for the developmental relocators. However, the government has policy sturdy stand on inner city redevelopment to continue applying compact city urban planning to reduce the financial strain of the building of infrastructure; and with infrastructure costs remaining high in Addis Ababa, with sewerage system currently only covering 3 percent of the city's area (Ibid).

Since the start of the IHDP as a pilot project until 2015, in Addis Ababa 311,234 residential and commercial condominium units were constructed and under construction and out of the completed ones about 144,460 units were transferred to beneficiaries in Addis Ababa (MUDC,2014:32, AAHPO, 2016).

Table 6: Constructed, Under construction and transferred the 20/80 and 10/90 program condominium Units in Addis Ababa by type of units and project sites (2006–2015)

No	Types of Units	Commercial units	Residential Units (10/90 and 20/80 programs)					Total
			studio	10/90 units	1 Bedroom	2 Bedroom	3 Bedroom	
1	Constructed and underconstruction	16,229	59,058	960	100,088	65,263	34,861	276,459
2	Units Transferred							
	2006 (1st round)		4,118		5,677	6,548	2,645	18,988
	2007 (2nd round)		2,592		5,070	6,263	1,106	15,031
	2008 (3rd round)		2,695		3,679	3,626	735	10,735
	2009 (4thd round)		2,797		6,755	4,108	1,372	15,032
	2010 (5th round)		3,088		4,719	2,028	934	10,769
	2011 (6th round)		1,255		4,467	2,747	1,531	10,000
	2012 (7th round)		2,952		3,594	433	321	7,300
	2013 (8th round)		1,326		4,665	2,952	1,155	10,098
	2014 (9th round)		2,570		4,423	2,330	934	10,257
	2015 (10 th round)		6,734		15,670	7,309	4,327	35,290
	Total		30,127	960	58,719	38,344	15,060	144,460

Source: Addis Ababa Housing Development Project Office: *Situational Assessment*. Bulletin, March, 2016. P.11, and the First 6 Month Report. March 2016. (Amharic version)”

As table 4 depicted, we can see that one bedroom units took the largest ratio in the distribution by types of units and next come 2 bedrooms and studio type houses third in decreasing order, respectively. In the face of its plan to construct and transfer 170,000 units during the first growth and transformation plan (GTP-I) period; yet, it requires to address more than 900.000 people who are expected to benefit from the condominium housing program (AAHCPO, Annual Report Brochure, 2015). During the last 10 years period, Addis Ababa Housing Development and Administration Bureau transferred about 144,460 units to beneficiaries, of which 78,112 beneficiaries were female household heads (Ibid. p.23). Analysis of the data depicts that the achievement of the Project Office’s performance in terms of

constructed and under construction units comprised 80% and by houses transferring 41.9%, as compared to its planned targets to construct and transfer about 345,000 units (AAHDPO-GTP-I, 2015 and PASDEP, 1998). Hence, the outputs imply that the housing shortage in the city has not been minimized and it is still insufficient to cut back the climax housing dearth of residents in the city. In fact, it is undeniable that the programme could have brought about remarkable changes in urban renewal, providing homes to the inhabitants, improving to increase quality of lives in many ways, upgrading slums and driving it forward to be competitive and up to standard a city pride.

Generally, there has been greater disparity between the constructed and under construction units, and the registered applicants for the perceived condominium homeowners through the integrated housing development programme. The city is still found in multi-faceted challenges of shelter dearth, social services and infrastructures. Therefore; there is a need for vigorous integration from the government and all stakeholders' committed involvement to show up remedial way outs for the faced challenges of the urban dwellers housing problems, in particular.

4.1.5 Integrating All the Appraisal Data Findings of IHDP'S Performance Achievements Nationwide (2006-2015)

Although many researches, reports and media released data concerning the performance outcomes of IHDP as of its start all through at least to June 2015, there were variations in the reported data for similar sector activities done for similar strategic periods. As the researcher tried to portray varied data tables that were presented by different researchers, international organizations and official reports, they depicted variability in the performance achievements of condominium projects carried out in the country until end of June 2015. Hence, the researcher, hereby, attempted to present simulated up to date and complete data generalization by integrating data acquired from different sources.

Table 7: Simulating Data Variation for Constructed Condominium Units and Projects Cited by the UN-HABITAT's Survey Report of 2010 and MUDHC

No	Regions	UN-HABITAT's Survey Report			MUDHC Abstract Statistics Report (2015)			Differences
		Project Towns	Projects inception to Reporting period	Constructed Condo Units (A)	Projects inception to Reporting period	Project Towns	Constructed Condo Units (B)	(A-B)
1	Amhara Region (BahirDar)	12	2006-2010	20,314	2006-2015	12	20,093	221
2	Southern Nations, Nationalities and People's Region (SNNP)	12	2006-2010	11,624	2006-2015	12	11,141	483
3	Dire Dawa	1	2006-2010	2,838	2006-2015	1	2,803	35
4	Benishangul-Gumz Region (Asossa)	1	2006-2010	42	Not reported	Not reported	Not reported	42
5	Afar Region (Semara)	1	2006-2010	200	Not reported	Not reported	Not reported	200
6	Somali Region (jigjiga)	-	2006-2010	At Planning Stage	Not reported	Not reported	Not reported	-
6	Gambella Region	-	2006-2010	At Planning Stage	Not reported	Not reported	Not reported	-
Total				35,018		25	34,037	981

Sources: Own table production, data merged from (A) Haregewoin cited by UN-HABITAT (2010) .The Ethiopia Case of Condominium Housing: The Integrated Housing Development Programme. United Nations Human Settlements Programme: Nairobi.Kenya. www.unhabitat.org. (B) MUDHC. Abstract Statistics Report, July, 2015. P. 29-32.

As indicated in table 5 above, the UN-HABITAT's survey reported 981 more constructed condominium units than the data reported by the MUDHC annual Statistical abstract bulletin report in 2015 as well as the former survey had incorporated the condominium projects performed at Asossa in Benishangul-gumz and at Semara in Afar regions that the later MUDHC annual statistical abstract report had missed them. The UN-HABITAT survey is more convincing since it was undertaken with the coordination of top political leaders and authoritative close follow up involvement and UN-HABITAT organizations funded massive professionals.

So far, the programme accomplished building and transferring 189,088 condominium units to beneficiaries nationwide, out of which 17,843 houses were for commercial business (MUDHC; 2015: 27). Despite all those efforts done so far, the shortage of urban housing is still a critical problem in cities and towns for the low-income families and the impoverished poor. The problem is, especially, too distressing for the low-income and the poor residents in Addis Ababa.

**Table 8: Constructed and Underconstruction, and Transferred Houses of 20/80, 10/90 and 40/60 Condominium Programs
in the Regional states and Addis Ababa By Type of Bedrooms**

Regions and Towns	Years	Houses constructed & under Construction							Studio	Houses Transferred until June 2015							%
		Studio	1 Bedroom	2 Bedroom	3 Bedroom	Commercial units	10/90	Total Units		1 Bedroom	2 Bedroom	3 Bedroom	10/90	Commercial units	Sold to institutions	Total Units Transferred	
Tigray (12 Tons)	2006-2010	1532	3477	2896	849	883		9637	1193	2737	2219	639		664	1027	8,479	4.2
Amhara (12)	2006-2010	2866	9356	6598	643	851		20314	2866	9021	6360	618		791		19,656	9.8
Oromia (17)	2006-2010	4,830	8,200	5,269	2,945	1,639		22,883	3,741	6,783	4,069	2,486		1,210		18,289	9.2
SNNP (12)	2006-2010	1,609	4,218	3,930	781	1,085		11,624	1393	3815	3652	733		864		10,457	5.2
Harar	2006-2010	354	942	933	228	93		2550	354	942	933	228		93		2,550	1.3
Dire Dawa	2006-2010	529	1256	649	197	207		2,838	529	1257	649	197		166		2798	1.4
Benishangul (Asossa)	2006-2010	42						42		42						42*	.02
Afar Region (Semara)	2006-2010	200						200		200						200*	.01
Somali (jigjiga)	2006-2015	At plannig stage															
Gambella	2006-2015	At plannig stage															
Addis Ababa	2004-2010	12,974	31,447	23,134	8,086	5,625		81,266									
	2011-2015	46,084	68,641	42,129	26,775	10,604	960	195,193	30,127	59,969	38,344	15,060	960	9329 (counted with other units)		144,460	52.3
	2013-2015 (40/60 units)	-	5204	8873	10362	10349	-	34775									
Total		70,778	142,741	94,653	50,866	31,336	960	381,322	30203	84524	56226	20,203	960	3,788	1,027	206,931	52.9

Source: Own matrix production by merging data from “AACHDPO Annual Report, 2015; A.ACDPO Report, Mar, 2016; A.ACHDPO, *Situational Assessment*. Bulletin. Mar. 2016. p.11; (Amharic version); Haregewoin UN-HABITAT (2010) .The Ethiopia Case of Condominium Housing: The IHDP. United Nations Human Settlements Programme: Nairobi.Kenya. www.unhabitat.org.; MUDHC. Abstract Statistics Report, July, 2015. P. 29-32.

The above table 6 depicted that the data for Addis Ababa includes the 10/90 and 40/60 housing programs and for other regional states only the 20/80 program. On the other hand, the data for Benishangul-gumz and Afar regions were not classified by types of housing units. Although about 311,234 units were constructed and under construction, only 144,460(46.4%) units were handed over to the concerned beneficiaries in Addis Ababa. Whereas nationally, about 381,322 units were constructed and under construction which showed performance versus planning ratio of 57% as compared to the 570,000 planned units for the last ten years (2006 – 2015). Similarly, the 206,931 transferred houses nationwide during the PASDEP and GTP-I periods against with the stated targets showed 36.3% performance. The transferring process has shown, therefore, weak performance; but, a slight moderate success (42%) has been recorded for Addis Ababa as compared to its 10 year's set plan of 345,000 units.

The data for Addis Ababa includes also the 40/60 housing programs (2013-2015) which all comprised 34,788 units, of which 5,204 were one bed room units, 8,873 two bed rooms, 10,362 three bedrooms and about 10,349 were commercial units.

Table 9: Data Matrix Summary for planning, Constructed and Underconstruction, and Transferred Houses to Beneficiaries Distribution by Regions

Regions	Period of two Strategic Years						%tage Constructed and underconstrucion per Planned Units	%tage Transferred per Constructed Units
	2006-2010 (PASDEP)			2011-2015 (GTP-I)				
	Annual Units Planned	Units Constructed	Units Transferred	GTP-I Units Planned	Units Constructed	Units Transferred		
Tigrai	9,637	9,637	8,479				100	87.98
Amhara	20,314	20,314	19656				100	96.76
Oromia	22,883	22,883	18,289				100	79.92
SNNP	11,624	11,624	10,457				100	89.96
Harar	2,550	2,550	2,550				100	100
Dire Dawa	2,838	2,798	2,798				100	98.59
Benishangul-Gumz Region (Asossa)	42	42	42				100	100
Afar Region (Semara)	200	200	200				100	100
Addis Ababa	175,000	81,266	70,555	170,000	229,968	73,905	72.94	46.44
	Communal blocks (2004-2013)	289	251		896	288		45.5
Regions sub-total	185,000	70,088	62,471				37.89	89.13
Addis Ababa Sum (2004-2015)	345,000	311,234	144,406				90.2	41.9
Total sum (Regions+A.A)	570,000	381,322	206,931				66.9	36.3

Source: Own matrix production by merging data from “AACHDPO Annual Report, 2015; A.ACDPO Report, Mar, 2016; A.ACHDPO, *Situational Assessment*; Bulletin. Mar. 2016. p.11; (Amharic version); Haregewoin UN-HABITAT (2010) .The Ethiopia Case of Condominium Housing: The IHDP. United Nations Human Settlements Programme: Nairobi.Kenya.www.unhabitat.org; MUDHC. Abstract Statistics Report, July, 2015. P. 29-32.

As shown in table 7 above, Addis Ababa took the highest proportion of condominium housing planning as compared to other regional states and then Amhara stood third next to Tigray in second. The least plan was for Benishangul-gumuz regional states, and the next lower were the Afar regional state, Harar City and Dire Dawa city administrations respectively in an increasing order.

During the PASDEP period the then MWUD had set plans to construct and transfer condominium units that amounted targets 185,000 residential units in the major 56 towns of regional states, 175,000 residential units in Addis Ababa city administration. Addition the plan included about 40,000 commercial units which all added up to 400,000 condominium units that were designed mostly to make the middle and low-income urban private homeless inhabitants' home proprietorship. During GTP-I the Addis Ababa Housing Construction and Administration Bureau planned to construct and transfer about 170,000 units for the registered perceived condominium homeownership.

The allotment and the quantity of the houses show the units which had been constructed, transferred and some in the process of construction. Accordingly, in the last ten years about 381,322 houses were constructed and under construction in 54 towns nationwide. Likewise, the regional allotment depicts that 311,234 of the houses are located in Addis Ababa and 70,088 units in the regional towns, of these 9,637 units out of all the units in the region were located in Tigray regional state, 22,883 units in Oromia regional state, 20,314 units in Amhara regional state, 11,624 units in the southern nations, nationalities and peoples regional state, 2,550 in the city of Harar, 2,798 units in Dire Dawa City Administration, 42 units in Benishangul-Gumuz Regional state (Asossa), and 200 units in Afar regional state (Samara).

On the other hand, it does not mean that all these houses in the matrix table had completely been constructed and transferred to beneficiaries, since some of them have been found to be in the process of construction and not yet completed. Hence, based on this fact, the number of the transferred houses added up to be 206,931 units in all towns. When the distribution of units transferred to recipients is considered regionally, 144,460 of the units are located in Addis Ababa, 8,479 in Tigray regional state, 18,398 in Oromia regional state, 19,442 in Amhara regional state, 15,234 in the southern peoples and nationalities regional state, 2,763 in

Dire Dawa City Administration, 2,550 in Harar city, 200 in Afar regional state (samara), and 42 in Benishangul-Gumuz regional state (Assosa).

In spite of lacking officially reported or documented data concerning construction complete units reserved in stock, a manager from AAHCDPO informed the researcher that there were about 5,000 untransformed units kept in stock that were made ready to transfer for the concerned beneficiaries mainly for developmental relocators in Addis Ababa. Also, FANA BROADCASTING (2016) released that there were about 3,000 units not transferred among the houses built by 10/90 housing program that prioritized to benefit the low-income households. In addition, condominiums' dwellings are supplemented with Communal blocks. These blocks are houses that are built separately from the main residential blocks and are used for common purposes for the condominium end-users residing on a parcel. Each parcel might contain dwelling blocks between 6-8 building blocks in number. Accordingly, since the start of condominium housing development program about 1,711 communal blocks were constructed and under construction until 2013, among which about 45% of those blocks were transferred along with the transferred condominium units to the perceived end-users (A.ACHDPO, 2016). Despite undertakings of the condominiums' dwellings construction going on, for the years 2014 and 2015 projects the practical construction process for communal units was not started, yet, at least until the time of the research work was completed.

Through field visit at Yeka Ayat Condominium, however, the researcher observed that many of the communal blocks have been under-utilization. They have sanitary care problems and been dust filled. Yet, some of them were without doors and windows finishing so that they are not in good enough guaranty to put common kitchen utensils keep in the blocks for common use. Generally, in many cases the communal blocks lacked proper care, and to make practical and effective use of them by their concerned common property ownership dwellers. Therefore, the communal blocks need for special attention regarding their utility, proper construction completion and may require even design reconsideration for better more effective use of scarce urban land property.

All in all, the IHDP has gained moderate achievements recording 66.9% performance nationally and 90% in Addis Ababa where the program has shown steady improvements. In addition, as a developing country and young experience in implementation the construction of

large scale condominium housing complexes, the program has shown promising success providing thousands of citizens with moderately low-cost to make them homeownership, who otherwise could not afford to buy the same quality houses in the market price from private investors or could not build by themselves with equivalent cost to the government subsidy homes. In fact it is undeniable the need for maximum strives and sustaining the housing development program to optimize the greater disparity between the housing demands and supply.

4.1.6 Trends in the Performance of the Integrated Housing Development Programme (2006-2015)

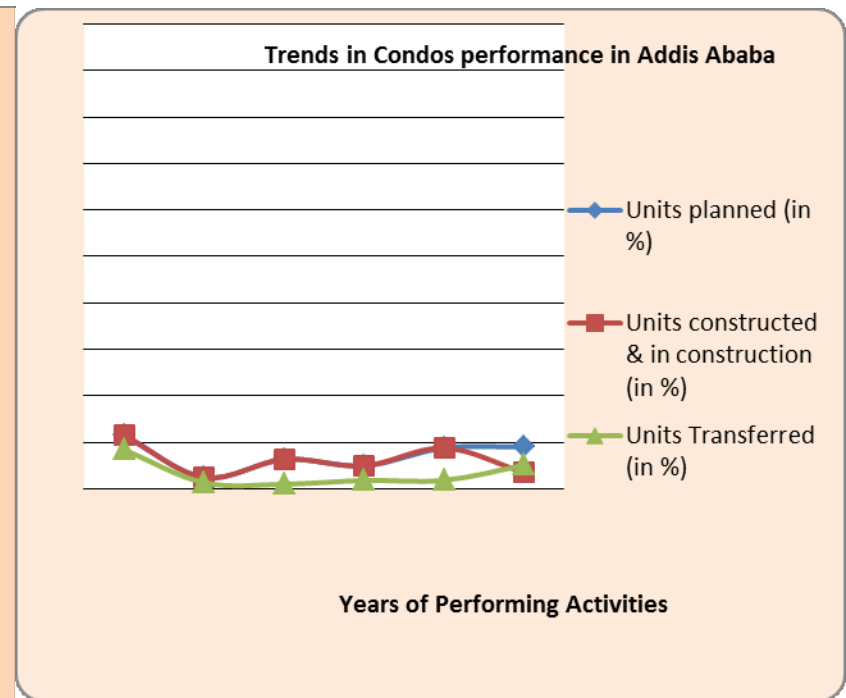
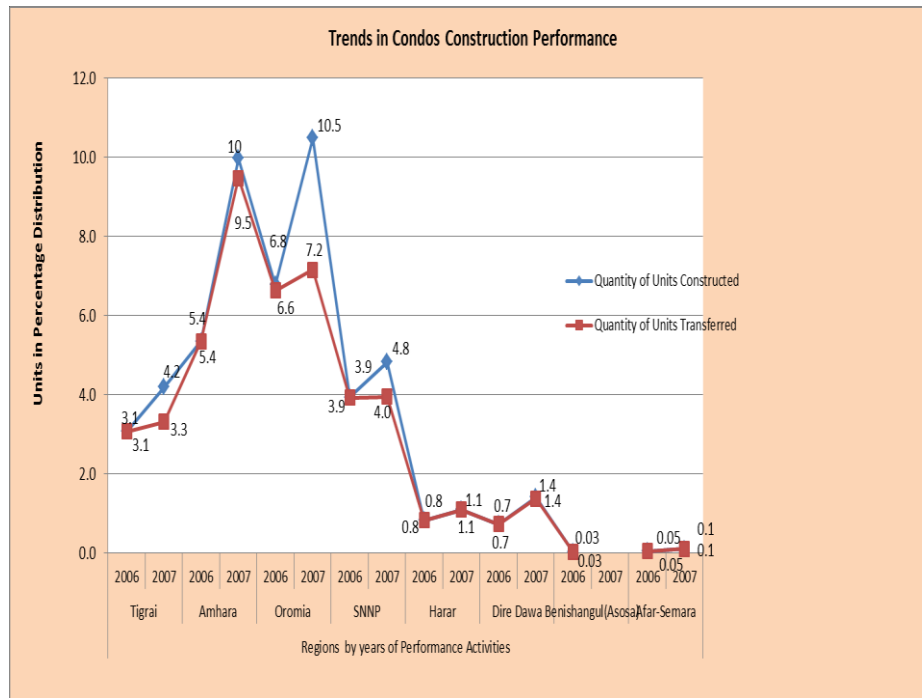
The people who acquired the chance of home ownership have begun residing at their new condominium sites cheerfully where the necessary facilities and infrastructures have been furnished; in some sites facilities are under construction yet. The programme with its many amenities has been promising to tackle urban residents housing shortages and to improve their quality of lives. However, for less demands (to afford the unit prices) and others seeking alternative designs and other reasons, the programme refrained from setting up new additional projects of condominium houses in the regional states until the capacity of effective demands availability has been assured by undertaking sound assessment; but the propensity of the programme is effective and has continued in Addis Ababa where critical housing shortages and excessive effective demands do exist. The following tables depict the tendency of the program's continuity trends, if it is in a progressive-proceedings or decline.

Table 10: Trends in Condominium Housing Construction and Transferring of Units by Years

1. Trend in the Regional States' Condominiums Constructed and Transferred Units																
Units Category status	Tigray		Amhara		Oromia		SNNP		Harar		Dire Dawa		Benishangul-gumz(Assosa)		Afar-Semara	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Quantity of Units Constructed	4,076	5,561	7,100	13,214	8,979	13,904	5,221	6,403	1,100	1,450	966	1,872	42		60	140
%tage of units constructed	3.1	4.2	5.4	10.0	6.8	10.5	3.9	4.8	0.8	1.1	0.7	1.4	0.03		0.05	0.1
Quantity of Units Transferred	4,076	4,403	7,100	12,556	8,797	9,492	5,212	5,245	1,100	1,450	966	1,832	42		60	140
%tage of units transferred	3.1	3.3	5.4	9.5	6.6	7.2	3.9	4.0	0.8	1.1	0.7	1.4	0.03		0.05	0.1
2. Trends in Programs of (10/90, 20/80 and 40/60) Planning, Under construction, and Transferred Units for Addis Ababa																
Status of Units Construction	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total					
Quantity of Units Annual Planning (a)	81,266					17,187	46,876	35,242	76,528	71,238	328,337					
%tage of units planning	25					5	14	11	23	22	100					
Quantity of Units Constructed and under-construction (b)	81,266					17,187	46,876	35,242	76,981	50,290	307,842					
%tage of units constructed & underconstructed	26.4					5.6	15.2	11.4	25	16.3	93.8 (b/a)					
Quantity of Units Transferred (c)	18,988	15,031		10,735	25,801	10,000	7,300	20,355		36,250	144,460					
%tage of transferred Units	13	10.4		7.4	18	7	5	14.1		25.1	46.9 (c/b)					

Source: Own matrix production by merging data from “AACHDPO Annual Report. 2015; A.ACHDPO Report. Mar, 2016; A.ACHDPO, Situational Assessment. Bulletin. Mar. 2016. p.11; (Amharic version); Haregewoin UN-HABITAT (2010) .The Ethiopia Case of Condominium Housing: The IHDP. United Nations Human Settlements Programme: Nairobi.Kenya. www.unhabitat.org; MUDHC. Abstract Statistics Report, July, 2015. P. 29-32.

Graphs showing trends in Condominium Construction Process



Source: Own Graph Production, data extracted from table 6 above.

As shown on the above trends indicative graph for the regional states the above blue colored line chart shows that the setting plan period for the foundation of new condominium projects in the towns of regional states had continued for the two successive years(2006 and 2007) during the PASDEP and then interrupted until the end of GTP-I period. The Benishangul-gumuz region had undertaken the plan and construction in 2006 only. In this case Amhara region and Oromia region had set larger targets to construct houses than other regional states presented. The interruption was mainly because of least effective demands and disinterest to start new modern living on apartments and rather being intended preferred to remain living in traditionally separate homes. The cost of construction materials inflation also had contributed much to the affordability of housing price became inaccessible to the target groups as compared to the initial assumed units selling price.

On the other hand, the lower red colored line graph depicts the houses transferred to beneficiaries. Likewise Amhara and Oromia regional states had beaten the highest performance of construction and transference of units to recipients as compared to the regions stated on the line graph. However, the construction completion and transferring of units to beneficiaries was less than the units that were planned by the Oromia and SNNP regional state for the year 2006 and similarly the Tigray regional state, Amhara regional state, Oromia regional state, SNNP regional state and Dire Dawa city administration had attained transferring units less than the targeted plans for the year 2007. Despite the tightening of the performing years to 2006 and 2007 due to lack of classified data for the stated regions, the completion of constructing and transferring some of the houses were delayed lasting to 2010. For that the data presented is the aggregated sum of the five year (2006-2010) performance output.

Differently than in other regional states of the country, in the principal city Addis Ababa the succession of the programme has been in a continuation trends all through the PASDEP as well in the growth and transformational periods and still goes on well-functioning. Its momentum has revealed a trend of successive increase while in the regional states halted setting new projects of the programme after 2008. In this regard for Addis Ababa City Administration, the line charts of the planned houses and constructed ones for graph showed overlapping, for even performance against with the plans between 2004 and 2014. The trends in the PASDEP (2006-2010) and GTP-I (2011-14) periods depicted that all the planned target units had been

completed and 73% of the constructed houses had also been transferred to beneficiaries. The quantity of units set and constructed were in progressive increase except a declined trends for planned targets in 2013 and for the construction performance in 2015. There has been seeing disproportionate between the houses constructed and transferred ones. In that, despite many constructions completed houses exist, they were delayed unused and not yet transferred for beneficiaries. On the other hand in 2015 the project could have shown 145% performance of transferring houses to recipients as compared to the constructed units in the same year. This greater achievement is due to the previous year's launched units' backlog that was under construction; but completed and transferred in 2015. Entirely, the integrated housing programme has been in a continuation propensity, even if its slow momentum in to tackling the urban inhabitants' shelter home deficit as it was expected in the hearts of home demands.

4.1.7 Job Opportunities Created by Housing Development Program

One of the objectives of the IHDP was to make citizens economically beneficiary through large labor-force absorbing job creation in the sector of housing construction. Accordingly, it was set to create 200,000 job opportunities by the programme in the housing construction sector to benefit citizens, improve quality of lives and increase equity wealth distribution.

As many other construction mega projects, the housing development sector played essential role in the creation of massive employment opportunities and Micro-Enterprises. After the IHDP was effective as of 2004 to June 2015 about 844,856 job opportunities were created which was an encouraging performance beyond the planned targets (MUDHC, 2015: 19-20) in terms of quantity. Unlike from this data, the MSEDAs currently released somehow narrowed job opportunities created data for the benefited citizens to be 650,069. But, the job creation data showed a sort of inflation due to double or triple counting from the regional and city administrative data generating sources. The job opportunities created were inclusive of both temporal and permanent data, and not soundly classified. So the short-term based created jobs inflated over the permanent ones.

**Table 11: Job Opportunities Created by the Housing Construction Sector
Projects (2010/11-2014/15)**

Project	2011/2012	2012/2013	2013/2014	2014/2015	TOTAL
Housing Construction	183,980	101,842	188,391	175,856	650,069
%	28.3%	15.7%	29.0%	27.1%	100.0%

Source: IT Directorate. 2016. MSES Development Sector, Annual Stat. Bulletin (2010/11-2014/15) p.18

However, the sum at the source document was put as 667,546 which has variation with the jobs created during the 4 years' time that indicated as 650,069 created jobs in the table. It was in 2013/2014 the highest number of job opportunities created that comprised 29% of the total. The second preceding higher year of job creation was in 2011/2012 which contained 28.3% of the total jobs created by the housing development construction sector. However, there was not found data classified whether about the enterprises that were engaging in the housing development construction, their initial and current capital, the supports done to assist them. The data in the source document were presented inclusively in the construction sector generally which contains constructions such as sugar factory, University, Road construction, housing construction in a mixed form.

Therefore, the achievement of the housing development program in terms of job creation was inspiring making up threefold success of its planned targets to create 200,000 job opportunities during the specified period.

4.1.8 Challenges that faced the Integrated Housing Development Program

When the IHDP was initially initiated it had aimed to offer to the middle and low-income urban society groups affordable shelter home owners. But, undeniable incidents had occurred in course of the construction process. The ministry had sorted out the basic problems and capacity gaps. Some among the factors impeding the smooth run of the integrated housing construction include shortages in supply of adequate construction inputs, incapacity by contractors and consultants, units price affordability, cost-effective designs supply and construction performance, weak quality control and construction administration capacity, in adequate supply and price inflation of construction materials, raising of labors' and professionals' cost, all these are still challenges facing the condominium unit price and over the feasibility capacity of the home

claimants' to buy the units (MUDC, GTP I, 2011:13-15). In addition lack of integration among stakeholders, inadequate infrastructures, raising housing unit prices that resulted in less effective demands in regional states. A lot of improvements have been recorded; the problems persist citizens are suffering from lack of access to home proprietorship.

4.1.8.1 Urban Serviced Land Supply Situations

Land is a naturally endowed resource and common wealth of all. It is a universal that every human being has a natural right to live on and/or use land and to have shelter to survive. In fact, the use right and implementation of it has variation from nations to nation according to the laws of their land ownership and use right proclamation. In particular, urban land is the most precious sources of income through a lease system for government and means of urban development in all dimensions.

However, for administrative purposes, urban land is bounded peripherally within urban administrative master plan which makes it a peculiar nature of scarcity. Governments for holistic urban development and inhabitants also want to ration plots of urban scarce land. The interplay, thus, makes the urban land use system to be complicated and mostly exposed to inappropriate use.

In this regard the FDRE in constitution article 40(3) has articulated that urban land is a common wealth of government and the people. Likewise, it's article 40(1,2) proclaimed every citizens has the right to create, use and transfer his/her private immobile property generated on a plot of land. However, because of not yet well developed cadastral technology in the country, the dispositions of urban land use implementation procedures face many unforeseen nepotism and rent-seeking expositions by mal-practitioners. The urban land use system is so lacking proper regularized and integral disposition and transparency in its executions. It is so true enough to say that, neither the government nor the majority publics have best benefited from the sector and the large proportion of urban land has been used below the expected standard.

There is in proportionality between urban land sector institutions' capacity to provide serviced land to all investors and private developers. The Ministry of Urban development and Construction which is currently named by the Ministry of Urban development and housing formulated urban land policy, strategy and proclamation. In accordance with these frameworks,

the ministry has implemented urban land lease on 781 towns and some 250 are on the process to join the land lease system; but, the urban land administration still faces rent seeking mal practices (MUDC, GTP II: 2015, P.7 and GTP-I Report; 2016: 16).

To meet its mission the shortage of serviced land provision has been an obstacle over the Integrated Housing Development Programme of the Ministry. Weak integration among the different Federal infrastructures providing institutions, and financial deficit to pay heavy compensation for private home owner relocators from the obsolete slum areas to clear and make ready for condominium sites. Accordingly, despite the plan to Addis Ababa City Administration to construct and transfer 30,000 condominium units in 2010, it was postponed due to delay in serviced land provision by the land administrative bodies (MUDC, GTP I: 2011, P.12). Such delaying and adequate serviced land supply scarcity has greatly been affecting the housing development construction programme as well as other economic, social and infrastructural development sectors, too. This denies the opportunity for the needy from owing homeownership and worsens the already housing shortage backlogs. Thus, timely serviced land is supposed to be one of the major challenges facing the condominium projects' construction process.

Hence, providing timely accessible and sufficient serviced land should better to be made available to hand over when claimed by private, cooperatives, and housing investment developers. To maximize the supply of land concomitant infrastructures development, all the concerned bodies and institutions should form strongly ahead of their mutually aligned sectoral development plans to accomplish coordinately and in collaborate.

On the other hand, the government strives to regularize urban land, implement cadastral system for towns through planning standard development and has realized the urban land lease system for 781 towns (MUDCH, GTP-II, 2015: 7). It has marginalized the poor from having access to urban land use right since they are financially unable to afford the lease price. Hence, any other alternative urban land policy should be revised to make the poor have access to homeownership right so as to ensure their rights and confidence in national dignity. For instance, the Western Australian Government (2009) to improve people's access to secure, appropriate and affordable housing, reduce homelessness, and reduce Indigenous housing disadvantage, formulated a Housing Policy, and Affordable Housing Strategy 2010–2020: Opening Doors to Affordable Housing. It aims to ensure that all Australians have access to affordable, safe and

sustainable housing that contributes to social and economic participation. The aim is to improve housing affordability.

4.1.8.2 Building Designs Preparation

Planning to provide 20 different cost-effective condominium housing designs, the ministry of Urban development and Construction attained to deliver 136 cost effective designs with varied styles. Of the implemented designs by the integrated housing development programme, the studio and the 10/90 sub programme have been aimed to benefit the poor household sector of the population. However, these alternatives have been not as such optimally affordable in price to the poorest people. As well, this unit size might not be compatible with large size poor households. In addition, ever raising market price inflation of construction materials has been getting a continuing challenge over the housing units' price. Two versions released by the UN-HABITAT (2010, 2011) declared that:

“The inclusion of four unit typologies was made in an effort to address affordability but this approach wrongly assumed that unit size would relate to economic capability; that is, the smaller and therefore cheaper units would be occupied by the poorest households. However, experience has shown that the poorest, which often have large families, do not opt for the small studio unit but the one and two bedroom units. Overall, it appears that there was insufficient thought given to affordability, both initial down-payment affordability and the percentage of monthly income required to be allocated to housing (monthly service charges and mortgage repayments)”.

Besides, communal housing should consider cultural and religious values. The prototypes have to take into account geographic environment situation adaptability so as to make them conducive as to the weather condition locally; for the designs prepared to be favorable for moderate weather locality might not be desirable in hot or high land cold weather circumstances in rooming size, height, number of windows needed ventilation and height of stories and for more. But, when the condominium projects were implemented nationwide initially, almost similar structural designs were disseminated to be employed in all the proposed towns of the regions in the country. It was found not to be a good lesson in some regional towns' condominium projects that faced less acceptability by the local communities.

4.1.8.3 Construction Contractors Engagement

Construction companies to be contracted for work on condominium projects have to be registered with (and must have contractors' license fulfilling the criteria set) the Ministry of Urban Development and construction. They have significant and the most preferred to secure the qualities of condominium complexes and scheduled blocks completion for delivery. However, there have been controls by the Ministry over the construction companies' work to assure the qualities of condominium buildings up to the desired standard. In spite of the dedication to improvement, the Ministry has pointed out that there has been limitation of construction administration capacity.

Domestic contractors are said to have certain capacity limitations to carry on the programme as was expected. Responding to the varied deficits, the government devoted a lot in up grading the capacity of contractors, consultants and enterprises through trainings, supplies of finance, construction machineries, inputs, and many others. Domestic contractors are still small in numbers and criticized for their lack of finance, construction machineries, construction materials etc supplies.

4.1.8.4 Situation of Integration among Housing Sector Stakeholders

The integration among different relevant bodies/stakeholders affects the efficiency and the smooth run of the housing construction process. MUDHC in GTP-II has stated that one of the many challenges impeding the housing development program and delaying the construction accomplishment has been the weak participation and integration amongst stakeholders of the sector. Although certain improvements have been achieved among the stakeholders work hand-in-hand in the supply of adequate infrastructures, serviced land, construction inputs, there has been still unsatisfactory gap of integration that needs further acknowledgement and to be addressed.

4.1.8.5 Infrastructures Provisions and Accessibility

Infrastructures accessibility has been one of the problems in condominium sites. The gateways to the surroundings and compounds of the newly constructed and transferred communal complexes' sites are difficult to access paved roads and drainage systems. In fact,

water and electricity are in better supply; despite, occasional interruption. Anyone could observe the facts that in the rainy seasons the roads become muddy while dusty in the dry seasons. In some main ways, they have got cobblestone. Although the road has been still under construction, access to paved road is not good for walk to the blocks. Because of inaccessibility buses and taxies are less frequent to the newly established condominium sites. This is true for Lebu Qotari, Legetafo and Legetafo condominium sites.

4.1.8.6 Condominium Housing Price Affordability and Target Beneficiaries

Housing is the repository of national wealth and determinant to citizens' quality life. Anna Tibaijuka (2008) reported on the UN-Habitat conference that Rapid, chaotic urbanization and the dearth of affordable housing were the underlying causes of the current financial crisis and they could only be resolved through public financing resources and political attention/will. She emphasized that "The current housing-finance crisis and the responses of the leaders in the developed world should be an eye-opener for the developing world" and housing finance in the developing world is in a state of permanent crisis. In addition to that harnessing market forces to increase housing supply at the expense of affordable housing and equitable urban development has proven unsustainable. She also has added that housing-finance systems must be seen as a means of harnessing market forces to increase housing supply and foster affordable housing and equitable urban development and the pursuit of either of those goals at the expense of the other had proven to be unsustainable.

As aforementioned, since 2006 Ethiopian government has taken the initiative to minimize urban housing shortages through implementing the IHDP and providing affordable condominium housings. In accord with the programme MUDC produced different standard size designs of condominium units to suit households of differing income levels. When the programme was initially implemented the studio unit was targeted at the lowest income group people and later on the 10/90 housing program has been more preferred to fit the lowest income group households. However the price increment showed greater discrepancy of more than two folds within 10 years time. The next table 17 outlines the initial (2006) Unit Costs and Target Beneficiaries (according to their income).

Table 12: A Condominium Unit in Bole Summit, Addis Ababa

The 1 st set price in 2005 when IHDP started			
Unit type	Monthly income in ETB (USD)	Average price (m2) in ETB (USD)	Selling price in ETB (USD)
Studio	300 (23)	800 (62)	16,000 (1,230)
1 Bedroom	600 (46)	900 (69)	18-27,000 (1,380-2,070)
2 Bedroom	1,200 (92)	1,100 (85)	33-50,000 (2,530-16,660)
3 bedroom	1,800 (138)	1,200 (92)	>50,000 (16,660)

Source: Haregewoin, Y. (2007) *Integrated Housing Development Programs for Urban Poverty Alleviation and Sustainable Development (The Case of Addis Ababa)*. *Proceedings, European Network for Housing Research 2007: Sustainable Urban Areas*. Rotterdam, 25-28 June 2007: p.13.

Table 13: The 2013 Revised Set Unit Prices Against with unit Area and Saving Maximum Completion Period

Programs	Building Height	Unit type (bed rooms)	Average Unit Area (in m ²)	Construction Unit Cost (ETB)	Monthly payment (ETB) Minimum	Down payment end Time
10/90 for low income groups	G+2	Studio	29	38,000	187	3 Years
Integrated Housing Development (20/80)	Previous G+4, G+7	Studio	32	48,685	151	5 years
		1 bedroom	50	88,367	274	
		2 bed room	70	180,266	561	
		3 bed room	85	214,266	685	
	New G+4, G+7, G+12	1 bedroom	50	88,367	196	7 years
		2 bed room	70	180,266	401	
		3 bed room	85	214,266	489	
40/60 Housing Development Programme	G+9, G+12	1 bedroom	55	154,900	1033	5 years
		2 bed room	75	236,176	1575	
		3 bed room	100	368,000	2453	
Residential Housing Cooperatives	G+2, G+4	1 bedroom	60	219,000	50% of unit price while registering, 50% when land is ready but before delivering construction license	Up to 1 Year
		2 bed room	80	280,000		
		3 bed room	110	385,000		

Source: Ministry of Urban Development and Construction Development Urban; bulletin. Vol. I. No. 3. Jan. 2013. P.16

Even though, the annually set housing construction capacity that was 20,000 units grown up to a capacity of constructing 100,000 units per annum (MUDC, Bulletin. 2013:16), so far, the

actual performance capacity of delivering the completed condominium units could not achieve beyond 50,000 units as seen from annual reports. When initiated, the newly introduced 40/60 condominium housing units sub programme has been to hand over the units to the respected recipients who could save 40% and above of the unit price through lottery system and launched the first phase construction at Senga tera site, the practical delivery system has been intending to reverse from the preconceived acts to those whom they paid completing the total unit price first. Because more applicants than the units being under construction have already pre-paid the total price of the units.

The price of condominium units has shown greater deviation in the last ten years period. As indicated in the tables 10 and 11 above the unit prices inflated high to double and triple increase. The evidence shows that, the price of studio unit that had been set to be birr 18,000 when the programme was initiated, amounted to birr 38,000 in the 2013 revised unit cost. In addition, if the growth in the prices of construction materials continues increasing its current trend, then the gross value added in construction will also increase the cost of condominium units. On the other hand, some studies indicate that the private homeless urban inhabitants who live by renting houses from homeowner have been exposed to pay 3-4 times more housing rental cost than they were paying some years before. This implies that how high costly the housing price has been getting on and the price of condominium units has become challenging the low and moderate income household to afford.

Nevertheless, the program has benefited thousands of urban inhabitants and solved their housing problems, the pauper sector households of the population have the least opportunity to benefit from the IHDP. A study done by the UN-HABITAT (2010) described that:

“While the IHDP has the laudable aim of targeting the low-income sector of the population, unfortunately experience has shown that the ‘poorest of the poor’ are not benefiting from the IHDP due to inability to afford the initial down-payment and monthly service payments. The ‘poorest of the poor’ are primarily excluded from securing a unit because they do not have the financial capacity to pay the required down-payment. Even if they manage to pool resources between family and friends to meet the down-payment (a common approach), if they choose to live in their unit servicing the monthly mortgage is difficult if not impossible because the majority have no stable formal employment or income source. Furthermore, in addition to mortgage repayments, monthly service charges such as electricity must be paid, placing extra financial strain on already economically challenged households.” p. 84.

4.1.8.7 Condominium Registrants and Dropouts

In spite of spirited by the government to dwindle urban housing shortage through the integrated housing development programme, the delight of Homeownership marred by financial incapability of Condo cravers and construction delay. When the government announced in 2005, Addis Ababa about 453,287 (174,709 female) applicants (UN-HABITAT, 2011) and for the second round registration which was undertaken in 2013 in Addis Ababa including those 136,876 applicants rolled from the 2005 registration about 835,959 (483736 females) applicants registered to be entered into the lottery draw for the chance of receiving a condominium units (AAHDPO, 2016: 22). Despite, a significant number among the people registered applicants for the perceived homeownership through the program were assumed dropped out from the system, the researcher could find it difficult to get officially reported comprehensive data incorporating all dropped outs from all the programs. However, about 12,979 (8.5%) of the perceived homeowners registered for 40/60 condominium program (MUDH, GTP-Report 2016:23) were dropped out from the system for either they had failed paying their regular payment or for other reasons.

In addition, the registered size of the population presented here has not shown either the real housing effective demands or head of households and but rather it is inclusive of all the population have been simply registered for sake of registration even many individuals from same family. Many of them have no regular income to continue the regular saving and unable to afford the down payment if they get to win the lottery chance. This was due to that there were not set strong verification criteria to determine the really effective demands to afford the set unit cost and who were the appropriate size of urban households in need of hosing. Moreover, the registered people include those non Addis Ababa residents who have got the residential Identification Card through various means for the purpose of registration. Such inconveniences have contributed to the number of the registered population for would be beneficiaries from programme to be inflated in for Addis Ababa.

4.1.8.8 Units Allocation

Residents demand for condominium buildings has been increasingly getting high. There is large disparity between the size of registered housing demands and quantity of housing supply.

Because demand for housing units far exceeds supply, housing units are allocated through a computerized lottery system. Applicants fulfilling the preconditioning criteria for condominium housing fill and sign forms of contract agreement and save the down payment at the Commercial Bank of Ethiopia. So that the bank sorts out those registered applicants for condominium housing who regularly have saved the down payment and transfers their list to the Housing Development Project Office when requested. The HDPO maintain the input in the database specifically designed to receive and organize lottery entrants.

When the houses have been ready for delivery to the beneficiaries/relocators, the HDPO announced the time and place when and where the housing delivery lottery system takes place in a public meeting space to avoid if any mal practice and assure transparency. Whether the urban sector PASDEP, GTP or the housing strategy stressed that the housing delivery system should have to pay special attention to women have a double lottery rolling. Accordingly, while the lottery takes place, firstly, the 30 per cent quota is drawn for women and then in the proceeding round the remanding 70 per cent has to be drawn for men and women together. However, the programme pays special provision to residents that might be affected by condominium development sites to be given the option to acquire a condominium unit in the same location if their desire and they get allocated a condo automatically without being put to pass through the lottery process.

4.2 Analysis of Case Respondents' Opinions About the Integrated Housing Development Program

4.2.1 Attitudes Of Addis Ababa Housing Development Project Office Staff Workers About The IHDP And Condominium Housing

In this section the feedback provided by the Addis Ababa Housing Development and Construction Project Office would be discussed. Of the total 138 staff workers of the Project Office 24 male and 7 female employees were randomly administered with questionnaires made of multiple choices and open ended questions. All the questionnaires were collected after respondents completed them.

Table 14: Respondents' Distribution by Sex, and Educational status and Experiences

Sex	Education					Work experience in the organization			Official/professional status			
	2 nd Degree	1 st Degree	Diploma	Certif.	8-12 grade	≤2years	>2-5 years	>5 years	Higher manager	Middle manager	expert	other
Female		6	2			1	3	4		1	7	
Male	4	17	2			7	7	9	1	4	18	
Total	4	23	4			8	10	13	1	5	25	
%	13	74	13			26	32	42	3	16	81	

When the educational status of the respondents was considered, 4 of the respondents (all male) possessed master's degree. 6(19.4%) of the respondents were females with first degree and 2(6.5%) diploma holders. Likewise, of the total respondents, 13% of them were males with master's degree, 23(74%) with first degree and 13% diploma graduates. While considering the respondents' sex and professional status distribution, 26% of the total respondents were females where in one female was middle manager and the 7(23%) were experts.

Concerning their professional status, one of the respondents was female middle manager and 7(22.6%) of the respondents were female experts. Among the male respondents, one was a higher manager, 4(13%) of the total respondents were male middle managers and 18(58%) were male experts. Regarding the educational status of the male respondents, 4(13%) males of the total respondents were graduates with master's degree, 17(55%) males with first degree and 2(13%) males with diploma. Regarding the respondents' experiences in the organization, 13(42%) of the respondents stayed in service more than 5 years, 10(32%) of them stayed between 2-5 years and the rest 8(26%) stayed in service for 2 or less years working for the organization. So that they had been stayed in the organization in service long enough and know the sector very well to answer and provide meaningful suggestions on the administered questionnaires.

Table 15: General Information about the Respondents

No	Respondents category	No of Respondent	Age class Intervals						
			24-30	31-37	38-44	45-51	52-58	59-65	66-71
1	Respondents living in their own home	6	1		2	2			1
2	House renter respondents	18	7	7	4				
3	Respondents living with relatives	6	5			1			
4	Respondents living in kebele/gov't house	1				1			
Total		31	13	7	6	4			1

When the total 31 respondents were considered age wise, their age range covered was found between 24 to 68 years, with an average age of 35 year. They were classified into 4 categories as those who were living in their own house, house renters from private home owners, those who were living with relatives by sharing home and those living in kebele/government house. The age for those who possessed their own home in which they were living covered between 24 and 68 with an average age of 46 within same category; for the house renters' it was between 24 and 42; for those living with relatives varied between 24 and 49, and the only one respondent who was living in kebele housing was aged 46.

With respect to housing tenure, only 6(19.36%) of the 31 respondents were home owners and were living in their own home. Among the respondents, 18(58%) were house renters from private home owners; those who were living with their relatives as subordinate members accounted for 6(19.36%) percent and only one respondent was living in a kebele house. This means that about 24(77.42%) of the respondents were unable to have access to own home or public housing.

They were also questioned whether they were registered for condominium housing. Five among the 18 house renters, one from 6 respondents who were living with relatives and one who was living in a kebele home (all added up to 7 of the 25 respondents) reported that they were not registered to benefit from the condominium program. Only two among the registered respondents had become condo unit owners. The rest 16 renters and those who were living with their relatives had been registered and were looking forward to becoming beneficiaries.

Accordingly, 4 of them were hopeful that they would possess condominium houses soon; 8(50%) of the registered ones were under hesitation of delaying and 3 respondents despaired; fear for they might not have the opportunity of access to condominium units. Hence, largely developing the transparency and reliability concerns has great values to build confidence in the society about the program. The government through public forums and social media should better make them aware the facts and current status of the program's achievements and subsequent trends.

In addition, the respondents were provided with open ended questionnaires to fill any information they would have concerning the issues and challenges that were observed in the construction of condominium. According to their responses, the sector has faced construction materials deficits; especially purchases done by the third party involvement (like items of sanitary, electricity, windows plastic aluminum frame/PPC, and Ferro metallic for ferroconcrete) showed delaying. It was also reported that they faced a shortage of supplying varied size grits, slave lockets and precast bim. They also reported that the project faced a high shortage of bond credit which caused insufficient payment in due time for suppliers, contractors and also for the MSE Cooperatives which engaged in the condominium construction sector.

The respondents still continued reporting that the questions of adequate serviced land by the local administration bodies, the issues of compensation for redevelopment relocators, the shortage of transformers supply, infrastructures, and weak integration among stakeholders as well as problem in transferring completed units were some of the major issues the respondents stressed.

Table 16: Distribution of Respondents by their Monthly Income and House Rentals

Years First Renting Started	Frequency of Respondent	Average Monthly income (Salary)		Previously initial rental price paid	Average Rental Prices		
		Gross (x)	Net (x-(tax + pension))		Currently (2016) Rental price paying	Growth rate of rental price (%)	Rate of growth increase
1998-2004	3	6,050		370	1,833	495.4	5 folds
2004-2010	6	4,740		583	1,675	287.3	3 folds
2010-2016	8	6,069		1,450	2,431	167.7	2 folds
Non responded	1						

In this regard the interest of the researcher was to recognize how much money the house renters were paying to the home owners monthly, and whether there was or no an increase of rentals price in a range of time. So that the data indicated (in table 16) shows those 18 respondents were renters of homes for living from home owners. One of the respondents did not indicate on the blank space of the questionnaire the amount of money he was paying for housing rent.

Concerning housing rental price, all of the respondents very agreed that the rental expense they have been were currently paying increased very highly as compared to the rental price they had initially paid when they started living by renting homes of others. As presented in the table, the data gathered from the respondents through questionnaires also justified the truth of the rental cost greater incremental inflation. The monthly gross salary income of the renters (17 respondents) was found to be Birr 5,596 (net 4026 birr) on average and they were paying monthly Birr 915 to the home owners when they had been started renting homes. In other words the rentals consumed 39% of their monthly income as compared with their net salary.

Regarding housing rent, the respondents reported that the rental price they are presently paying grew 2-5 times more than the rental price they paid when they started renting houses from the private sector. For those respondents who started renting 1998, the rental price increased fivefold within 6 years' time (1998-2004), three fold for those renters who rented during (2004-2010) and the rental price doubled for those renters between 2010 and 2015. According to the respondents, the house rental price was an increasing trend from time to time, even if renters were living for long time in the same home.

Table 17: Attitudes of Respondents about the Condominium construction and Contractors

<u>No</u>	Statement of Problems	Frequency of Respondents			
		Yes	No	Did not know	Non Responded
1	There are problems of delay in the process of condominium construction and materials supply	26	1	2	2
2	There are institutional capacity limitation in condominium sites monitoring and valuation	19	4		8
3	There are ethical problems of staff	6	14		11
4	There are capacity limitations of Contractors	26	-	1	4
5	There are limitations of integration between stakeholders	24	2		5
6	There are problems in the process of transferring units to beneficiaries	9	14		8
6.1	There are problems from the housing suppliers side	22	7		2
6.2	There are problems from the beneficiaries side	26	1		4
7	There are problems about the condominium blocks and units accessibility to disabled and elderly people	22	6		3
7.1	There problems of inaccessibility due to designs	16	4	2	9
7.2	There problems of the inaccessibility due to contractors	17	6		8

Although, the respondents were informed that their responses would be secured from not to be exposed to any third party, some of the respondents did not fill some of the blank spaces in the questionnaires. Regarding to house transferring all 28% of the 31 respondents answered that there had been problems. In line with this 58% of them indicated that there was a very long time taking delaying was observed in the process of transferring houses to beneficiaries, of which 26% of them responded that there was a moderate delay; 2 respondents did not know, one said there was no problem in the process of transferring units and 2 of them did not respond. In addition, they were asked to answer whether the constructed condominiums were accessible to the disabled and elderly people. 22 (71%) of the total respondents said condominium sites, blocks and entrance gates were in most cases inaccessible and partially accessible to physically impaired and older people. As to the 17(54.5%) of the respondents, the main reasons for these problems resulted from designs, 4 respondents stated weak monitoring to enforce the contractors abide by the provided designs, and one said due to weak integration.

All the respondents' attitudinal responses analysis indicates that the problem of housing shortage would increase along with the many new emerging towns' increment; rapid urbanization and with the agricultural economy would get being replaced by industrialization. In addition, the sector requires strong monitoring and evaluation system to make the contractors abide by and workout accordingly the contract agreement commitment. According to the respondents, the ethical issues regarding the contractors also demands special consideration.

Generally, the housing rental cost in an increasing trend implies how the urban housing problem imposition over the house renters is becoming serious fully challenging to the low and moderate income as well as the poor sector of the urban population. Hence, as alternative remedial designing and implementing different housing need schemes, and motivating, integrating and coordinating, the private sectors, stake holder institutions and the non-for- profits to involve, especially, in the affordable social housing development and supply are undeniably fundamentals to address the housing demand of the low and middle income households and the poor.

4.2.2 Attitudes Of Condominium End-Users Living At Yeka Ayat 3 Site About The IHDP and Condominium Housing

In this section the attitudes and satisfactions of the condominium housing end user respondents from Yeka Ayat 3 site about the IHDP condominium housing would be discussed. As reported by the Project Office, the number of houses transferred at Yeka Ayat 3 site to the expected beneficiaries was 536 and this is assumed to be the population size for the purpose of the study. As shown above by Slovin's Formula to figure out the sample size from the condo end-users, which is given as $n = N / (1 + Ne^2)$ where n = Number of samples, N = Total population and e = Error tolerance at 95%, $e = .05$. The sample size would be; $n = 536 / (1 + 536 * .05^2) = 229$

The Yeka Ayat site 3 was selected systematically for two aims. The first purpose was for its population size manageability. The second motive was for its proximity acceptability that helped the researcher save time, energy, finance for transportation and simplicity to collect the administered questionnaires by revisiting the respondents, repeatedly.

In order to gather the required responses, questionnaires were administered for 254 households, but only 230 respondents answered the questionnaires and submitted them to the researcher. Whereas 24 questionnaires were missed, for during collection date and even more times visited some houses were closed, and some other said they lost and/or damaged the questionnaires. Each household was provided only with one questionnaire and the researcher distributed the questionnaires by knocking door to door randomly. To maintain the validity of data, all the respondents were told the purpose of the study and not transfer the information to any third party, just to make them feel free to explain what they feel and know about the subject matter while answering the questionnaires. The questionnaires were made of multiple choices and open ended questions type. Among the responded and returned questionnaires, the majority of the respondents did not fill out or passed free the open-ended questions. The general information about the respondents is classified by age, sex, educational level, marital status and profession. Following is the detailed presentation of the collected data analysis.

Table 18: Distribution of Condominium Housing End users' by sex, Age, Education and Marital Status

No	statements	Sex	Freq.	%	Age Class Internal Distribution							No responded
					19-28	29-38	39-48	49-58	59-68	69-78	79-88	
1	The respondents' Age Classification	Female	96	41.7	32	32	24	8				
		Male	134	58.3	47	39	16	8	8	8	8	
		Total	230	100	79	71	40	16	8	8	8	
2	Respondents' by Birth and stay in Addis Ababa	Year stayed			1-5	6-10	11-15	16-20	21-25	26-30	Since Birth	
		F			4	13	11	13	11	22	19	3
		M			6	12	15	14	12	39	34	2
		Total			10	25	26	27	23	61	53	5
3	Educational Level of the Respondents	Sex			2 nd Degree	1 st Degree	Diploma	Certificate	8-12 grade	Reading and Writing only	Not Read and Write	
		Female	96	41.7	8	16	16	8	32	16		
		Male	134	58.3	16	39	16		55	8		
		Total	230	100	24	55	32	8	87	24		
4	The Condos End-user Respondents' Marital Status and Family size	Sex			Marital status		Family Size					
					Married	Single	1	2	3--4	5--7	8--10	
		Female	96	41.7	80	16	8	16	48	16	8	
		Male	134	58.3	95	39	8	16	55	47	8	
		Total	230	100	175	55	16	32	103	63	16	
5	Occupation of the Respondents	Sex			Government Employee	Private Enterprise Employee	NGOs' Employee	Retired	House wife	Self-Employee	Family Dependents	
		Female	96	41.7				8	24	43	21	
		Male	134	58.3	24	32	8	8		47	16	
		Total	230	100	24	32	8	16	24	90	37	

As the data presented in table 19, amid the total respondents, 95 of them were females and 132 males. When the respondents were considered age wise, their age ranged between the lower aged 19 and the older aged 79 years; both these extreme ages were for the male respondents and the females' age falls between these age limit boundaries and with an age averaged 42 years for both sex together.

Academically, 111(48.3%) of both sex respondents graduated with diploma and above, 91(39.6%) of them were 8-12 grade level while 4(2%) were female certificate holder and 24(10.4%) respondents were at reading and writing level of education. Thus, they have the potential to reconsider and understand the questionnaires to answer and provide meaningful suggestions on the administered questions.

Regarding the marital status and family size of the respondents, 175(76%) of them were married. While family size is considered 103(44.8%) of the respondents have family size between 3-4 and those with family member 5-7 comprised 63(27.4%) of the total respondents. Professionally 64(27.8%) of the total respondents were employed working for different governmental and non-governmental organizations whereas 39% of them were self-employed, 10% housewives, 7% pensioners and 16% were living with their relatives/family as dependents. Hence, all are supposed to have enough experience and awareness to judge things with sense of responsibility to respond the questionnaires rationally.

Table 19: Distribution of the Condominium End User/occupier Respondents by type of Their Previous X-housing Ownership

No	Statements	Frequency	%
1	Respondents who lived in their own units while they were living in the previous residential	32	13.9
2	Respondents who were living in the previous X-residential by renting units from other house owners	120	52.2
3	Respondents living in kebele/gov't house	38	16.5
4	Respondents living with relatives	40	17.4
Total		230	100

In the table 20 above, the respondents were classified into four categories as those who were living in their own house, house renters from private home owners, those who were living in kebele/government house and others living sharing home with their relatives/family as dependents.

With respect to housing tenure, only 32(13.9%) of the 230 respondents had own home and were living at their own home prior to moving to their new condominium homes. The majority of the respondents, 120(52.2%) were house renters from private home owners. Those who were living with their relatives/family sharing home were 40(17.4%) and respondents who were living in a kebele/government house comprised 38(16.5%) of the total respondents. This meant that about 198(86.1%) of the respondents did not have own home and were in need of access to have their own home. As regards birth place 74.6% of the respondents reported that they were comers from rural areas. Thus, this tells us how high the rural-urban migrations have important imposition over urban housing shortages. In addition, as their proportion indicates these people are supposed to have strong aspirations for having private house and access to parcels of land for same purpose. A supportive study done by EASSRR (1999) indicated that “it is the people were born in rural areas that tend to have stronger interest in home ownership than those born in cities.”

Table 20: Distribution of Respondents by Situation of their X-residential Housing Facilities Supply and Comfortable Health Safety

No	Statements	Type of facilities	Available			Used no utility	Utility Type			Total
			Yes	No	Non-responded		Privately used	Communal used	Not used	
1	The number of respondents regarding availability and Situation of Facilities utility they used while they were living in their previous x-residential housing	Toilet	159	71			159	71		230
		kitchens or cooking room	143	79		8	135	79	8	230
		Electric Reader	174	56			174	56		230
		Water Reader	159	71			159	71		230
2	The number of respondents about comfort ability and Sanitary standard situation, facilities supply, for healthy living and Children Safety of the X-residential housing	comfortable and health safety	48	182						230
3	Which one the condominium end-user respondents' prefer more between the X-houses and their newly residing Condominium units	the previous x-house	40		6					46
		the new Condominium house	184							184
4	There was difference between the previous X-house and the current Condo unit in comfort ability and sanitary standard or for children up-bringing	Preferred the condo residential	214							214
		No difference between	16							16

As indicated in the above table 21, the condominium houses occupiers/end user respondents were questioned whether their previously houses had basic facilities running water, electric power, toilets and kitchen, and they felt good of their previous home or the currently their living condominium houses. Accordingly, among the respondents 71(30.9%) had no privately toilets, 79(34.3%) lacked kitchens, 56(24.3%) lacked electric meter and 71(30.9%) had no private water connection; but rather they were sharing these services with other neighbors.

Similarly, 184(80%) of the 230 respondents preferred their living in the condominium house, 182(79.1%) of them felt comfort by the condo units. They liked its private housing facilities, better sanitation, privacy and safety, good for healthy living, and children up-bringing, quality living than their previous abandoned residential homes. All in all 214(93%) of the total respondents assured the betterment of condominium housing than their vacated residential and only 16(7%) of them answered they thought of no difference between their past residential and present condo housings.

In the contrary, 48(20.9%) of the respondents valued more their previous houses than the condo houses where in they were living when the data was collected. They preferred the vacated abodes because they had got large enough rooms, comfortable, privately used compounds suited for children up-bringing, and complete home facilities. Let alone the non-answered 6(2.6%) respondents, the rest 40(17.9%) of the 224 condos end-user defendants preferred their abandoned dwellings to the condominium units in which they were living at the time of data collection. The respondents indicated their reasons why they adored their earlier dwellings instead of the condominium village. They reported that on every block many renters and condominium housing unit proprietors live together. However, the two groups don't share similar responsibility and take care of the sanitation of their communal corridors, upstairs, compounds. They throw off the residual wastes they produce, since there are no legal or community represented control bodies over the wrong doers and no binding rules and provisions are in place. Hence, condominiums units are facing sanitation problems. They also detailed other causes for why they preferred their pre-rejected residence to their new condominium villages. When they shifted to the condominium residential, they lost their social and economic attachments that they had developed for years' with neighborhoods while they were living in their earlier residences. Moreover, they reflected additional opinios that their x-residential units were located at the

center or in the downtown areas of the city where access to transportation, market shopping's, health service centers, schools, libraries, social recreational centers etc were simple. Whereas the Yeka Ayat site is lacking most of these infrastructures is situated almost far out peripherally away from the Addis city center.

It is, thus, good to conclude that the people have positive perceptions if the programme could produce more condominium houses adequate to accommodate at least those effective demands who afford to pay the price and are in severe need of housing.

Table 21: Distribution of the Condominium End-user/occupier Respondents by Type of Condo Housing Ownership

No	Statements	Frequency	%
1	The number of respondents living in their condominium house who obtained the units directly through lottery win	39	17
2	The number of renters who were living in condominium by renting Units from the condo owners	144	63
3	The number of respondents who acquired the condominium unit through buying from the condo lottery beneficiaries	9	4
4	The number of condominium unit owners who acquired the condo units through developmental relocating grant in place for their abandoned residential X-house	38	17
Total		230	100

The respondents were also requested how they could acquire the condominium units they were living in. In line with their responses 39(17%) of them were the concerned beneficiaries and obtained their houses directly through the lottery win, 9(4%) through purchase from the condominium units lottery winners and 38(16.5%) of them were relocates whereby they acquired in grant the houses in place of their demolished houses for developmental purposes. However, the majority 144(63%) of the respondents were renters of units from the condominium owners. Despite the condominium housing recipients acquired the units direct from the Housing Administration Agency through winning the lottery tossing method, they are not living themselves in their houses; Instead, they are benefiting from renting the units with high rental price. The house owners rather rent houses for themselves living with lower cost from other owners or live relatives or through other means.

In spite of the efforts made by the government through the IHDP housing production enabled thousands of citizens home ownership, the reciprocity between the direct condo house recipient' playing house renting games and the renters high housing demand has not resulted in meaningful changes in solving the urban housing shortages. As a result, the housing dearth of urban dwellers that are in severe need of housing is yet untouched as such. Hence, some sort of binding rules and provisions are needed the programme to succeed its objectives of minimizing the urban housing shortages.

Table 22: Distribution of Ebd-user Respondebts by the Number of Dwelling Units

Type of dwelling Units	No of Respondents by time of Occupation			
	Past	%	present	%
Studio	-	0.0	16	7.0
1 Bed room	129	55.2	111	48.3
2 Bed rooms	80	34.3	71	30.9
3 Bed rooms	16	7.0	32	13.7
4 Bed rooms or more	4	3.5	-	-
Total	230	100	230	100

As shown in table 23, none of the respondents lived in studio apartments. Nevertheless, more than half of them (55.2%) lived in one single bed room residential units. Overall 89.5% of the respondents lived in units that had two bed rooms or less. Comparatively, after moving to the condominium units 16 respondents were living in studio apartments while 111 (48.3%) were dwelling in in units that had 1 bed rooms. If we add both cases, we see that 127(55.2%) rspondents are still living in units with single bed room even after moving to the condominium units. Given that there is no significant difference between 129 and 127 when it comes to the number of persons living in units with single bed rooms- the change this time around is that the 111 respondents who live in units with single bed room apparently have separate living rooms, kitchens and toilets. Besides, each one of them now has in door plumbing and their own private connection the electric power grids.

Table 23: Attitudes of Condominium End Users about the Transparency of the Transferring Process, Habitability, and Accessibility to Old Aged and the Disabled People

No	Statement of Problems	Frequency of Respondents					Total
		Yes	Partially yes	No	Did not know	Non - Responded	
1	There is no problems of delay in the process of transferring condominium Units to beneficiaries	24	55	151			230
2	There are no disguising malpractices in the process of transferring condominium Units to beneficiaries	71	40	95	8	16	230
3	The Units transferred are finishing complete and habitable	24	63	127		16	230
4	There are problems about the condominium blocks and units accessibility to disabled and elderly people	158	40	24	8		230

Among the respondents 16(7%) refrained from giving their views concerning the transparency the units transfer process and the degree of completion of their units. A total of 8(3.5%) respondents had no idea about the clarity of condominium units transferring process and the accessibility of the condominium blocks to disabled and elderly aged people.

The vast number of the respondents reported that they had complaints concerning their dwelling units. Accordingly, taking all the partially pleased and dissatisfied groups jointly, 206(89.6%) of them were disappointed by the delay of the process of transfer to beneficiaries, 135(58.7%) of them blamed for the mal-practices done in the process of handing over the units, 190(82.6%) for transferring incomplete finishing of the units, and 198(86.1%) for the condominium blocks and condominium unit transferring surrounding inaccessibility for the disabled and old aged people. In further detailing, taking the strong comments, 151(65.6%) of the total respondents criticized the long drawn out process. Also, 95(41.3%) of them have reflected their grievances about the transferring practices of condominium houses for lack of transparency alleged practices.

According to the respondents, the housing distribution system has certain other shortfalls in that the upper story units are criticized for being not made readily habitable

and require the beneficiaries extra cost for some finishing materials and labour force. Accordingly, 127(52.2%) of the respondents indicated that the condominium units that were allocated to them were not properly finished. For instance, they reported that toilet amenities, electric power installations and especially the corrugated-iron ceilings of the upper most floors require additional finishing works. Regardless of the supplementary costs required for finishing completion for units on the upper floors, the prices expected to be paid by the beneficiaries for all type of condominium units with same number of bed room are the same. In fact, the cost of some of the finishing materials like rest room ceramics layers, partition doors etc. was not added on the total housing price. Also, the taste of individual recipients concerning finishing materials varied and they changed the water closet, and others. Hence, in particular, some kind of cost adjustment for the most upper layers of condominium units is suggested.

Table 24: Attitudes of the Condominium Occupiers about Affordability, Accessibility and Their Housing Preference

No	Statements	Total Frequency	The Condos Unit Cost						Total %
			Not affordable	Moderately affordable	Affordable	very low-Cost	Non - responded	Others	
1	How do you evaluate the current price of the Condominium units as per your income level?	230	109	102	15		4		
		Sub %	47.4	44.3	6.5		1.7		100
2	How do you evaluate the price affordability of the Condo units to the level of the low and middle income households?	230	71	143	16				
		%	30.9	62.2	7.0				100
3	If the unit price is expensive, which amount of the payment price you think of as more expensive?		The monthly regular payment	The down payment	Total Cost	The Bank interest debit	All	Non responded	
		230	60	68	56	10	31	5	
		%	26	30	24	4	13	2	100
4	How do you evaluate the quality of the Condominium units in terms of materials used, strength and design?		Very good quality	Some quality defects	Low quality	Very low quality	Good design	Has design quality defects	
		230	15	54	84	23	23	31	
		%	6.5	23.5	36.5	10.0	10.0	13.5	100
5	What type of housing do you prefer more to have and design?		Gov't build and design Condo unit	Get land to build Vila home by self	Cooperative preferred design house but build by gov't	Cooperative preferred design and contractor build house	Non-responded	Others	
		230	38	115	69	8			
		%	16.5	50.0	30.0	3.5			100
6	What do you think of the condo units' space area adequacy?		Very Small rooms space	Medium Enough	Enough rooms space	Very large rooms space			
		230	24	103	95	8			
		%	10.4	44.8	41.3	3.5			100

The majority of the respondents have complaints. Out of the total 230 respondents, nearly half of them (47.4%) rated the costs of their new dwellings as very expensive while 62.2% regarded the price as moderately affordable for the low and middle income households. In addition, about 29.6% of them viewed the downpayment as more expensive to pay than the monthly payment and the total set price. According to 36.5% of the respondents the condominium units are low quality in terms of materials used, strength and design desirability. The majority of respondents about 80% of them did not prefer to have the condominium houses that have been built by government's supervision and design. Out of the 184 (80%) of these respondents, about 115 (50%) of them prefer to get land and construct own house instead of condominium. Likewise, about 69 (30%) of them would like to have house through cooperative preferred design that would be built by government supervisory monitoring and evaluation. Whereas, about 38(16.5%) of them preferred to have condominium houses built by government design choices and cost as it is usually implementing.

More over, 71(30.9%) of them it is an overpriced for both of the low and moderate income households. Among the respondents who rated the cost of housing as very expensive, 96.1% reported that it was difficult for them to their monthly loan repayments. About 68(29.6%) reported that they could not pay the down payment. About 24.3% found the total cost as major burden while 4.3% rated the bank interest rate as very high.

In contrast, 102(44.3%) of them rated the cost of the units as moderate for themselves, and 143(62.2%) themselves also assumed it as moderate and affordable to pay for the low and middle income households, too. In addition, for 15(6.5%) of those respondents the unit cost was low as they evaluated it from their own financial stand point. Likely, 16(7.0%) of them decided the cost of the houses as it was very affordable for the low and middle income households.

On the other hand, taking collectively the condominium end-user respondents who judged the units cost as moderate and low based on their own income level for themselves were 117(50.9%) of the total respondents. 159(69.1%) of them concluded that the unit cost as it was moderate and low price for both of the middle and low income households. Practically, however, the cost of the units for the low income households is expensive; for that many of them failed to pay the regular fee and dropped out themselves from the registration list.

Therefore, despite the cost of the condominium houses is not the main problem as it is seen in comparison to the urban housing shortages and the number of available effective demands. Rather, special housing policy and program is demanded to address importantly the housing needs of the low income sector of urban population.

Regarding the housing quality, there were only 38(16.5%) respondents who agreed on the desirability of the houses' quality. Of this 15(6.5%) of the respondents were interested in the general housing standard and 23(10%) were satisfied with the architectural design. However, surprisingly, an overabundant number 192(83.5%) of the respondents were dissatisfied with the housing quality. Amongst these respondents 161(70%) were displeased at the holistic value of housing conditions and 31(13.5%) were disappointed about the design. They added comments, especially, the windows' aluminum frame with glass sheets and the doors made of LTZ, and HRS sheets etc. are not to the desired quality. Actually, it is argumentative that, even if installed, the end-users change the stated materials by others they preferred better quality to satisfy their taste., It is, therefore, essential discussing with the would be beneficiary community and society at large regarding the quality of doors, widow frame along with the glass sheets, the partitions doors, rest room finishing materials to reach a common consensus and revise the cost.

About the housing space, the majority 206(89.6%) of the respondents agreed about the housing enough space, of which 103(44.8%) valued the rooms area as medium space. They were only 24(10.4%) end-user respondent who disagreed with the housing space adequacy and suggested the rooms as very small. In addition, disclaimers of the kitchens space for its insufficient space and said it has been confined room inconvenient for easy movement.

Some of them said that land should be provided free to the low income households and the poor. This understanding dates back to Marxist government of the Derg regime that insisted on nationalization of the urban land and its control by the central government. As Solomon M (2005:82) quoted (Wendt, et.al., 1990, Asiama, 1990) the nationalization of urban land in Ethiopia that the Marxist government promulgated Proclamation No.47/1975 has served to promote low-income home ownership. He also added that the proclamation entitled every legally qualifying person or household to the exclusive use of up to 500 square meters of urban land for residential purposes on

conditions that land was no longer to be sold or bought but to be freely provided to needy households (Ibid). On the other hand, the urban land lease holding proclamation No 721/2011 which has been promulgated by the FDRE underlined no longer free urban land allocation unless for invaluable fundamental economic and social development projects. Hence, in this case neither the low-income households nor the poor have opportunities to buy land to construct residential homes by themselves, because they are financially incapable. Actually, urban land is scarce and a crucial source of urban development in all dimensions and it requires proper land administration and dispositions. However, to address the rank and file group of the urban societies have access to own shelter, undertaking some sort of compensatory adjudication and amendments over the land lease system-is-advisable.

Table 25: Attitudes of Condos End-user Occupiers About Government's Potential to Supply Adequate Condominium Housing and Who Benefits from the IHDP

No	Statements	Total Frequency	Very Agree	Agree averaged	Disagreed	Very Disagreed	Don't know	Non-answered	Total %
1	Government shall/can mitigate the urban housing shortage via the IHDP only	230	119	8.0	103				
		Sub %	51.7	3.5	44.8				100
2	Government has the potential to build and furnish Condominium houses more than its current supply quantity through the IHDP		Yes	No	Don't Know	Non-Answered			
		230	153	68	4	5			
		Sub %	66.5	29.6	1.7	2.2			100
3	Who benefits more from the IHDP?		Wealthy Groups	Middle Income Households	Low-Income Households	The Poor	Gov't	All	
		230	105	54	25	19	22	5	
		Sub %	45.7	23.5	10.9	8.3	9.6	2.2	100

The respondents were asked whether they have the belief and reliance up on the potential enthusiasm of the government to supply houses through the IHDP adequate for the people in need of private shelter and who benefits more from the program. The preponderant number of the respondents which was 221(96.1%) of them believed in the capability and passion of the government to produce houses abundantly through the IHDP and could expressively minimize the urban housing shortages.

On the other hand they were also invited to express their attitude as regard who they think has benefited more from the IHDP. In response to this request, 105(45.7%) of the respondents reported that it was the wealthier groups of the society who benefited more from the program. They also provided additional explanations as to why the rich benefited the most. According to their observations, even though the low income group households and the poor could access the condominium houses through the lottery process, they failed to afford the down payment and the total unit cost. As a result they were forced to pass over their golden opportunities to the affluent groups through transaction with cheaper price. In such a way the better-off groups bought more houses from different recipients and rent the houses with expensive price for others in need of housing. About 23.5% of the respondents reported that the other beneficiary group was the middle income households; for the middle income group is money-wise moderately competent to afford the loan repayments. Lastly, they refereed that the low-income households, the governmentand the poor were the least beneficiary groups from the IHDP, respectively.

4.2.3 Attitudes of MSE Cooperatives, and Sub-contractors Cases from Ayat Cheffe Condominium Construction Site About the IHDP and Concerning Job Opportunity Creation by the Sector

To assess the attitude and satisfaction of the MSE Cooperatives which have been benefitting from the jobs created through the IHDP about 6 Cooperatives from the Ayat Cheffe condominium Construction project Site were addressed by questionnaire. As a result they reported their attitudes and perception about the program. The collected qualitative data were transferred into quantitative forms as follow.

Table 26: Distribution of MSE Cooperative Owners and Sub-contractors by Sex, Marriage, Family Size, Age and Birth place

No	Name of the Cooperatives	Sex	Marital Status		Family Size			Age Internal			Years lived in Addis Ababa				Born in Addis Ababa	Total
			Married	Single	1	2--5	>5	17-26	27-36	37-46	1-5	6-10	11--15	>15		
1	Lidia Mulu and Guadegnochachew Blocket PLC	Female	2			2			2				1	1		2
		Male	2	1		2	1		2	1			2	1		3
2	Gematom, Rahel and Guadegnochachew Pricast PLC	Female	4			2	2		2	2		1	2		1	4
		Male	4	1	1	3	1	1	2	2		2	3			5
3	Abebe Setyibelu & GuadegnochachewPricast PLC	Female	3	1	1	2	1	1	3			2	1		1	4
		Male	4	2		3	2	1	2	3		2	2	1	1	6
4	Betre G/Building Construction Work Sub-contractor PLC	Female														
		Male	1			1			1			1				1
5	Ambaye, Hiwot, Zayid and Yohanes Blocket PLC	Female	1	1		2			2				1	1		2
		Male	2	1		2	1		2	1			1	2		3
6	Zenabu Metal Work Sub-contractor PLC	Female														
		Male	2			2			1	1			1	1		2
															Total	32

When the total 27 Micro and Small Enterprise cooperative owner respondents were considered age wise, their age range covered was found between 24 to 40 years, with an average age of 31 year. About 31% of them were female and 69% male cooperatives owner respondents who were working at Ayat cheffe Condominium construction site. When consider their marital status, 78% of the total respondents were married and se 66% them have had family members between two and five.

Concerning their birth place only 9% of the total respondents reported that they were born in Addis Ababa so that 91% of the respondents were migrants from rural and other-towns.

Table 27: Distribution of MSE Cooperative Owners Engaged in IHDP Construction by Sex, Education and Field of Study

No	Name of the Cooperatives	Sex	Education level				Field of Study					Total
			Degree	Diploma	Certificate	8--12	Blocket Production	Metal work	Pricast Bim	Construction Management/ Building	Accounting /secretary	
1	Lidia Mulu and Guadegnochachew Blocket plc	Female		1		1	1				1	2
		Male		2		1	3					3
2	Gematom, Rahel and Guadegnochachew Pricast PLC	Female		1	1	2	1			1	2	4
		Male		3	1	1		1	3	1		5
3	Abebe Setyibelu & Guadegnochachew Pricast OLC	Female		1	1	2		2		2		4
		Male		3	2	1		4		2		6
4	Betre G/Building Construction work PLC	Female		1							1	1
		Male		1						1		1
5	Ambaye, Hiwot, Zayid and Yohanes Blocket producing PLC	Female		1		1	1				1	1
		Male		2		1	2		1			3
6	Zenabu Metal Work Sub-constructor plc	Female										
		Male		2						2		2
											Total	32

As indicated in table 28, the highest level of the respondents' educational status was reported to be Diploma. About 18 respondents of the total respondents (28% female) graduated with diploma. While considering the respondents' field of studies distribution, 87% of them studied construction of which 28 % studied about Blocket Production, 25% Metal work, 14% Precast Bim and 32% of them Construction Management/Building.

Regarding the number of cooperative owners' and the sub-contractors, the numbers of members ranged between 2 and 10 with the maximum number of cooperative members 10 (40% female) for Abebe Setyibelu & Guadegnochachew Precast Private Limited Company.

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Table 28: Jop Opportunity Beneficiaries Distribution by Product Type, Capital Accumulation and Type of Employment

No	Name of the Cooperatives	Established in	Type of Production	Enterprise Level	Initial Cash Capital		Current Capital		Rate of Capital Increase (%)	Employment Types by Sex						Total Employees	
					Members' Contribution Cash	Credit from Micro-finance	Cash Capital	Material Property Capital		Owners		Permanent Employed		Daily Laborer			
										M	F	M	F	M	F	M	F
1	Lidia Mulu and Guadegnochachew Blocket plc	2013	Blocket		15,000	30,000	430,000	143,000	92.1	3	2	8			2	11	4
2	Gematom, Rahel and Guadegnochachew Pricast plc	2015	Pricast Bim	Small Beginner	15,000	50,000	Yet backpay 32,8000 Debit	6,000		5	4			4		9	4
3	Abebe Setyibelu and Guadegnochachew Pricast Plc	Nov. 2015	Pricast Bim	Small Beginner	5,000	35,000	Yet backpay 32,8000 Debit	1 mixer, 10 panels aided		6	4	1		4		11	4
4	Betre G/Building Construction work Sub-contractor Plc	20103	Formork	Small Beginner	50,000	0	100,000	5,000	52.4	1		8	1	10		19	1
5	Ambaye, Hiwot, Zayid and Yohanes Blocket producing PLC	2011	Blocket	Small Beginner	12,000	12,000	26,000	16,000	42.9	3	2			7		10	2
6	Zenabu Metal Work Sub-contractor PLC	2014	Pricast Bim and metal work	Midium	25,000	0	500,000	0	96	2		10		4		16	
									Total	20	12	27	1	29	2	76	15

As indicated in table 29 above, Gematom, Rahel and Guadegnochachew Pricast PLC and Abebe Setyibelu and Guadegnochachew Pricast Plc are not yet reached at profit margin. They have passed only one year of life span since they started producing and still are paying back their debit to the Micro-finance. The rest two MSE cooperatives and two Sub-constructors are profitable. Especially, Lidia Mulu and Guadegnochachew Blocket plc and Zenabu Metal Work Sub-contructor PlcC showed remarkable achievements of 92.1% and 96% rate of capital profit increment respectively.

In addition to that about the cooperatives and the sub constructors could create job opportunities for about 59 citizens (47% permanent jobs). Regarding sex distribution, as it can be observed from the data in the table provided, the involvement of females in construction work sector is very small in number. In this case the ratio of female employed workers who were benefiting from the job opportunities created by the cooperatives and subcontractors was reported only 5%. However, among the cooperatives owners and Subconstructors, about 31.3% were female shareholders.

Generally, all the respondents have positive attitude towards the IHDP and hahe desired to its' continuity in a broader based projects. Through interview they reported that they are visionary to become competent contractors and suppliers.

Table 29: Attitudes of MSE Cooperatives Owners About Service and Materials Support Supply by the Government Institutions

No	Statements	Indicators	Frequency	%
1	How do you evaluate the efficiency Service and adequacy of the Micro-Finance Credit supply?	Very good efficient service		
		Good service	18	56.3
		Poor/bureaucratic	11	34.4
		Not Responded	3	9.4
		Total	32	100.0
		Adequate Credit	6	18.8
		Inadequate Credit	22	68.8
		No Credit granted	3	9.4
		Not Responded	1	3.1
		Total	32	100.0
		Heavey warranty requested	6	18.8
2	How do you think of Working space (shade and machinery material support) adequacy and convenient to work?	Enough space		0
		Small space and inconvinient	32	100.0
		Enough Material/Machine support	6	18.8
		Inadequate Material support	19	59.4
		Not supported	3	9.4
		Not responded	4	12.5
		Total	32	100.0
4	How do you evaluate the IHDP interms of Job opportunitis creation?	Very successful	1	3.1
		AVeraged successsul	30	96.9
		Not successful		

The respondents were also requested whether the IHDP has achieved its objectives of Job creation through the condominium construction sector to meet the needs of job seekers so that 96.9% of them agreed that the program has moderately met the objectives in the creation of job opportunities for job seeker citizens.

However, about 34.4% respondents reported that there has been poor service and 78.2% of them were dissatisfied by the inadequate credit survive supply of Micro-finance enterprises, 18.8% of them have complaint for heavy warranty requirement. In addition, regarding Working space (shade and machinery or material support), all the respondents (100%) reported about the small working shade space and incontinency for production and about 59.4% of them stated the inadequate supply of Material/machinery supporting supply.

They also forwarded their suggestions on the provided open ended questionnaire the need to support as the concerned government bodies and other stakeholders to assist the enterprises with financial support, adequate space working shade supply, physically close site visit observation to see the actual problems the cooperatives have and solve the problems. They also reported that the process and criteria to get credit assistance from the micro-finance is bureaucratic and time taking. Moreover, the respondents indicated that there is a long time waiting to get the initial linkage with the condominium contractors.

The sub-contractors have desired to receive credit assistance from the government and micro-finance as a startup support and for further productivity capacity building. According to them, they were not allowed financial credit support from the micro-finance enterprises even if they have acquired their sub-contractor license.

Table 30: Distribution of the MSE Cooperatives and Sub-contractor Enterprises by

Homeownership Status			
No	Statements	Frequency	%
1	Respondents who owned and lived in their own units	2	6
2	Respondents who were renters of dwellings from private homeowners	25	78
3	Respondents living in kebele/gov't house	2	6
4	Respondents living with relatives	3	9
Total		32	100

As shown in table 31 above, regarding housing tenure, only 2(6%) of the total respondents have had own home and were living in their own homes. A significant number of the respondents which comprised about 78% were house renters from private home owners. Among the respondents those who were living with their relatives/family sharing homes accounted 9% and the rest 6% of them were living in a kebele/government houses. Generally, the majority of the respondents that comprised about 93% of the total reported that they have had no their own house. This shows us how high shortage of privately owned home and the need for private homeownership desire would be so that the necessity of supplying affordable housing through either ownership right or rental; it is obvious currently the rental price of homes from the private home owners has been expensive to afford taking the maximum income of renters.

4.2.3.1 Analysis of Interviews with Key Informant Managers of MSE Cooperatives and Sub-contractors

The researcher has undertaken interviews through semi-structured questionnaire on their working place at Ayat Cheffe condominium construction site with three managers of MSE Cooperatives, one cooperative share member and two Sub-contractors. Responding to the provided questions they tried to indicate the major problems they have observed and faced. Accordingly, the interviewees reported that they were working in confined small shades and there were long time waiting gaps to get market linkage with contractors even after the enterprises being granted legal PLC Licenses. They were also interviewed about the efficiency and simplicity of credit supplying processes and availability of loan. According to them there

were some up and down inconvenient process and requirements to get credit from the Micro-finance enterprises. The mortgage procedures demand the MSE Cooperatives to show high capital warranty such as housing map or car ownership license and the like. They also reported that less for the heavy credit interest rate, the MSE enterprises refrained from receiving enough credit needed to run better their cooperatives even if the Micro-finance enterprises were ready to supply. While answering the question if there any in cooperative members' problem, the Ambaye, Hiwot, Zayid and Yohanes Blocket producing PLC shareholding member respondent stated that the number of members when they established their Cooperative was five. But, later two of them were found become government employed which is an act of breaking the rules set for MSE enterprises' legal entity to organize to be supported by the government institutions. Others also reported some members from blocket producing enterprises left the Cooperatives fear for not able to profitable in the market because the borrowed finance and materials (like mixer and panels) through credit system. They are so paying back their debit and not getting money to earn to be saved in bank or enough to assist their family expenses so that got out of the cooperatives in searching for other means for better existence.

On the other hand the sub-contractors explained that even if they have had been granting contractor's license and have no initial capital to commence their work in the desired field, they were not allowed to receive loan from the micro-finance as allowed for the MSE Enterprise was. A question both to the MSE managers and Sub-contractors was provided if practically frequent field visits on their working site were done to monitor and assist the cooperative when they are in problems. Both of the cases reported that practically on sites field observation, monitoring and evaluation feedback by the government bodies was week.

However, these cooperatives and sub-contractors are playing significant role in the boom of the construction sector and job opportunities creation for other job seeker citizens in addition to increasing their capital asset and improving their family living quality of life. They are also becoming professional national human capital for the sector. Hence, all stakeholders should better pay attention to look on their working project sites the practical problems that MSE enterprises and Sub-contractors financial faced and undertake remedial solutions to make them competent enough and increase their productivity.

4.2.3.2 Individual Key Informants Cases From Yeka Ayat Condominium Dwellers

It is necessary to know the formal status of condominium owners' day to day life and their property ownership status. Understanding what actually new resettles in condominium housing has experienced and the problems they have faced would help much the condominium projects owners and decision maker. The current housing policy seems overlooked the lower income groups of the urban population and the supply of constructed condominium houses have also been criticized for certain shortcomings. It is more essential to access citizens by equitable economic benefits. As Nallet (2014) stated that creating a housing policy that accommodates "local middle class situations rather than middle class" benefits the majority groups of urban dwellers.

In this section four individual key informant cases among the end-users residing at Ayat condominium dwellings site which is found in Yeka Woreda 13 of Yeka Sub-city Administration would be discussed. Random selection technique was used to select condominium blocks; but the selection system for the key informant cases was purposive to be inclusive of 75% among them homeowners and 25% house renters. Their opinions, perception, satisfaction and complaints regarding their new condominium dwelling, and expectations have been presented. The cases were made of three females and one male informant. They were provided with triangulated interviews using structured questions regarding the situations and opportunities they have experienced in their previous dwellings and new condominium residential.

According to the interviewee informants a need to create an inclusive housing policy of that considers class of small property owners and pro poor is essential because of the current condominium housing price is not affordable to many of lower income sector of the society. They also expressed their problems, opportunities and complaints regarding their evacuated residential and new condominium dwellings. The following table shows the general characteristic information presented by the four selected key informants.

Table 31: Key Informants by Sex, Age, Marriage, Education, Home possession Status and others

No	Name	Sex	Age	Marriage	Family size	Education	Religion	Ownership Status	Home Acquiring means	Block No
1	W/ro Dessie Ali	Female	63	Divorced	8	8 complete	muslim	Owner	Development Relocator	173 (ground floor)
2	W/ro Hirit Aregawi	Female	50	Married	8	Uneducated	Orthodox	Owner	Development Relocator	188 (4 th floor)
3	W/ro Ababayehu Chernet	Female	28	Married	4	B.A Degree	Orthodox	Renter	Development Relocator	160 (2 nd floor)
4	Ato Getahun Mekonnen	Male	59	Married	5	12 complete	Orthodox	Owner	Lottory	153 (ground floor)

Regarding homeownership status, the three key informants were homeowners and happy of getting the opportunity; but, one of them was renter from other homeowner. Besides, except the male informant the rest have explained their complaint about the housing price as expensive.

i) Key Informant Case One: W/ro Dessie Ali – Block No 173

As she explicates, I am a 63 years old woman and living here with my eight family members. I am a government employee and earn gross monthly salary Birr 1000. My household monthly income is close to Birr 5,000 and we pay monthly Birr 2,200 for the bank loan. Before coming to our new condominium home on the ground floor, we were living in a kebele house at American gibi in woreda 7. Life at American Gibi was simple and everything to buy and social service was good and accessible nearby. I have obtained my new condominium house in place for development resettled when we displaced for development purpose from our previous kebele house residence at American Gibi. Although I am glad for my new house, I have certain fear of doubt if I may fail to cover the payment complete so as to have full homeownership right. Besides, my small monthly income and I am to retire next year so that my pension salary could not be enough to afford the bank loan for the house regular payment and assist my life. If I fail to afford the regular bank loan payment, the bank seizes my home and I may lose my chance of home property owner right.

The social ties in the previous residence were so strong in time of condolence and fiestas. Although, we have formed women Idir association, it is not well functioning, yet. In spite of our stay for two years since our coming to the new condominium house, we do not have any form of

social relation and get together ceremonial interaction experience. The majority of residents are renters and few owners living on same floors in one block. Even if living in one block, we do not know others who have been living on the other next floors above our ground floor. Everyone keeps their door closed and stays in doors. We know and interact only with our immediate left and right side neighbours to share social life.

We have serious threats of thieves. There is no one who asks other when he or she looks someone who is trying to open or break windows or doors because the neighbours do not know each other so that fail to recognize whether he or she is resident or thief. There have been observed events of some dwellers whose properties were stolen even during day times. Doors and window grills were broken by thieves. In the night time there is sometimes forced theft. The thieves commit deliberate hang-up problems and snatch off wallets and hand bags by force. Women have been most often the exposed group to such evil attacks. The parcels are without fence. There is no community policing center and security guards around our residence. We lacked also straight lights so that it is difficult to look around when it is dark. When answering the request if they have information where to see police station around their village, her daughter and she say, we do not have information even where to report if a thief is red-handed or any security threat raises.

W/ro Dessie continues the discussion; the inner roads around our blocks have not been made complete. During rainy season we have problems of muddy pass ways to go into the main roads and enter home. As Muslim believers, we have lacked mosques around our new condominium village to pray worship. We have also lack of mill nearby and there is only one public school. It is not good enough to accommodate many students of the residents' children. Besides, we face lack of community cooperative shops and market place to purchase family consumption items so that we take tax or bus to go either to merkato, meri or kotebe kebele 02 to buy our home need items. Although there has been one health center, we have shortage of health center service. It is not enough to give serve for many people who visit the center from Tafo and Ayat villages to see physicians.

According to w/ro Dessie, there is no sanitary protection problem of verandahs and stairways in their block. All household takes off its dust to communal dust bin around and cleans its front verandah and staircase willingly. But, they have many social and economic problems

mainly in terms of access to inner road lights, social services, social ties and serious security threats.

Source: Wondoson op. cit Dessie Ali is 63 year old widowed block 173 home owner (Nov. 2016).

ii) Key Informant Case Two: W/ro Hirit Aregawi – Block No 188

As w/ro Hirit explains, I am a 50 year old woman and have got married and am housewife. I am uneducated. We are eight as family members living together in this new three bedrooms unit. I work privately odd tasks at Merkato as gulit sale food items. My income is enough not more than daily subsistence. My husband works for a government organization and earns monthly salary about 4,800 Birr. We are paying for the bank about Birr 2,800 to repay our bank loan we have borrowed for the house down payment. Before we have been transferred to our new condominium house, we were living at government house in American Gibi. We are development relocators and have acquired this new home in place for our evacuated house. It has passed only seven months since we have started living here from May 2016. We are happy of having this new condominium house.

Regarding security issues and social affairs, our home is on the last fourth floor and firmly separated with outer corridor's door so that we have no any threat of being stolen by thieves. However, we have weak social interaction and ties even among residents living in the same block. Our relationship is limited to our left and right side neighbours living on same floor. Since many of the dwellers in the block are renters and leave off their home in the morning for work, we have no chance to see each other. Except the people living on same floor of ours, we do not know other dwellers that are living in the block beneath our floor So that we do not have any blossomed neighbourhood. Our social ties like Idir and Iqub was strong while we were living in our previous home. Despite our established male and female members Idir associations through social committee, our relationship and participation is still weak. They are paying 120 Birr monthly this is a moderate payment that is not expensive as to them.

W/ro Hirit also explains, we are facing different social services and economic problems in our new condominium place. Some of the problems include lack of access to market place such as Public cooperative shops so that we travel by taxi to Merkato and Piazza for household consumption purchase. But, we have also faced serious shortage of transport service. Unless we

leave off home early in the morning at 12:00 to go to our work or market places, we are liable to wait long hours for taxi or bus and sometimes we become too late from to arrive timely at the place intended to go. Another problem is lack of communal house to prepare food and slaughter meat animals in time of need. We signed a petition and applied to the concerned bodies requesting for our communal houses to get built. Despite our reporting of complaint to the concerned bodies for having the communal block get built, they have not answered our request with promising responses. The procedure is long. There is up and downs bureaucracy. They rather informally told us to find another solution to make us join with our next neighborhoods parcel occupying dwellers and use their communal houses. Likewise there are also other blocks which are on other parcels without communal blocks and with construction incomplete finishing.

Generally, w/ro Hirit and her family have no security threat; but market place, transport service of security. She has confidence to pay complete her bank loan and acquire a housing ownership map certificate. She has built confidence for she is expecting her two university student children to graduate next year with degree program and they will help their parents through paying the bank loan for their home. Although, there has been marked on the architectural design and reserved space on the provided parcel plot for communal building construction, there are some parcels without the communal blocks.

Source: Wondoson op. cit Hirit Aregawi is a 50 year old married block 188 owner (Nov. 2016).

iii) Key Informant Case Three: W/ro Abebayehu Chernet – Block No 160

As Abebayehu describes, I am 29 years old married woman and have 4 family members. I am graduated with B.A degree and working for a private enterprise earning a monthly salary of Birr 8,625. I am a two bed room house renter with Birr 4, 000 renting price. It is expensive as compared to its remoteness from the city center. The owner has claimed Birr 500 additional payment with in a range of six months duration. Before transferring to this condominium site I was living with my husband at Bole Bulbula by renting a house with a price of Birr 5,000 monthly from the house renter. It has passed seven months since we have started living in this condominium house.

Regarding civic society association membership whether in our previous residences or now in this condominium dwelling, we have not been member of any Edir or Iqub. This is because we are renters and have no permanently fixed residing home so that we are in traveling

existence. Our stay in the rented house depends up on the will of the homeowner. When the owners want you to leave their house or rent it for another person, they may claim the renter to pay them large amount of additional renting price.

Social relationship among condominium dwelling neighbours lacks close interaction. In our previous places our social relation with neighborhoods was communicative and free of interaction through different means such as holidays and other ceremonials. We were invited each other. We know only our immediate neighbours living on the same floor. Everyone get off the surrounding in the early morning and get in home in the evening. Even if lives in the same block while someone going on the way beside you passes silent without saying a salutation. I have housemaid who cares for my little baby. When I go to office for work, she locks the door throughout the day. Because there has not been any one else staying day time at home on the same floor we live, all leave off home to their workplaces.

Thinking about the security concern, we feel a threat and fear for robbers. There has been observed theft through breaking windows and doors. When I am ready to go to office and she is alone at home, my housemaid worries about and has a feeling of anxiety concerning the likelihood of something unwelcome happening. When I am at home in day off, I prefer to keep my door closed and stay in door. This is a usual practice observable in condominium that everyone does and stays indoors. As a whole, we have faced sense of loneliness regarding affiliation. Apart from our next left and right side occupiers, I do not know and have no information who is homeowner and not. In addition, there are no police or strong guards for protection if any in security happens. I have also no information whether there is police station or no.

Another issue is the hygiene aspect. Despite the cleanliness of verandah, as common belongings the staircases have problem of sanitary protection and lacked ownership responsibility by occupants. They throw their garbage off the balcony. They even throw it through windows off to the ground from the upper floors mostly back of the blocks. The liquid waste sewerages produce leakages in the rest room. Moreover, when holidays residents slay animals for food in communal unit; but, they put the remnant solid waste product of the slaughtered animal around. This has produced bad smell that causes health threat and sanitary problem.

There are also lack of public market places and serious transport service problem. Market places are so far that it needs take taxi, travel long distance, costs more money and consumes time. I purchase foodstuff by going to piazza, Atkilt terra or kotebe kebele 02. We have also problem of grinding mills. The housing rooms' space is small. Catering food specially cooking watt produces unpleasant smell.

Source: Wondoson op. cit Abebayehu C. is a 28 year old married block 153 Home owner (27 Nov.2016)

iv) Key Informant Case Four: Ato Getahun Mekonnen – Block No 153

As explains, I am 59 years old married and head master of his 5 family members. I am grade 12 complete and working for a private enterprise earning a monthly salary of Birr 4,000. As a family we have got a two bed room condominium unit through lottery tossing system during the tenth round in 2015. We are very glad of getting the opportunity of condominium house. It just a grant with cheap housing price as compared to the market housing sale price from private housing developers. Before we transferred to our new condominium home, we were living by renting a house from other house owner at Kera in Lafto Sub-city. We were paying expensive amount of money for house renting when compared with our monthly income. We are not expected to pay any more money for new home because we completed paying our bank loan and have received homeownership map certificate.

As regards social ties and interaction in our previous residences, since we were renters we had no fixed residential. Because of that we had no Edir or Iqub. But, the social relation in our previous places was unrestrained and accustomed to use interacting freely hot relationship through different means such as holidays and other ceremonial invitations with our neighbours. We were invited each other. Despite our formation of Idir association now paying Birr 70 monthly in this new condominium dwelling, we have missed the social element opportunity. Here, we have felt a sense of loneliness regarding relationship. Our neighbourhoods prefer individualism type of living to social attachment. We have a gap of close relationship problem among neighbors. We do not discuss about things that may need common understanding, for every household keeps its family confined in home. There is no one who invites his neighbor for holidays, coffee ceremony and the like. Every one threatens the other. One of the reasons is that many of the residents are renters; we are only 6 households who are living in our own homes out

of 30 units in our condominium block. Therefore the turnover is very high and we do not know each other who is who. This situation has become an opportunity for thieving.

Regarding sanitary protection, there is no equal sensitivity for common corridors, stairways cleaning care. This is because many renters do not take care and rather they throw away their disposals from the upper floors to the ground and put around their home product filth packing with some sort of plastic/festal in the night. The renters are not stable so that they have been source of problem for damaging the staircases. This is because when many renters leave off the units and others rent it again, they dragged their furniture and other heavy home use materials like buffet, sofa etc.

We have also other social and economic problems. Since Yeka Ayat Condominium is a new village we have no easy access to market places, serious and tedious transport shortages especially until 10 AM in the morning to travel to our work place, schools. We have also shortage of schools, and grinding mills, and lack of Social Cooperatives Shops nearby our condominium village. We go to Meri, Kotebe kebele 02 to buy household consumption items. The other overlooked social problem we have faced is lack of funeral places to bury a deceased individual. Even if there are churches nearby to our condominium dwelling, they have already been occupied and have no extra burial places to accommodate the new deceased ones. Therefore, when any death occurs, we are expected to travel kilometers distance looking for burial place in the usual previous milieu and transport the deceased body to there to bury.

Ato Getahun has comments that because of shortage of schools and transport problems family of students have problems to send their children to schools found somewhere else far from their residence. This has double effect both on the parents and students. They have faced problems of overcoming the transport cost and the students sometimes become late from class due to transport delay. Therefore, condominium housing development should reconsider the supply and access of social services develop side by side with the housing provision and should be implemented to equip services equally with the process of new resettlements.

Source: *Wondoson op. cit Getahun M. is a 59 year old married block 153 Home owner (27 Nov.2016)*

Generally, all the four key informants stressed as major problems are lack and shortages of social/public services, the market place, lack and weak social interaction with neighbours. The

majority (75%) have certain security threats of theft. They have lacked confident about weak security guard operations. There have been rarely seen police or military bodies passing around. They do not have even good information whom they could contact in time of some sort of risk may happen. They also reported that some individuals are careless to keep the sanitary protection of common corridors and stairways. Therefore, the concerned governmental and civic bodies should give special attention and better to organize and mobilize the condominium dwellers to make them play leading roles in community policing, social and environmental development activities. In such a way they can develop mutual understanding among themselves, affiliation of community belongingness, and confidence in local security safety, strong local community development cooperation and other common and private well-being issues. In doing so the Ayat condominium occupants and concerned bodies can make a difference in the local development, security issues and strong social interacting ties in many aspects like sanitary protection, greenery development, security safety, community problems solving and many others.

According to the informants lack of communal units has been a problem in time of holidays and funeral days. Condominium houses without communal houses are not good enough to accommodate many people and prepare some kind of get together or any other kind of social ceremony. As a researcher, I could have observed some other parcels, too, without communal houses and some are incomplete finishing. In this regard the dwellers have grievance of good governance. Even if they have been living two years in their new condominium houses and the contractor ended up handing over the project, they are without the communal units. They have faced bureaucratic red-tape even if they submitted application to the concerned government bodies requesting to get their communal houses be completed finishing and the not constructed ones to be completed. However, they could not find a solution, yet. Therefore, their turmoil should get reconsideration for solution by the concerned bodies and if any deliberate wrong doers for the delay and not constructed of communal blocks the required corrective measures shall be taken accordingly. The photos presented following are taken from the actual site as an evidence so as to show how much truth has the complaints of the key informants.



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Source: Own production of Photos captured

CHAPTER FIVE

CONCLUSION AND RECOMMENDATIONS

5.1 CONCLUSION

Housing is one of those basic social conditions that determines the quality of life and welfare of people and places. In order to address their housing and informal settlements issues, government needs to fill the pitfalls of the national housing policy as regards implementing IHDP to create an enabling environment that will increase the supply of affordable housing. This is a central requirement: only with strong political will, sound guidelines and adequate regulations will countries and cities with their committed authoritative bodies be able to provide adequate shelter for all, reduce slum growth and ensure sustainable urban development.

Housing shortages remain to be a critical problem for most of the cities of developing countries. Ethiopia is not exceptional in facing such challenges. UN-HABITAT (2014) declared that by 2030, about 3 billion people, or about 40 per cent of the world's population, will need proper housing and access to basic infrastructure and services such as water and sanitation systems. Likewise, MWUD (2007) reported that additional housing units needed due to population growth and formation of new households was estimated to reach over one million in towns of Ethiopia by 2015. This implied an increase by 225,000 each year.

Taking the urban residents' housing problem into serious account, the government of Ethiopia has decided and become committed to addressing the housing problem through the Integrated Housing Development Programme, most fundamentally. The previous Ministry of Works and Urban Development launched the Integrated Housing Development programme at Addis Ababa around Gerji-area at Bole sub-City in 2004 as a pilot project. Later, the Integrated Housing Development Programme was implemented throughout Ethiopia in 58 towns by 2006. But, for various factors, mainly due to financial deficits, insufficient availability of effective demands for condominium units and the use of the target population afford the regular monthly savings and the down payments, the inadequate capacity of contractors to carry out the construction projects as per the contract agreement period and as to the desired standard quality and quantity, weak integration between stake holders and insufficient construction administrative

capacity of condominium projects, weak monitoring, evaluation and auditing system, the integrated housing development program could not be effective in the various regional states. As a result the programme was suspended for indefinite time until effective demands were to be determined through sound assessments and all the other weaknesses are to be resolved or better alternatives will be scheduled.

With reference to the physical observation done by the researcher, official reports and research outcomes verify, the process of construction completion has been lagging. There was a sort of mess up in data organization regarding how many units were under construction, completed and how many of them were clearly transferred, requires further in depth investigations. Besides, it has been observed that not yet were completed have been transferred and occupied by the end users.

Despite government's dedication in financing the required huge budget and managing the condominium housing development, the sector is facing many challenges and risks. According to the respondents both from AAHDAB staff workers and the condominium units' end-users agreed that there are allegations that "rent-seeking" attitudes (tendencies) and mismanagement are the main culprits behind the observable shortcomings in the performance of condominium construction projects sector of IHDP. However, the degree of complaints and criticism regarding allegation and acts of rent-seeking by the AAHDAB staff workers and manager respondents has tended more about the contractors. They indicated that the contractors performed defects in the quality of units, delay construction process of projects beyond the time specified in the contract agreements and claim extra payment etc. whereas the condominium housing end-user respondents criticized and forwarded their complaints about the tendency and malefactors were seen both from the government side condominium projects owner bodies and the contractors side, too. In this regard, therefore, the collaboration and integration of all stakeholders and legislative bodies' is required if the public funding for the sector is properly utilized and the program meets its mission of providing the condo units enough in quality and quantity so as to mitigate the climax urban housing dearth meaningfully.

It is practically valid that following its implementation, a significant number of units have been built and delivered to beneficiaries at extremely low costs (ETB 1,000 (USD 77) per m² when compared with the unit cost of similar housing units for sales constructed by the private

contractors on the free market which would cost ETB 2,500 or USD 193 (UNHABITAT 2010:80). Although, the program has achieved significant influence over decreasing the cost of housing rents for urban dwellers, the housing shortage has not been stemmed yet, especially in Addis Ababa.

Accordingly, as the data obtained both from the Ministry of Urban Development and construction and the Addis Ababa Construction and Housing Development Project Office depicted, during the PASDEP and GTP I plan periods the program set targets to construct and transfer 570,000 condominium units (345,000 units for Addis Ababa) to the middle and low-income group urban private homeless inhabitant beneficiaries in 54 towns of the country. The program performed constructing only about 381,322 (67%) condominium houses nationwide, of which 311,234(90%) units were constructed and under construction in Addis Ababa city administration. Regarding the transferred houses, only about 206,931(36%) units nationwide and 144,406(42%) units in Addis Ababa were transferred to beneficiaries; despite the visionary efforts done so far by government to minimize the urban housing shortage and the high expectations of the population to benefit from the IHDP. In fact, it is undeniable that the program has played invaluable role in making thousands of people homeownership who otherwise could not able possess own house without governments subsidizing interventions.

There is, yet, unbridgeable disproportionate gap between the urban inhabitants in need of housing and the quantity of units supplied by the program, so far. For that evidence, in Addis Ababa alone in the 2013 about 835,959 applicants for condominium housing perceived ownership were registered (AAHDPO, 2016: 22). This comprises only 37% as compared to the reported constructed units until 2015. Addis Ababa is believed that there have been excessive effective housing demands who could afford the unit prices and the program has continued the process of condominium housing construction since the launch of the program and is expected to sustainable other than the rest of regional towns. It is also the city where the housing dearth has been so severe problem. Hence, the program should continue vigorously than has ever seen so as to provide large number of affordable houses to meet at least the needs of registered effective housing demands

In spite of the facts stated above, the null hypothetical TEST using the chi-square method proved that the IHDP's ten years performance as 10% at country level and 9% for Addis Ababa. A questionnaires survey was carried out to enrich the paper with primary data. So as to collect

the primary data from the proposed respondents, two kinds of questionnaires made of multiple choice and open ended questions were developed. For the purpose 31 sample populations was taken amongst the staff workers who were working for the Addis Ababa Housing Development and Construction Project Office, and 254 condominium occupier respondents from Ayat 3 Condominium Site among which 230 complete answered questionnaires were collected. These whereabouts were selected intentionally for vicinity and manageability of their population size.

The findings indicate that approximately 63% of the condominium end-users and 58% of the AAHDCPO staff worker respondents were renters from house owners. In seven years' time, the housing renting cost increased 5 fold and they are paying 39% of their monthly income for house renting. They have been only 17% of the end-user respondents who are living in their own condominium units and, only 6% from the AAHDCPO respondents who have acquired condominium houses as directed concerned beneficiaries. About 93% of the total end-user respondents assured the betterment of living in condominium housing than their vacated residential. They preferred the condo houses because these are good enough for privacy, facilities, hygienic protection, children up-bringing, quality living and others than their abandoned residential homes.

However, 83.5% of the respondents have dissatisfaction in the quality of condominium housing and 89.6% of them are disappointed with the delay of transferring process to beneficiaries. Similarly, 82.6% respondents have grievance against transferring incomplete finished units, 86.1% criticize the condominium blocks and surroundings inaccessibility for the disabled and old aged people and 47% reported that the housing price affordability as very expensive cost. About 50% of the remaining respondents reported that they are interested in taking advantage of free land supply and securing building lots to meet their desire of home ownership. Actually, accesses to free urban plots, nowadays, are not impressive and the availability of free land has been getting so scarce.

Some of the respondents pointed out that their opinions on the provided questionnaire; despite strives done by the government to provide urban standard houses through the IHDP, there are claims that the sector has faced many culprits and miss-management the public budgetary fund. In this regard the collaboration and integration among all stakeholders and legislative bodies' is much recommended, so that the program would meet its mission of providing enough condominium units in quality and quantity, and could mitigate the climax

urban housing dearth meaningfully. They also suggested that along with the IHDP run by the government, and its strong supervision, it should promote foreign and domestic housing developers through the provisions of lease free or at least cost to make them able to provide affordable housing for the moderate and low income households, such as shared mole complexes under certain binding laws. It has also been cited that providing social housing with low renting price for the low income households and the poor sector of urban population to be fundamental, and it is part of justifiable wealth distribution.

Generally speaking, in spite of the tremendous efforts made to provide condominium houses to meet the needs of beneficiaries by the programme, the problem of urban housing shortage has still been continuing to be a challenging issue. This is because there has been large discordance between the quantity of the constructed condominium houses and the demand of the registered beneficiaries. In line with the condominium construction, timely access to infrastructures, drainages and waste management system have still been problems of beneficiaries in the new condominium and communal unit compounds.

The Ministry of Urban Development and Construction has attained remarkable outputs in policies, strategies and legal frameworks as well as increasing the size and upgrading of the capacities of contractors and consultants engaging in the housing programme. In the sector of housing construction about 136 contractors which is a large number as compared to the set out plan of the program. The contractors were provided with contractor's licenses, capacity gap trainings, machinery supply and financial support. Yet, these domestic contractors have not adequately developed a reliable capacity to run the whole projects according to the standard and in cost-effective ways to meet the targets that the Ministry has set out. The integrated housing development program could also create jobs to citizens at rates exceeding the planned targets set for the ten year plan periods.

The shortages of construction materials and the market price inflation also contributed on the codominium units' price affordability; despite, the government's endeavored to supply the construction materials by importing from abroad and encouraging domestic factories' production capacities. Thus it needs further supplementary efforts in accordance with the demand increment as to the raid augmentation of construction undertaking in the country.

The already climax urban housing shortage gets aggravated by rapid and chaotic urbanization resulting in an ever raising of the housing market price. The government of FDRE

has been dedicated to minimize the housing dearth through implementing various housing development programs and pioneered since 2004 in the realization of the large scale Integrated Housing Development program; it might be mentioned as significant in the history of the country. The Integrated Housing Development Programme attained an ambitious achievement and gained many lessons considering the previously limited capacity of the Ethiopian housing sector. Despite its successful achievements, the programme did not meet all of its original targets that were set to be accomplished during the PASDEP and GTP-I periods (2006 – 2015).

All in all, the urban serviced land supply and housing policies are promising to address the low-income and middle income families housing problem, the practical implementation faced problems and especially the very poor have been overlooked. Besides, the unit price is not affordable for the poor and even for the low-income people who experience through subsistence lives. Also the IHDP did not successfully accomplish its objective targets set by the PASDEP and the GTP-I plans. The program has been affected mainly by difficulties like weak contractors' capacity and project administration, financial shortages, weak integration among stakeholders, inadequate land supply and others.

5.2 RECOMENDATOS

In spite of the commitments and unreserved endeavors by the FDRE government to supply cost efficient and affordable condominium units to citizens, there were a number of unanticipated challenges facing the programme. The most pressing are the affordability of the units for low-income households and the exclusion of the poor by the programme. These are accompanied by the deficits of finance, inadequate supply of construction materials, serviced land, weak capacity of domestic contractors and construction projects administration, and others were challenging the housing projects to delay. Financing to the housing development programme is one of the most important challenging factors over the programme. Since housing-finance systems are means of harnessing market forces to increase housing supply and foster affordable housing, and there has to be equitable urban development. It is, hence, the government to assess all possible alternatives and integrate all concerned stakeholders and collaborators to gain the required finance and play roles in supply of the most affordable housing to the low and middle income people can buy and the poor can have access to get shelter with the maximum subsidization. Otherwise, the pursuits of the condominium housing programme to cut down the urban housing problem at the expense of the housing demands would be unsustainable and the delight of the homeless people to be homeownership might be marred and remain only of a dream.

The researcher observed in person the experience of Sãopolo and Belohorizontē cities of Brazil in the supply of integrated housing development program named by Minha Casa Minha Vida (my house my life). The program was inclusive of the poorest of the poor, the low income and middle income sector of the population. The federal government shared budget allocation to states administration, and the local cities' administrations budget the remaining finance and supply serviced land for the housing development. In addition, voluntary engineers and consultants were invited to participate in condominium housing development program and play great role in the efforts of making their people home owners. The poorest were addressed by the condominium housing development program and so they were entitled the right to claim housing units.

Whether the poorest households possessed privately legal slum home tenure or illegally made substandard shelter, they, without finance, were furnished with completed up to one bedroom condominium unit with free of any cost payment and rather the cost covered by government subsidization; but these occupants were expected to cover the post occupancy service fees. The integrated housing price subsidization showed variation based on some special criteria for the economically disadvantaged poor, the low income and the middle income section of the population. In the case of Ethiopia, however, the integrated housing development programme has overlooked the poor financially deprived and thus lessons could be gained from the government of Brazil.

The delight of the homeless urban residents to benefit from the IHDP was so high when the government announced the homeless to get registration. Nevertheless, in practice the programme has been criticized for being unconvinced to accommodate the many low income households and for excluding the poor. With the cost increases in the price of condominium houses deeming them no longer an option for many low-income households and many of them have been getting out of the programme because they could not afford the down-payment and monthly mortgage and service repayments. Therefore, the most affordable housing provision alternative programmes should be designed for the poor and low income sector of the urban society. In this regard looking for voluntary institutions and professionals like engineers, national and international charity organizations, national and foreign investors and many others to make them involve in the housing development effort is essential.

In particular, the housing problem of the low-income and the poor sector of urban population living in overcrowded residential localities need special housing supply strategies. Because such severely affected urban areas by housing dearth and with plenty of slums could not be solved with high rising communal based complexes as by the government lead IHDP, housing cooperatives, housing developer enterprises, real estates and others as well slums revitalization process demands for immeasurable resources. Thus, the poor and the low income as well as the middle income households should have access to plots land to enable them make their own home by themselves under some

binding agreement and providing them with the most low-priced housing designs that are compatible to their weak financial capabilities. Solomon (1999), citing the works of Turner, 1976; 1979; Lea, 1980 and Stren1990, emphasized that encouraging the working poor to build their own homes based on the principles of self-help housing is the best strategy to increase the supply of low-cost housing.

Otherwise, housing development programs excluding the low income and the poor could not tackle urban housing dearth. The IHDP has significant contribution in making many urban inhabitants become home owners; but the aim of providing the low income sector of the population with affordable housing delivery could not be admirably successful and did not address the housing problems of poor people.

In spite of its sequential persuasion in Addis Ababa, as far as the progression of the integrated housing development program outcomes to date revealed, it did not seem successful as such in meeting its initial passionate objectives of addressing the low and middle-income urban households that typically live in precarious housing conditions and alleviating the housing shortage challenges in urban. Since integrated housing development programmes are large-scale housing construction projects run by government institutional organs to benefit the most majority low-income families, they demand the government's bulky budgetary allocation, massive resource mobilization and intelligentsia management capacity, and making them cost-efficient. So that the government is liable to determine the magnitude of real additional housing shortage and the size of existing effective housing demand of residents, the category of the low-income families and absolute paupers through comprehensive cross-sectional assessment surveys before starting to implement further the housing projects in the regional states, in particular, so as to overcome the will be inconvenient postponement of projects as was faced previously.

In addition, a close follow up, monitoring and evaluation over the housing projects from structural design, foundation to construction finishing, transferring to beneficiaries up to infrastructures complete furnishing. Especially, the issues of effective demand

capacity availability, the matching fund, the capacity of local contractors, local geographical weather conducive designs and quality, local construction materials accessibility and adequacy, and construction administration capacity, infrastructures, etc. were somehow overlooked as serious combating challenges when the program was launched; or less, the projects may somewhere face interim interruption or collapse whose repercussion may end in financial, social and economic bankruptcy. Although the Ministry of Urban Development and housing recognized and is taking efforts to combat the challenges by assessing and accommodating alternatives, the issue of providing affordable housing demands integrating the involvement of people of all walks of life to ameliorate the urban housing dearth severity.

The condominium compounds which have been provided, so far, especially in the remote sites such as Hayat, Tafo sites, Abado site, Legetafo site are some of the sites which lack library service and common recreational centers. In particular, students when schools are closed, elderly and disabled people have faced difficulties of access to these centers nearby to their residential villages. When in need of reading, they are necessitate traveling far kilo meter distances to the interior/downtown of the city in searching for library halls and recreational centers. Therefore, the newly would be sketched designs for condominium complexes should better consider incorporating the aforementioned social service centers and the already furnished sites should also be reconsidered if any amendment in the designs could be done so as to ameliorate the lacked service gap deficits.

The MSE Cooperatives and Sub-contractors reported a major problems that they were working in confined small shades; there were long time taking gaps to get market linkage with contractors even after the enterprises being granted legal Plc. Licenses; the process and requirements to get credit from the Micro-finance enterprises or mortgage required the enterprises to show highest capital warranty and the sub-contractors were not allowed to receive loan from the micro-finance as allowed for the MSE Enterprises were supported. They also reported that less for the heavy credit interest rate, the MSE enterprises refrained from receiving enough credit needed to run better their cooperatives

even if the Micro-finance enterprises were ready to supply. As to them field physical on sites observation, monitoring and evaluation feedback by the government bodies was weak. However, these cooperatives and sub-contractors are playing significant role in the boom of the construction sector and job opportunities creation for other job seeker citizens in addition to increasing their capital asset and improving their family living quality of life. They are also becoming professional national human capital for the sector. Hence, all stakeholders should better pay attention to look on their working project sites the practical problems that MSE enterprises and Sub-contractors financial faced and undertake remedial solutions to make them competent enough and increase their productivity.

As far as all humans have equal natural right and democratic protection to survive safely in a healthy, safe and secured environment, they have the right to get shelter. To do so, the programme requires some improvements to accommodate all private homeless moderate and low income as well as the poor and the poorest sector of society, if not it is not complying with the human rights law. Hence, all stakeholders, national and international charity organizations and professionals should come to form integration in housing development at large scale in line with high government subsidization.

In all aspects, however, the role of land sector city administrations under ultimate supervision of the government to ensure the sustainability of IHDP and other pro poor compatible housing alternatives, lease free or at most minimum lease price urban land supply is undeniably determinant element.

Some researchers commented that many residents have` found it difficult to adjust to life in multi-storied building and their new locations and living in condominium housing quarters, neighbor relations have been strained due to noise and privacy issues. In spite of this living in condominium housing usually brings certain responsibilities and obligations to ensure harmonious living environment for all residents. As to the researcher these should not be taken as points of complaints and debatable issues. But rather, the least accessibility to the day to day civilized life serving services which

include simple access to services such as Banking, internet café, public library, children play back gardens, roadside lights, compound fences to get protection from thieves and insecurity, nearby secured communal storage places and also as commented by others, kitchens are too small to be useful and small for preparing larger or communal meals, etc.

Therefore, while designing the architectural attributes of communal housing, the MUDHC pays due considerations need to be given and the in compounds addressing the issues of accessibility to the disabled and the old-aged sector of the communities. On earth, however, the people are facing difficulties to walk the stairs and drainages near the blocks in the entrances to the ground floor units and out as well to pass over the pedestrians leading from the main roads to the buildings. The researcher observed this fact in person to be true at Addis Ababa Condominium site located in Lebu Qotari that is found in Lafto sub-city administration, and Hayat Taffo sites. This defect is mostly of the contractors' irresponsibility, weak ownership sensitivity and might be mal-practice in finance embezzlement and project delay. The weak supervision and monitoring over the housing construction projects by the projects' owner authoritative bodies is also important and seeking attention of the possible governmental entities.

The IHDP, especially in Addis Ababa has been extremely successful in many aspects of meeting its set targets; yet it has not managed to address thousands of the homeless urban people who have been waiting for having access to condominium units. To make the programme sustainable, the MUDC currently named by the MUDH, has pointed out some alternative strategies in its GTP-II by which the middle income, the low income and the poor sector of the population can have access to affordable housing units. The stated strategies include government-private investor joint venture, private investors, housing cooperatives, if collaborators and voluntary organizations to furnish the poor by constructing houses will be provided with lease free serviced land and investors- land held individuals collaboration; however, real-estate investing housing developers are profit making enterprises. Hence, they might not be willing and dependable to provide a significant quantity of housing units accessible to the poor and low-income households.

Of the many strategies to furnish affordable housing to the low-income and the poor is that, the government encourages many Mole³ Community Housing societies' plc.to be established. The public-private and non for profit partnerships should be encouraged via different motivating provisions of incentive systematization.

The present tendency of the government is intending to shift gradually from the direct involvement of government in the construction and provision of condominium houses toward cooperatives. This will rather worsen the urban housing supply, costs affordability and accessibility crisis for the low and moderate income section of the population, if the program is to cease gradually. Hence, in line with the direct intervention by the government in the process of condominium housing production and provision, it shall strengthen the involvements of the private housing developers and non-government bodies to form public-private and non-for-profits partnership collaboration in the housing development sector to able construct and furnish adequately affordable and accessible condominium units. In addition, individual self-house developers shall also get plots of land to construct home by themselves provided that on the basis of providing pre-determined standard affordable housing designs and mandatory enforcement agreement. It is in such a way that it is possible to address the housing need of the low and middle income households as well as benefit the marginalized poor citizens to get up to standard shelter.

In our case, Ethiopia, all the applicants for condominium housing were registered in the same category inclusively. The registration system was done not based on some sort of explicitly classifying criteria to cluster them on the basis of their economic potential to pay the monthly and down payments. So that while the units were transferred following the lottery system some of the applicants failed to pay the down payment and so missed the opportunity of getting access to homeownership rights. Therefore, our registration system and the condominium housing should follow to implement different

³ **Mole** is Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. GOOGLE, April 2015, Addis Ababa.

cluster classifying system to address all the moderate and low income households as well as the poor and the pauper groups of the population through different alternative housing programs. In the Britain and U.S. for instance, follow economically clustered classification registration mechanism in the process of providing affordable housing (very poor, poor, low and moderate income, disabilities and families with children, single etc).

Like many other countries in the world, housing shortage has been a severe problem affecting the quality of lives and economy of millions of Ethiopian urban population. In order to minimize the problem by supplying affordable units through sustainable large scale housing development programmes, there is a need to mobilize and supply huge resources required for the sector and strengthen construction sector administration capacity. To run the sector effectively and make it successfully it is, therefore, advisable to have an independently entrenched housing development institute equipped with the required skilled professionals and technologies. Because the existing housing development programs organizational structures at federal and regional statutes have certain gaps to draw the resources from local, national and international bodies.

In order to reduce significantly the urban housing shortage the involvement of the five parties in the housing development is very fundamental. These parties involve the government through the IHDP, the individuals, the cooperatives, the non-for profit organizations and the real estate housing developers. the provision of affordable houses should not be only to make all citizens in need of homeowners, but also provide them with maximum affordable housing rental price and houses to the poor with most subsidization or in granting form ashabitable shelter. For the effectiveness and success of the parties' in the sector depends up on the roles that the government plays in taking of responsibility and passionating initiatives to motivate and well integrate the participation of concerned bodies as well as facilitating conditions like smoothly workable procedures for transparent services provision and critical implementation of legal frameworks.

Condominium residing communities have been facing, especially, solid waste management difficulties. The occupants largely dispose their solid waste products on to

the communal bins temporal storage that are kept on roadsides. But, the communal bins are not frequently taken off to waste landfills and rather the communal bins stay for weeks being mess up and spoiled. The ruined wastes produce bad smell, breeding overflies, insects that degrade the environmental sanitation and community health, for example, Lebu Qotari- condominium site and Ayat Taffo condominium site. City administrations have undertaken different agendas on community participatory conferences to create awareness of community and environmental health protection; but, there are still gaps of coordination and integration among the residents in the condominium residents and other stake holders. It has been common to look for the government to provide all the facilities even post-occupancy. Since solid wastes are products of individual household, hotels, groceries, enterprise etc. the community shall form strong cohesion and contribute finance as well as participate in the solid waste management role along with the government. The micro-small enterprises engaging in the waste disposal sector shall be supported by finance, technologies (truck to), and also be encouraged to make them affectionate their jobs.

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APPENDICES

QUESTIONNAIRES AND FORMATS

They are two forms of questionnaires and two forms of Data Collecting formats..

1. A questionnaire prepared for Addis Ababa Housing Development and Construction Project Office Staff Worker Respondents

I. መጠይቅ 1

በአዲስ አበባ ዩኒቨርሲቲ የጂኦግራፊና አካባቢ ልማት ጥናት ዲፓርትመንት የማስተርስ ፐሮግራም

በአዲስ አበባ ከተማ ቤቶች ልማትና ግንባታ ፐሮጀክት ጽ/ቤት ሰራተኞች የሚሞላ የመጠይቁ ዝርዝር

1. ይህ መጠይቅ ለማስተርስ ዲግሪ ማሟያ ግብዓት የሚውል ሲሆን መጠይቁን በጥንቃቄና በመዝርዝር እንዲሞሉት በአክብሮት እጠይቃለሁ። መረጃው ለማንኛውም ሶስተኛ ወገን ሊተላለፍ እንደማይችልና ለጥናቱ ግብአት ብቻ የምጠቀምበት መሆኑንም አረጋግጣለሁ።
2. በቅጹ ላይ ስም ወይም የግል አድራሻ መሳፍ አያስፈልግም
3. ከቀረቡት ምርጫዎች የሚስማሙበትን በመክበብ መልስ ይስጡ። ከአንድ በላይ መልስ መምርጥ ይቻላል።

I. የግለሰብ መረጃ መጠይቅ

1. መጠይቁን የሞላው ሰው የታ ሀ) ሴት ለ) ወንድ
2. የእርስዎ እድሜ ስንት ነው? ሀ) የተወለዱበት ዘመን ----- ዓ.ም ለ) ዕድሜዎ -----ዓመት
3. የትምህርት ደረጃዎን ይምረጡ። ሀ) ማስተርስና በላይ ለ) የመጀመሪያ ዲግሪ ሐ) ዲፕሎማ መ) ሰርቲፊኬት ሰ) ከ8-12ኛ ክፍል
4. አሁን ያሉበት የስራ ኃላፊነት ምንድን ነው? ሀ) ከፍተኛ አመራር ለ) መካከለኛ አመራር ሐ) ባለሙያ መ) ሌላ ከሆነ ይግለጹ። -----
5. በዚህ የቤቶች ልማትና አስተዳደር ቢሮ ስንት ዓመት ሰርተዋል? ሀ) እስከ 2 ዓመት/ከ2 ዓመት በታች ለ) ከ2-5 ዓመት ሐ) ከ5 ዓመት በላይ መ) ሌላ ካለ ይግለጹ።-----
6. ወርሃዊ ገቢዎን ይግለጹ። -----ብር

I. የተቋም መረጃ ማሰባሰቢያ መጠይቅ

1. አሁን እርስዎ የሚኖሩት በማን ቤት ነው? ሀ) የራስዎ በሆነ የግል ቤት ነው ለ) የግለሰብ ቤት ተከራይተው ነው ሐ) በቀበሌ/በኪራይ ቤቶች መኖሪያ ቤት ተሰጥቶዎት ሐ) ከቤተሰብ/ከዘመድ ጋር በደባልነት ነው መ) ሌላ ካለ ይግለጹ -----
- 1.1 ለጥያቄ 1 መልስዎ ከቤተሰብ/ዘመድ ጋር ነው ሚል ከሆነ ምክንያቱን ግለጹ። ሀ) የቤት ኪራይ መክፈል ስለሚከብድዎት ነው ለ) ቤተሰብዎ/ዘመድ ትርፍ ቤት ስላላቸውና ስለሰጡዎት ነው

ሐ) ሌላ ካለ ይግለጹ -----

1.2 ለጥያቄ 1 መልስዎ የምኖረው ከዘመድ ጋር ነው የሚል ከሆነ ምክንያቱን ይግለጹ። ሀ) የቤት

ኪራይ ስለፈሩ ነው ለ) ቤተሰብዎ ትርፍ ቤት ስለፈቀዱልዎ ነው ሐ) ሌላ ካለ ይግለጹ። -----

1.3 ለጥያቄ 1 የሰጡት መልስ የምኖረው የግለሰብ ቤት ተከራይቼ ነው የሚሉ ከሆነ የቤት ኪራይ

ዋጋው በፊት ይከፍሉት ከነበረው ጋር ሲያነፃፅሩት ልዩነቱን እንዴት ያዩታል? ሀ) በጣም ጨምሯል

ለ) በመጠኑ ጨምሯል ሐ) አልጨመረም (የኪራ ዋጋ ልዩነት የለውም)

1.4 ከላይ ለጥያቄ 1.3 የሰጡት መልስ የቤት ኪራይ ጨምሯል የሚል ከሆነ ሀ) መጀመሪያ ቤት

የተከራየበት ዘመን -----ዓ.ም ይግለጹ። ለ) ለመጀመሪያ ጊዜ ቤት መከራየት ሲጀምሩ

ስንት ብር ይከፍሉ ነበር? ብር ----- እከፍል ነበር ሐ) አሁን የሚከፍሉት ስንት

ብር ነው? ይግለጹ። ብር ----- እከፍል ነበር

1.5 በፊት ይከፍሉት ከነበረው የቤት ኪራይ አሁን የሚከፍሉት የቤት ኪራይ ዋጋ የጨመረው ለምን

ይመስልዎታል? (ከአንድ በላ መልስ መምረጥ ይችላሉ)። ሀ) አሁን የተሻለና ሰፊ ቤት ስለተከራየ

ነው ለ) ገበያው በፈጠረው ቤት ኪራይ ዋጋ በመጨመሩ ነው ሐ) የቤት ስፋትና ደረጃ

ሳልቀደር የቤት ኪራይ ዋጋው በመጨመሩ ነው መ) ሌላ ካለ ይግለጹ። -----

1.6 በፊት የተከራየትን ቤት ሁኔታ ይግለጹ። ሀ) አንድ ክፍል ነበር ለ) ባለ አንድ መኝታና ሳሎን

ያለው ነበር ሐ) ባለ ሁለት መኝታና ሳሎን ያለው ነበር መ) ሌላ ካለ ይግለጹ። -----

1.7 አሁን የተከራየት ቤት ስንት ክፍል/መኝታ አለው? ይግለጹ። ----- :: በፊት የተከራየትን

ቤት የቀየሩ ከሆነ ለምን እንደቀየሩት/የቀየሩበትን ምክንያት ይግለጹ። ሀ) የቤት አከራይዎ በጣም

ዋጋ ስለጨመሩብዎ ነው ለ) ቤቱን እንድለቁ አከራይዎት ስለተየቁዎት ነው ሐ) ቤቱን ለቀቁት

በሌላ ምክንያት ከሆነ ይግለጹ። -----

2. የኮንዶሚኒየም ቤት ተጠቃሚ ለመሆን ተመዝግበዋል ወይ? ሀ) አዎን ተመዝግቤያለሁ

ለ) አልተመዘገብኩም ሐ) ኮንዶሚኒየም ቤት ደርሶኛል መ) ሌላ ካለ ይግለጹ። -----

2.1 የኮንዶሚኒየም ቤት ተጠቃሚ ለመሆን የተመዘገቡ ከሆነ የተመዘገቡት መቼ ነበር?

ሀ) የመጀመሪያው ምዝገባ ሲካሄድ ነበር ለ) በሁለተኛው የምዝገባ ዘመን ነበር (2005ዓ.ም)

ሐ) በመጀመሪያው እና በ2005 በተደረጉት በ2ቱም ዙር ምዝገባ ተመዝግቤያለሁ

2.2 ተመዝግበው እንዲደርስዎት በመጠባበቅ ላይ የሚገኙ ከሆነ ቶሎ ይደርስኛል ብለው ያምናሉን?

ሀ) አዎን ቶሎ እንደሚደርስኝ በጣም እተማመናለሁ ለ) በጣም ይዘገያል በሚል እጠራጠራለሁ

ሐ) ላይደርስኝ ይችላል በሚል እጠራተራለሁ መ) አይደርስኝም

2.3 ከላይ ለጥያቄ 2 የሰጡት መልስ ኮንዶሚኒየም አልተመዘገብኩም የሚሉ ከሆነ ያልተመዘገቡበትን

ምክንያት ይግለጹ። ሀ) የኮንዶሚኒየም ቤት ስለማይፈልጉ ነው ለ) የኮንዶሚኒየም ወራዊ ክፍያ

መክፈል ስለማይችሉ ነው ሐ) ኮንዶሚኒየም ዋጋው ስለተወደደ ነው። መ) ሌላ ካለ ይግለጹ። ----

3. በአዲስ አበባ ከተማ ኮንዶሚኒየም ቤት ግንባታ ሂደትና አቅርቦት ከሌሎች ክልሎች ጋር ሲነፃፀር የተሻለ ነው በሚለው ሀሳብ ይስማማሉን? ሀ) አዎን በጣም እስማማለሁ ለ) አዎን በመተካካስ እስማማለሁ ሐ) አልስማማም (ልዩነት የለውም) መ) ሌላ ካለ ይግለጹ። -----

3.1 ለጥያቄ 3 የሰጡት መልስ እስማማለሁ ከሆነ በአዲስ አበባ የተሻለ አፈፃፀም ለመመዝገብ አስተዋጽኦ የረዱትን ጉዳዮች ይግለጹ። -----

4. የጋራ መኖሪያ ቤቶች የግንባታ ሂደትና ግብአት አቅርቦት ችግሮች ይታያሉ በሚለው ሀሳብ ይስማሙበታል ወይ? ሀ) አዎን በጣም እስማማለሁ ለ) በመጠኑ እስማማለሁ ሐ) አልስማማም (ችግር የለበትም) መ) ሌላ ካለ ይግለጹ። -----

4.1 ለጥያቄ 4 የሰጡት መልስ እስማማለሁ ከሆነ በቤት ግንባታው የሚያጋጥሙ ዋና ዋና ተግዳሮቶች ወይም ችግሮችን ይግለጹ?

ሀ) ከአሰራር አንፃር የሚያጋጥሙ ችግሮች ካሉ ይግለጹ። -----

ለ) ከግብአት አቅርቦት አኳያ ያጋጠሙ ችግሮች ካሉ ይግለጹ። -----

ሐ) ከግንባታ ባለሙያዎች አንፃር ያጋጠሙና እያጋጠሙ ያሉ ችግሮች ካሉ ይግለጹ። -----

መ) ከባለድርሻ አካላት ጋር በቅንጅታዊ አሰራር በኩል (መሬት ልማት አቅርቦት፣ መብራት ሃይል፣ ውሃና ኢነርጂ ወዘተ ተቋማት) የሚያጋጥሙ ችግሮችና ያጋጠሙ ችግሮች ካሉ ይግለጹ። -----

ሠ) ከአደረጃጀት አኳያ የሚያጋጥሙ ችግሮች ካሉ ይግለጹ። -----

ረ) ችግሮቹ በኮንዶሚኒየም ቤቶች ግንባታ ሂደት ላይ ያሳደሩት ተጽእኖ ካለ ይግለጹ። -----

ሰ) ሌላ ካለ ይግለጹ። -----

4.2 ከላይ ለተጠቀሱት ችግሮች መፍትሔ ሊሆኑ የሚችሉ ሃሳቦች ካለዎት በዝርዝር ይግለጹት፡

ሀ) -----

ለ) -----

ሐ) -----

5. የተጠናቀቁ የኮንዶሚኒየም ቤቶችን ለተጠቃሚዎች በማስተላለፍ ሂደት ዙሪያ ችግሮች ይታያሉ በሚለው ሀሳብ ይስማሙበታል ወይ? ሀ) አዎን በጣም እስማማለሁ ለ) በመጠኑ እስማማለሁ ሐ) እልስማማበትም (ችግር የለበትም) ብለው ያስባሉን? መ) ሌላ ካለ ይግለጹ። -----

5.1 በቤት ማስተላለፍ አሰራር ላይ የሚያጋጥሙ ችግሮች ካሉ ዋና ዋናዎቹ ችግሮች ይግለጹ። -----

ሀ) ከአሰራር አንፃር የታዩ ችግሮች ካሉ ያብራሩ። -----

ለ) ከአደረጃጀት አኳያ ያጋጠሙ ችግሮች ካሉ ይግለጹ። -----

ሐ) ከተገልጋዩ ህብረተሰብ በኩል የሚያጋጥሙና ያጋጠሙ ችግሮች ካሉ ይግለጹ። -----

መ) ከአመራሩና ባለሙያ አንፃር የሚያጋጥሙ ችግሮች ካሉ ይግለጹ።-----

ሠ) ከባለድርሻ አካላት (ባንክ፣ መሬት ልማት ወዘተ ተቋማት) በኩል ያጋጠሙኛ የሚያጋጥሙ ችግሮች ካሉ ይግለጹ። -----

ረ) ከቴክኖሎጂ እጥረት አንፃር የሚገለጹ ችግር ካለ ይግለጹ። -----

ሰ) ሌላ ካለ ይግለጹ።-----

6. የተገነቡ እና የሚተላለፉት የኮንዶሚኒየም ቤቶች ለአካል ጉዳተኞችና አቅመ ደካሞች በቀላሉ ተደራሽ ናቸው ብለው ያምናሉ? (ለምሳሌ፡ ከቤት በር ወደ መንገድ ለመውጣትና ለመግባት...በዊልቸር ለመንቀሳቀስ ወዘተ) ሀ) ተደራሽ አይደለም ለ) ተደራሽነታቸው በከፊል ነው ሐ) ተደራሽ ናቸው መ) ሌላ ካለ ይግለጹ። -----

6.1 ከላይ ለጥያቄ 6 መልስዎ ተደራሽ አይደለ/ተደራሽነታቸው በከፊል ነው ከሆነ ለችግሩ ምክንያት የሚሆነው፤ (ከአንድ በላይ መልስ መምረጥ ይቻላል)

ሀ) ከዲዛይን አዘገጃጀት የሚፈጠር ችግር ነው ለ) ከግንባታ ኮንትራክተሮች የሚፈጠር ችግር ነው ሐ) የክትትልና ቁጥጥር ማነስ ነው መ) ሌላ ካለ ይግለጹ። -----

ላደረጉልኝ ቅን ትብብር ከልቤ አመሰግናለሁ!

2. A questionnaire prepared for Condominium end-user Respondents

II. መጠይቅ 2

በኮንዶሚኒየም ቤት ውስጥ በሚኖሩ ሰዎች የሚሞላ መጠይቅ

1. ይህ መጠይቅ ለማስተርስ ዲግሪ ማሟያ ግብዓት የሚውል ሲሆን መጠይቁን በጥንቃቄና በመዘርዘር እንዲሞሉት በአክብሮት እጠይቃለሁ። መረጃው ለማንኛውም ሶስተኛ ወገን ሊተላለፍ እንደማይችልና ለጥናቱ ግብአት ብቻ የሚውል መሆኑን አረጋግጣለሁ።
2. በቅጹ ላይ ስም ወይም የግል አድራሻ መፃፍ አያስፈልግም
3. ከቀረቡት ምርጫዎች የሚስማሙበትን በመክብብ መልስ ይስጡ። ከአንድ በላይ መልስ መምርጥ ይቻላል።

ክፍል I: የግለሰብ መረጃ መጠይቅ

1. መጠይቁን የሞላው ሰው የታ ይግለፁ። ሀ) ሴት ለ) ወንድ
 2. የእርስዎ እድሜ ስንት ነው? ሀ) የተወለዱበት ዘመን----- ዓ.ም ለ) ዕድሜዎ-----ዓመት
 3. የትምህርት ደረጃዎን ይምረጡ። ሀ) ማስተርስና በላይ ለ) የመጀመሪያ ዲግሪ ሐ) ዲፕሎማ መ) ሰርቲፊኬት ሠ) ከ8-12ኛ ክፍል ረ) ማንበብና መፃፍ ሰ) ማንበብና መፃፍ የማይችል
 4. የቤተሰብ ኃላፊነት ሁኔታ? ሀ) ያገባ ለ) ያላገባ
 - 4.1 የቤተሰብዎ አባላት ብዛት ስንት ነው? ሀ) 1 ለ) 2 ሐ) ከ3-4 መ) ከ5- 7 ሠ) ከ 8-10 ረ) ከ 10 በላይ
 5. በአዲስ አበባ ከተማ ለስንት ዓመት ኖረዋል፤ ይግለፁ። -----
 6. የስራ ሁኔታዎን ይግለፁ። ሀ) በግል ስራ ተሰማርተው በሚያገኙት ገቢ የሚተዳደሩ ለ) የመንግስት መስሪያ ቤት ተቀጣሪ ሐ) የግል ድርጅት/ግለሰብ ተቀጣሪ መ) መንግስታዊ ያልሆነ ድርጅት /NGO/ ተቀጣሪ ሠ) በጡረታ ገቢ የሚተዳደሩ ረ) በቤተሰብ ድጋፍ የሚተዳደሩ ሰ) ሌላ ከሆነ ይግለጹ። -----
- ያስተውሉ:- ማንበብና መፃፍ የማይችሉ ከሆነ በሌላ ሰው እየተነበበልዎት መልስና ሀሳብዎትን መስጠት ይችላሉ።

ክፍል II: ስለኮንዶሚኒየም ቤት መረጃ ማሰባሰቢያ መጠይቅ

1. ወደዚህ የኮንዶሚኒየም ቤት ሳይገቡ በፊት የሚኖሩት በማን ቤት ነው? ሀ) የራስዎ በሆነ የግል ቤት ነው ለ) የግለሰብ ቤት ተከራይተው ነው ሐ) በቀበሌ/በኪራይ ቤቶች መኖሪያ ቤት ተሰጥቶዎት መ) ከቤተሰብ/ከዘመድ ጋር በደባልነት ነው ሠ) ሌላ ካለ ይግለፁ -----

2. በፊት ይኖሩበት ነበረው ቤት ከሚከተሉት ምርጫዎች ውስጥ የሌለው ወይም የማያሟላው የቱን ነው? ከአንድ በላይ መልስ መምረጥ ይችላሉ። ሀ) የግል ሽንት ቤት ለ) ኪቺን ወይም የምግብ ማብሰያ ክፍል ሐ) የግል መብራት ቆጣሪ መ) የግል ውኃ ቆጣሪ ሠ) ሌላ የማያሟላው ካለ ይግለጹ። -----
3. በፊት ይኖሩበት በነበረው ቤት ከሚከተሉት ውስጥ ከጎረቤት ወይም ከሌላ ሰው ጋር በጋራ ይጠከሙ ከነበረ በጋር የተጠቀሙት የትኛውን አገልግሎት ነበር? ከአንድ በላይ መልስ መምረጥ ይችላሉ። ሀ) የሽንት ቤት ለ) ኪቺን/የምግብ ማብሰያ ክፍል ሐ) የመብራት ቆጣሪ መ) የውኃ ቆጣሪ ሠ) ሌላ የማያሟላው ካለ ይግለጹ። -----
4. በፊት ይኖሩበት ከነበረው ቤት እና አሁን ከሚኖሩበት ቤት ለቤተሰብ ጤና አጠባበቅ እና ለልጆች ማሳደግ አመች የሆነው የጥኛው ነው? ሀ) በፊት ይኖሩበት የነበረው ቤት ነው ለ) አሁን የሚኖሩበት የኮንዶሚኒየም ቤት ነው ሐ) ልዩነት የለውም/ተመሳሳይ ነው መ) ሌላ ልዩነት ካለ ይግለጹ። -----
5. ለእርስዎ ለመኖር የተመችዎት/የሚስማማዎት የትኛው ነው? ሀ) በፊት ይኖሩበት የነበረው ቤት ነበር ለ) አሁን የሚኖሩበት የኮንዶሚኒየም ቤት ነው ሐ) ልዩነት የለውም
- 5.1 በተራ ቁጥር 5 ላይ ይስማማኛል ብለው የመረጡ ከሆነ የሚስማማዎት ለምንን እንደሆነ ምክንያቱን ቢገልፁ? ሀ) ማህበራዊ ኑሮው እና ከጎረቤት የነበረዎት ትስስር፣ የጉርብትና ዝምድና (እድር፣ ዕቁብ ወዘተ ስለነበረው) ለ) አካባቢው ለኑሮ እና ገበያ ወዘተ አመቺ ስለነበረ ሐ) ትራንስፖርት አገልግሎት ስለአለው መ) ሌላ ካለ ይግለጹ። -----
6. ይህን የሚኖሩበትን የኮንዶሚኒየም ቤት እንዴት አገኙት/የማን ነው? ሀ) ተመዝግበው በዕጣ የተሰጠዎት የራስዎ የሆነ ቤት ነው ለ) ከሌላ ግለሰብ ተከራይተውት ነው ሐ) ከሌላ ግለሰብ የገዙት ቤት ነው መ) የቀድሞ ሰፈርዎ በመልሶ ማልማት ስለፈረሰ በምትክ ተሰጥዎት ነው ሠ) ሌላ ከሆነ ይግለጹ -----
- 6.1 የሚኖሩበት ኮንዶሚኒየም ምን ዓይነት ነው? ሀ) ስቱዲዮ ለ) ባለ 1 መኝታ ክፍል ሐ) ባለ 2 መኝታ መ) ባለ 3 መኝታ ሠ) ሌላ ከሆነ ይግለጹ። -----
- 6.2 የቤቱን ስፋት እርስዎ ከሚያስፈልግዎት አኳያ እንዴት ይገልፁታል? ሀ) በጣም ጠባብ ነው ለ) በመጠኑ ጠባብ ነው ሐ) በቂ ስፋት አለው መ) በጣም ሰፊ ነው
7. የኮንዶሚኒየም ቤት የዋጋ መጠኑን ከእርስዎ የገቢ አቅም አንፃር እንዴት ያዩታል? ሀ) በጣም ውድ/ከፍተኛ ነው ለ) መካከለኛ/ ተመጣጣኝ ዋጋ ነው ሐ) ዝቅተኛ ዋጋ ነው
- 7.1 በአሁኑ ወቅት የኮንዶሚኒየም ቤት ዋጋው መካከለኛ እና ዝቅተኛ ገቢ ለሚያገኘው የህብረተሰብ ክፍል ከመክፈል አቅም ጋር ያገናዘበ/ተደራሽነት አንፃር እንዴት ይመዝኑታል? ሀ) ዋጋው ሊከፈል የሚችል መካከለኛ ነው ለ) በጣም ከፍተኛ/ውድ ነው ሐ) ዝቅተኛና እርካሽ የሚባል ዋጋ ነው

7.2 ለጥያቄ 2 የሰጡት መልስ የኮንዶሚኒየም ቤት ዋጋ ተመን ከፍተኛና ውድ ነው የሚሉ ከሆነ ከፍተኛ/ውድ ሆኗል የሚሉት የትኛውን ነው? ሀ) ወርሃዊ ክፍያው ነው ለ) ዕጣ ሲወጣ የቤቱን ቁልፍ ለመረከብ የሚከፈለውን የቅድሚያ ክፍያ ነው ሐ) አጠቃላይ

የቤቱን የመጨረሻ ዋጋ ነው ሰ) ሌላ ሀሳብ ካለ ይግለፁ።-----

8. የኮንዶሚኒየም ቤት ጥራትና ጥንካሬን/የግንባታ ግብዓትና አሰራሩን ከጥራትና ዲዛይን አንፃር እንዴት ይገልፁታል። ከአንድ በላይ መልስ መምረጥ ይችላሉ። ሀ) ጥራትና ጥንካሬው በጣም ጥሩ ነው ለ) መጠነኛ ችግር/ጉድለት አለበት ሐ) ዝቅተኛ ነው መ) በጣም ዝቅተኛ ነው ሰ) ዲዛይኑ የሚፈልጉትና ጥሩ ነው ረ) የዲዛይን ችግር አለበት መ) ሌላ ሀሳብ ካለ ይግለፁ። -----

9. እርስዎ መስራት ወይም እንዲኖርዎት የሚፈልጉት/ይፈልጉ የነበረው ቤት ምን አይነት ነው? ሀ) በመንግስት እገዛ የሚሰራ ኮንዶሚኒየም ቤት ለ) የቤት መስሪያ ቦታ አግኝተው በግል ቪላ/ፎቅ ቤት ለመስራት ሐ) በማህበር ተደራጅተውና የመስሪያ ቦታ አግኝተው በጋራ የማህበር ቤት መስራት መ) ሌላ ካለ ይግለፁ። -----

9.1 ለጥያቄ 9 የሰጡት መልስ እርስዎ የሚፈልጉት በማህበር ተደራጅቶ ቤት መስራት ነው የሚሉ ከሆነ በማን እንዲሰራዎት ይፈልጋሉ? ሀ) መንግስት በሚያዘጋጀው ዲዛይንና በመንግስት እንዲሰራዎት ለ) እርስዎ/ማህበሩ በሚያቀርበው ዲዛይን መሠረት መንግስት ሰርቶ እንዲያስረክብዎት ሐ) ማህበሩ በሚያቀርበው ዲዛይንና መሀንዲስ በቤት ማህበሩ እንዲሰራዎት መ) ሌላ ካለ ይግለፁ። -----

10. በከተሞች የዝቅተኛና መካከለኛ ገቢ ያለውን ህዝብ የቤት ችግር መንግስት በያዘው የኮንዶሚኒየም ቤት አቅርቦት ፕሮግራም ሊፈታው ወይም ሊያቃልለው ይችላል ብለው ያምናሉን? ሀ) አዎን በጣም እስማማለሁ (ችግሩን መቀነስ ይችላል) ለ) አልስማማም- የቤት ችግሩ በመንግስት የኮንዶሚኒየም ቤት አቅርቦት ብቻ ሊፈታ አይችልም ሐ) ሌላ ሀሳብ ካለዎት ይግለፁ። -----

10.1 ከላይ ለቀረበው ለጥያቄ 10 የሰጡት መልስዎ መካከለኛ ገቢ ያለውን እንዲሁም ዝቅተኛ ገቢ ያለውን እና ድሀውን የከተማ ነዋሪ የቤት ችግርን በኮንዶሚኒየም ፕሮግራም ቤት አቅርቦት መንግስት ሊፈታው ወይም ሊያቃልለው አይችልም የሚሉ ከሆነ መንግስት ሌላ ምን አይነት አማራጭ የቤት አቅርቦት ስልት ወይም ፖሊሲ ቢከተል ይሻላል ይላሉ? ሀሳቦቻችን በዝርዝር ይግለፁ።-----

11. የተጠናቀቁ የኮንዶሚኒየም ቤቶችን ለተጠቃሚዎች የሚተላለፍበትን አሰራር ሂደት ፍትሐዊነት እንዴት ይገልፁታል? ሀ) ለተመዘገበው (ህጋዊ) ሰው በግልፅ በሚወጣ ዕጣ እየተሰጠ ነው ለ) ግልፅ ባልሆነና ያለዕጣ የሚሰጥበት ሁኔታ አለ ሐ) ህጋዊ ባልሆነ መንገድና መሰጠት ለማይገባው ሰው ይሰጣል መ) ሌላ ሀሳብ ካለዎት ይግለፁ። -----

11.1 በቤት ማስተላለፍ አሰራር ላይ የሚያጋጥሙ ችግሮች ካሉ ዋና ዋና ችግሮችን በመዘርዘር

ይግለፁ።-----

11.2 እነዚህን ችግሮች ለመፍታት ያስችላሉ የሚሉት የመፍትሔ ሀሳብ ካለዎት በዝርዝር

ይግለፁ። -----

12. በእርስዎ እይታ መንግስት እያቀረበ ባለው የኮንዶሚኒየም ቤት ተጠቃሚ እየሆነ የትኛው የህብረተሰብ ክፍል ነው? ሀ) ገንዘብ ያለው ሀብታም የህብረተሰብ ክፍል ነው ለ) በካክለኛ ገቢ ያለው ህብረተሰብ ነው ሐ) ዝቅተኛ ገቢ ያለው ህብረተሰብ ነው መ) ድሀው ህብረተሰብ ነው ሠ) መንግስት ነው ሡ) ሌላ ካለ ይግለፁ። -----

12.1 በተራ ቁጥር 12 ላይ ለቀረበው ጥያቄ ተጠቃሚ ነው ያሉት አካል ተጠቃሚ ሊሆን የቻለበትን ምክንያት ያብራሩ። -----

13. የተገነቡ እና የሚተላለፉት የኮንዶሚኒየም ቤቶች ለአካል ጉዳተኞችና አቅመ ደካሞች በቀላሉ ተደራሽ ናቸው ብለው ያምናሉ? (ለምሳሌ፡ ከቤት በር ወደ መንገድ ለመውጣትና ለመግባት... በዊልቸር ለመንቀሳቀስ ወዘተ) ሀ) ተደራሽ አይደሉም ለ) ተደራሽነታቸው በከፊል/በመጠኑ ነው ሐ) ተደራሽ ናቸው መ) ሌላ ካለ ይግለፁ። -----

14. አሁን እየተገነባና ለተጠቃሚዎች እየተላለፈ ካለው የኮንዶሚኒየም ቤት ቁጥር በላቀ መጠን መንግስት ቤት ማቅረብ ይችላል ብለው ያምናሉ ወይ? ሀ) አሁን ከሚሰራው የበለጠ ብዛት ቤት መገንባትና ማቅረብ ይችላል ለ) ከአሁኑ የበለጠ ብዙ የቤት መገንባት አይቻልም

14.1 መልስዎ አሁን እየቀረበ ካለው የበለጠ ቤት መገንባት ይችላል የሚሉ ከሆነ እንዴት እንዴሚቻል አማራጭ የሚሉትን ሀሳብ ይዘርዝሩ። -----

14.2 በቤት ልማት አቅርቦቱ እና በቤት ልማት ፖሊሲ፣ ስተራቴጂና ፕሮገራም ይዘት ሊካተቱ የሚገባቸው ጉዳዮችን በተመለከተም ሆነ በአተገባበሩ ዙሪያ ተጨማሪ ሀሳብ

ካለዎት በዝርዝር ይግለፁ። -----

15. የገቢ ሁኔታዎን በተመለከተ ተቀጣሪ ደመወዝተኛ ወይም የጡረታ ደመወዝ ተከፋይ ከሆኑ በወር የሚከፈልዎት ደመወዝ ስንት ነው? ይግለጹ። ብር-----

15.1 ከወር ደመወዝዎ ሌላ ገቢ ካለዎት ከሌላ የገቢ ምንጭ የሚያገኙት ተጨማሪ ገቢ በወር ብር ----- በዓመት ብር -----

ላደረጉልኝ ቅና ትብብር ከልቤ አመሰግናለሁ!!

3. A questionnaire prepared for Beneficiaries of job Opportunities Created by Housing Development Projects

አዲስ አበባ ዩኒቨርሲቲ የጂኦግራፊና አካባቢ ልማት ጥናት ዲፓርትመንት የማስተርስ ፕሮግራም

II. በኮንዶሚኒየም ልማት ዘርፍ በተሰማሩ የጥቃቅንና አነስተኛ ኢንተርፕራይዞች አባላት/የሥራ ዕድል ተጠቃሚ ዜጎች የሚሞላ መጠይቅ

1. ይህ መጠይቅ ለማስተርስ ዲግሪ ማሟያ ግብዓት የሚውል ሲሆን መጠይቁን በጥንቃቄና በመዘርዘር እንዲሞሉት በአክብሮት እጠይቃለሁ። መረጃው ለማንኛውም ሶስተኛ ወገን ሊተላለፍ እንደማይችልና ለጥናቱ ግብአት ብቻ የሚውል መሆኑን አረጋግጣለሁ።
2. በቅጹ ላይ ስም ወይም የግል አድራሻ መፃፍ አያስፈልግም
3. ከቀረቡት ምርጫዎች የሚስማሙበትን በመክበብ መልስ ይስጡ። ከአንድ በላይ መልስ መምርጥ ይቻላል።

የመጠይቁ ዝርዝር

ክፍል I: የግለሰብ መረጃ መጠይቅ

1. መጠይቁን የሞላው ሰው ፆታ ይግለፁ። ሀ) ሴት ለ) ወንድ
2. የእርስዎ እድሜ ስንት ነው? ሀ) የተወለዱበት ዘመን----- ዓ.ም ለ) ዕድሜዎ -----ዓመት
3. የትምህርት ደረጃዎን ይምረጡ። ሀ) ማስተርስና በላይ ለ) የመጀመሪያ ዲግሪ ሐ) ዲፕሎማ
መ) ሰርቲፊኬት ሰ) ከ8-12ኛ ክፍል ረ) ማንበብና መፃፍ ሰ) ማንበብና መፃፍ የማይችል
- 3.1 የሰለጠነበት የሙያ ዘርፍ ምንድን ነው? ይግለጹ። -----
4. በአዲስ አበባ ከተማ ለስንት ዓመት ኖረዋል፤ ይግለፁ። -----
5. እርስዎ የሚኖሩት በማን ሴት ውስጥ ነው? ሀ) የራስዎ በሆነ ግቢ የግልዎ ሴት ነው ለ) የግልዎ በሆነ በኮንዶሚኒየም ሴት ነው ሐ) የግለሰብ ሴት ተከራይተው ነው መ) በቀበሌ/በኪራይ ሴቶች መኖሪያ ሴት ተሰጥቶታል መ) ከቤተሰብ/ዘመድ ጋር በደባልነት ነው ሰ) ሌላ ካለ ይግለፁ -----
6. በኢንተርፕራይዙ ውስጥ ያለዎትን የባለንብረትነትና የሥራ ኃላፊነት ሁኔታ ይግለፁ። ሀ) አመራር እና የሀብቱ ባለድርሻ/ባለቤት ነዎትን ለ) በኢንተርፕራይዙ ውስጥ አመራርና ተቀጣሪ ደመወዝተኛ ግን የሀብቱ ተከፋይ አይደሉም ሐ) በኢንተርፕራይዙ አባልና ባለቤት ነዎት መ) በኢንተርፕራይዙ

በወር ደመወዝ በቋሚ ተቀጣሪ ሰራተኛ ሠ) በጊዜያዊነት ተቀጣሪ ሰራተኛ ረ) በኢንተርፕራይዝ በቀን ጉልበት ሰራተኛ ሰ) ሌላ ከሆነ ይግለጹ። -----

6.1 የኢንተርፕራይዝን ህጋዊ መጠሪያ ሙሉ ስም ይግለጹ። -----

ያስተውሉ:- ማንበብና መፃፍ የማይችሉ ከሆነ በሌላ ሰው እየተነበበልዎት መልስና ሀሳብዎትን መስጠት ይችላሉ።

ክፍል II: ስለኢንተርፕራይዝ መረጃ ማሰባሰቢ መጠይቅ

1. ይህ የሚሰሩበት ኢንተርፕራይዝ የተቋቋመው እና ሥራ የጀመረው መቼ ነበር? በ-----ዓ.ም

1.1 የኢንተርፕራይዝን ህጋዊ መጠሪያ ሙሉ ስም ይግለጹ። -----

1.2 ኢንተርፕራይዝዎ ለኮንዶሚኒየም ቤት ልማት ዘርፍ የተሰማራው በምን አይነት የግንባታ ግብዓት ማምረት/ሥራ ነው?

ሀ) በብሎኬት እና -----

ለ) በበር፣ መስኮት እና -----

ሐ) በቤት ግንባታ ሥራ -----

መ) ሌላ ከሆነ ይግለጹ። -----

1. ኢንተርፕራይዙ ወደ ሥራ ሲገባ ስንት አባላት ነበሩት? ሀ) ወንድ አባላት ብዛት -----

ለ) የሴት አባላት ብዛት ----- ሐ) ጠቃላላ የአባላት ድምር -----

2.1 የኢንተርፕራይዙ መስራች ወይም የሀብቱ ባለድርሻ ባለቤት የሆኑ ስንት አባላት አሉት?

ወንድ ----- እና ሴት ----- በድምሩ ----- አባላት አሉት።

2.2 የኢንተርፕራይዙ ባለንብረት ያልሆኑ በኢንተርፕራይዙ የተቀጠሩ/የሰሩ ዕድል የተፈጠረላቸው ስንት ሰራተኞች አሉት? ሀ) በቋሚ ተቀጣሪነት በቁጥር ----- ወንድ እና ----- ሴት

ለ) በጊዜያዊ ሰራተኛ ተቀጥሪ የሆኑ በቁጥር ወንድ ----- እና ሴት -----

3. ኢንተርፕራይዙ ሲቋቋም የነበረውን የብር እና የማምረቻ ቴክኖሎጂ ካፒታል መጠን ይግለጹ።

ሀ) ከአባላት የተዋጣ ገንዘብ ብር ----- ለ) ከመንግስት ድጋፍ የተሰጠ ብድር ብር -----

ሐ) የማምረቻ ቴክኖሎጂ በዝርዝር ይግለጹ። i) ተሽከርካሪ ----- ii) ሚክሰር -----

iii) የፓኔል ብዛት ----- iv) ሌላ ይግለጹ። -----

3.1 ኢንተርፕራይዙ አሁን ያለውን የገንዘብና የማምረቻ ካፒታል መጠን ምን ያህል ነው፤ ይግለፁ።

ሀ) የገንዘብ ካፒታል በብር ----- ለ) የተሸከርካሪ ብዛት -----እና የተሸከርካሪ አይነት በዝርዝር -----

3.2 ኢንተርፕራይዙ ስራ ሲጀምር ከመንግስት እየተደረገለት የነበረውን እና አሁን ያለውን ድጋፍ በዝርዝር ይገልፁ።

• በአዎንታዊ/ጠንካራ ጎኑ የሚገለፅ ካለ ሀ) ከፋይናስ አቅርቦት አንፃር -----

ለ) ከማምረቻና መሸጫ ሼድና ቦታ አቅርቦት ድጋፍ አንፃር -----

ሐ) ከማምረቻ መሳሪያዎች አቅርቦት ድጋፍ አንፃር -----

መ) ሌላ የተደረገ ድጋፍ ካለ ይግለፁት። -----

• በአሉታዊ (በአሰራር ላይ ችግር የነበሩ ክፍተቶች/ድክመት) አብራርተው ይግለፁት።

ሀ) ከፋይናስ አቅርቦት አንፃር -----

ለ) ከማምረቻና መሸጫ ሼድና ቦታ አቅርቦት ድጋፍ አንፃር -----

ሐ) ከማምረቻ መሳሪያዎች አቅርቦት ድጋፍ አንፃር -----

መ) ሌላ የተደረገ ድጋፍ ካለ ይግለፁት። -----

4. በቤት ልማት ዘርፍ የሥራ ዕድል ፈጠራ እና የተፈጠሩ ኢንተርፕራይዞችን ከማብቃት አንፃር

ከመንግስት የተደረገው ድጋፍ በቂና የፖሊሲ ዕቅዱን አሳክቷል ወይ? ሀ) አዎን በሚገባ አሳክቷል

ለ) በመጠኑ አሳክቷል ሐ) አላሳካም መ) ሌላ ካለ ይግለፁ። -----

- 4.1 በኮንዶሚኒየም ቤት ልማት ዘርፍ ለዜጎች ቀጣይነት ያለው ሰፊ የስራ ዕድል ለመፍጠር እና ኢንተርፕራይዞችን ወደ ላቀ ደረጃ ለማሸጋገር የሚያስችሉ ከመንግስትና ባለድርሻ አካላት ሊደረጉ የሚገባቸው የፖሊሲ፣ ማቴሪያል፣ ቴክኖሎጂ፣ የገበያ ትስስር፣ የሰው ኃይል አቅም ግንባታ...ወዘተ አንፃር አማራጮችን ስልቶች ካለዎት በዝርዝር ይግለፁ። -----
-
5. ወርሃዊ ገብዎን ይግለጹ። ብር -----
6. የኢንተርፕራይዝዎ የወደፊት የረዥም ጊዜ ራዕይዕቅድ ለመሆን የሚፈልጉትን ይግለጹ። -----
-

ላደረጉልኝ ቀና ትብብር ክልቤ አመሰግናለሁ!!

4. በMSE Cooperatives and Subcontractors ሙያ ለተሰማሩ ማህበራት ሥራ ኃላፊዎች(Key Informants) የተዘጋጀ ቃለ መጠይቅ
1. በድርጅቱ ውስጥ ያለዎት ኃላፊነት ምንድን ነው (ሰብሳቢ፣ ፀኑ፣ ሂሳብ ሹም ወዘተ) ይግለፁ።
 2. የድርጅትዎ ህጋዊ መጠሪያ ስምን ይግለፁ። -----
 3. ድርጅትዎ የተቋቋመው መቼ ነው? -----
 4. ድርጅቱ ሲቋቋም ስንት አባላት ነበሩት (ወንድ ----- ሴት -----)
 5. አሁን ስንት አባላት አሉት (ወንድ ----- ሴት -----)
 6. ድርጅትዎ የተሰማራው በምን ማምረት/ሥራ ነው? -----
 7. ከድርጅቱ ባለቤቶች ውጭ ለስንት ሰዎች የስራ ዕድል ፈጥሯል(በቋሚነት፣ በጊዜያዊነት--ወንድ/ሴት)
 8. ድርጅትዎ የተቋቋመው በስንት ካፒታል መጠኝ ነው (ከአባላት የተዋጣ ብር ----- ከመንግስት የተሰጠ ብድር ብር ----- እና የማቴሪያል/ መሳሪያ ድገፍ ካለ በአይነትና ግምቱን በብር ይግለፁ። ድጋፍ በአይነት ----- እና ----- ሲሆን ግምቱ በብር ----- ይሆናል።
 9. በስራ ቦታ ላይ በማምረት/ ለሥራ ምቹ ያልሆኑ ችግሮች ካሉ በዝርዝር ይግለፁ። -----
 10. ከባለድርሻ አካላት በአሰራር ሂደት ያጋጠሙ/አያጋጠሙ ያሉ ችግሮች ካሉ ይግለፁ። -----
 11. ችግሮቹን ለመፍታት የሚረዱ አስተያየት ካለዎት ይግለፁ።(ማን ምን ይስራ)።
 12. ሌላ የሚሰጡት አስተያየት ካለ ይግለፁ። -----
 13. የድርጅትዎ የወደፊት ራዕይ ምን ለመስራት/ለመሆን ነው? -----

5. Questions Developed for Interviews With Key Informants from Ayat Condominium End-users

አዲስ አበባ ዩኒቨርሲቲ የጂኦግራፊና አካባቢ ልማት ጥናት ዲፓርትመንት የማስተርስ ፕሮግራም

የመጠይቁ ይዘት

የጥናቱ ዓላማ ለማስተርስ ዲግሪ ማሟያ ብቻ ስለሆነ ትክክለኛ መረጃ እንዲሰጡን በአክብሮት እጠይቃለሁ፡፡

1. አጠቃላይ መረጃ

- ስም
- ዕድሜ
- የጋብቻ ሁኔታ
- የቤተሰብ ብዛት
- የወር ገቢዎት (የቤተሰብን ጨምሮ)
- የስራ ሁኔታ (የመንግስት፣ የግል ድርጅት፣ በግል ተዳዳሪ፣ ሌላ---)
- የትምህርት ደረጃዎት

2. የኮንዶሚኒየም ቤት ባለቤትነት ሁኔታ (የኑዋሪነት ሁኔታ)

- የቤት ባለቤት
- ተከራይ
- ቤት በአደራ ጠባቂ

2.1 የቤት ባለቤት ከሁኑ (የክፍያውን ሄኔታ ይግለፁ)

- ጨርሶ የክፈለ
- በመክፈል ሂደት ላይ የሚገኙ (መደበኛው ክፍያን ተከትሎ)
- ክፍያውን እንዴት ያዩታል - ከባድ/ቀላል ነው
- ወደዚህ ኮንዶሚኒየም መቼ ገቡ/ መቼስ ቤቱን ተረክቡ (ተሰጠዎት)
- ወደዚህ ከመምጣትዎ በፊት የት ይኖሩ ነበር

3. ማህበራዊ ትስስርን በተመለከተ

- በፊት ይኖሩበት በነበረው ቦታ ዕድር፣ ዕቁብ፣ ማህበር ነበረዎት ወይ
- አሁን እዚህ ከመጡስ የዕድር አባል፣ ዕቁብ እና ሌላ ማህበራዊ/የልማት ማህበር አባልነት አለዎት ወይ
- አባል ከሆኑ በዚህ በአዲሱ ሰፈርዎ እነዚህን ክፍያዎች አጠቃለው ሲያዩት ቀልል ወይስ ከባድ ነው

- በዚህ አካባቢ ለእርስዎ ያልተመቼዎት የክፍያ እና ትብብር ሥራ አለዎይ
4. በቀድሞና በኮንዶሚኒየም የጉርብትና ተግባቦት እንዴት ነው
 - በቀድሞ ቦታዎ ከነበሩ ሰዎች ጋር የነበረዎት ማህበራዊ ውህደት
 - በኮንዶሚኒየም ያለው የሰዎች የመግባባት እና መረዳዳት ሁኔታ ምን ይመስላል
 - በቀድሞው መኖሪያዎት እና በኮንዶሚኒየም ቤትዎ ከሚገኙ ጎረቤቶችዎት ጋር ያለውን የማህበራዊ ግንኙነት ልዩነትና አንድነት ያስረዱ
 5. የፀጥታ ሁኔታን በተመለከተ
 - በኮንዶሚኒየም ቤት ሲኖሩ የፀጥታ ሥጋት አለብዎት ወይ (በሌባ ስርቆት፣ መዘረፍ፣ መደፈር ወዘተ)
 6. የአካባቢ ንፅህናን በተመለከተ
 - የኑዋሪዎችና ጎረቤታዎች የበረንዳ ላይ፣ የደረጃ፣ የአካባቢ ቆሻሻ አያያዝና ንፅህና አጠባበቅ እንዴት ያዩታል
 7. የገበያ፣ የትምህርት ቤት፣ የህክምና ተቋም፣ የትራንስፖርት መገኘትና አመቺነት ሁኔታን እንዴት ይገልፁታል (አለ፣ የለም፣ እጥረት አለው ወዘተ)
 8. ሌላ ተጨማሪ ሀሳብ ካለዎት ቢገልፁት
 9. ከላይ የተጠቀሱ ችግሮች እንዴት ቢሰሩ መፍታት ይቻላል ብለው ያስባሉ። አስተያየት ካለዎት ቢያስረዱኝ

አመሰግናለሁ!!

II. Dada Collecting Format

3.1 A Format Prepared for Collecting Condominium Housing Data

በአዲስ አበባ ዩኒቨርሲቲ የሾሻል ሳይንስ ኮሌጅ የጂኦግራፊና አካባቢ ልማት ዲፓርትመንት ዲህረ-ምረቃ ፕረግራም

1. በአዲስ አበባ የቤቶች ልማትና አስተዳደር ቢሮ የኮንዶሚኒየም ቤቶች ግንባታ ዕቅድና ክንውን መረጃ ማሰባሰቢያ ቅጽ

II. Dada Collecting Format

A Format Prepared for Collecting Condominium Housing Data

ይህ መረጃ በአዲስ አበባ ዩኒቨርሲቲ የማስተርስ ዲግሪ የመመረቂያ ጽሁፍ ዝግጅት ግብዓት የሚውል በመሆኑ በጥንቃቄ እንዲሞላልኝ በአክብሮት እጠይቃለሁ፡፡ የመረጃው ተአማኒነት ለጥናቱ ውጤት ወሳኝ በመሆኑ በዕርጋታና በተሟላ መልኩ ይሞላልኝ፡፡

በጀት ዓመት	የ20/80 ቤቶች ፕሮግራምን በተመለከተ												የ10/90 ቤቶች ፕሮግራም ቤቶች			የንግድ ቤቶች			ድምር	
	ስቱዲዮ			ባለ 1 መኝታ			ባለ2 መኝታ			ባለ 3መኝታ										
	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ		
ከ1996-2002 (baseline years)																				
2003																				
2004																				
2005																				
2006																				
2007																				
2008																				
ድምር																				
በጀት ዓመት	የ 40/60 ፕሮግራም ዕቅድና አፈፃፀም																		ድምር	
	ስቱዲዮ			ባለ1 መኝታ			ባለ2 መኝታ			ባለ3 መኝታ			የንግድ ቤቶች							
	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ	ዕቅድ	የተገነባ	የተላለፈ					
2005																				
2006																				
2007																				
2008																				
ድምር																				

A Format Prepared to Collect data for Job Opportunities and MSES created by the Housing Development Program Projects
በጋራ መኖሪያ ቤት ልማት ግንባታ ዙሪያ የተሰማሩ የኢንተርፕራይዞች እና የስራ ዕድል ተጠቃሚ ዜጎችን መረጃ ማሰባሰቢያ ቅጽ

ተ.ቁ	ኢንተርፕራይዞች የተሰማሩበት የስራ መስክ (የስራ አይነት)	የኢንተርፕራይዝ ብዛት	የተመሰረቱበት ዘመን	የመስራች አባላት ብዛት		አሁን ያለው የአባላት ብዛት		ሲመሰረት የነበረው የካፒታል መጠን		አሁን ያስመዘገበው የካፒታል መጠን	
				ወንድ	ሴት	ወንድ	ሴት	ብር	ማምረቻ/ማሸነሪ - ሌላ	ብር	ማምረቻ/ማሸነሪ -ሌላ
1											
2											
3											
4											
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8											
9											
10											
	ድምር										