



**ADDIS ABABA UNIVERSITY SCHOOL OF GRADUATE STUDIES
DEPARTMENT OF REGIONAL AND LOCAL DEVELOPMENT STUDIES**

**HOUSING CONDITIONS OF CONDOMINIUM RESIDENTS IN ARADA
AND GULELE SUB-CITIES OF ADDIS ABABA**

ABAY ASNAKE



**A Thesis Submitted to the School of Graduate Studies of Addis Ababa
University in Partial Fulfillment of the Requirements for the Degree of Master
of Arts (MA) in Regional and Local Development Studies (RLDS)**

**AUGUST, 2007
ADDIS ABABA**

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ACRONYMS

AACA	Addis Ababa City Administration
AACG	Addis Ababa City Government
AACHA	Addis Ababa City Housing Agency
AACGHDP	Addis Ababa City Government Housing Development Project Office
AAGHDP	Addis Ababa Government Housing Development Project
AAMPP	Addis Ababa Master Plan Project
AAWSA	Addis Ababa Water and Sewage Authority
CBB	Commercial and Business Bank
CSA	Central Statistical Authority
EPCO	Electric Power Corporation Office
GVRDPPD	Great Vancouver Regional District Policy and Planning Development
IRRM	Impoverishment Risk and Reconstruction Model
LDCs	Less Developed Countries
MDG	Millennium Development Goal
MFA	Ministry of Federal Affairs
MWUD	Ministry of Work and Urban Development
NGOs	Non Governmental Organizations
NUPI	National Urban Planning Institution
OHCHR	Office of the United Nations High Commissioner for Human Rights
ORAAMP	Office for the Revision of the Addis Ababa Master Plan
PSAD	Policy Study and Analysis Department
UN	United Nations
UNCESCR	United Nations Committee on Economic, Social and Cultural Rights
UNCHR	United Nations Commission on Human Right
UNHRP	United Nations Human Right Programme
USA	United States of America

CONCEPTUAL DEFINITIONS OF KEY TERMS

Adequate Housing	A housing unit, which is suitable to the resident considering their livelihood – social, economic and cultural aspects, and also facilities.
Affordable Housing	A housing unit which is affordable to the people without compromising their expense spending for survival needs.
Condominium houses	Collective residential high rise buildings with common elements while owning a housing unit individually.
Housing	A shelter with the surrounding environment such as infrastructure, services, social articulation, and its adequacy and affordability.
Household	Group of individuals in a housing unit and sharing common income and expense, advantage and challenges.
Household head	The head of a household either a male or female.
Beneficiary	A person who has been living in the slum area and displaced from his/her previous residency due to housing development program and then owner of condominium housing unit.
Sub-city	A collection of kebeles and it is a sub part of the city in the administration structure of the city.
Kebele	A sub part of sub-city in the administration structure of the city.
Kitchen	A place or a house for baking Injera and Bread by traditional equipment / method and for roasting different goods like ingredients to preparing Tella.
Old site	Previous residential areas of respondents.
New site	Present condominium housing areas of respondents.

ABSTRACT

Housing is the first and most safety need of human beings. It should be accessible to every human being as a housing right, but not realized on the ground due to financial constraints, population pressure with the existing scarce resource, lack of comprehensive housing policy, scanty supply of housing with excessive demand, and inadequate and unaffordable supply.

The AACG has been trying to mitigate the housing problem through housing development program by upgrading and redeveloping the City's slum areas, which was around 80 percent of the City habituated by more than 80 percent of the dwellers with low-income residents. To implement such type of program is challengeable with low capital and lack of comprehensive housing policy. Therefore, the housing development program has its own impacts on the affected groups.

In this study, the researcher investigates the positive and negative impacts of the condominium housing development program on the affected groups who have been living in condominium houses by following Cernea's IRRM. The result of the empirical analysis shows that, the housing development program had both positive and negative impacts on the respondent households.

Even though the beneficiaries of the program were disrupted, suffered and unsatisfied by different situations and facilities, the result of t-test shows that, they were satisfied with the condominium housing situation considering the previous ones. However, there is one thing, which is not answered in this study. That is, the sustainability of ownership status for the low-income residents. So in order to apply the program effectively, there is need to conduct further research on issues raised in this report such as the need for the participation of all stakeholders especially those directly related to the program from planning up to the evaluation stage. Government should also formulate appropriate and comprehensive housing policies which address the needs of the poor.

CHAPTER ONE: INTRODUCTION

1.1. Background of the problem

Today, the world is facing many different problems, especially in urban areas. Problems like resource scarcity, environmental degradation, inadequate provision of services, and lack of suitable houses are among the most serious ones. In addition, resource problems, poor management, lack of infrastructure, housing shortage and poor housing conditions are some of the most critical challenges especially in developing countries. The severity of the causes and mechanisms to combat such problems vary among developed and developing countries.

Gilbert (2001) relates inadequate housing with housing which lacks services and is overcrowded. According to UN-HABITAT (2003) cited in Mathewos (2005), an area which is characterized by inadequate access to safe water, sanitation and other infrastructure; poor structural quality of housing, overcrowding, and insecure residential status is called a slum. Mathewos (2005) also states that, slums can be created due to declining areas - lack of maintenance, and due to progressing settlements manifested by squatter settlements.

UN-Chronicle (2006) lists five indicators for slum. The indicators are lack of: durable housing, sufficient living area, access to improved water, sanitation, and secure tenure. The document also states that, in 1990 the number of people world wide who lived in slum housing was about 715 million; in 2000 the number increased to 912 million; in 2006 it increased to 998 million and the magnitude will reach 1.4 billion in the year 2020. Thus creates serious challenges for municipalities in the developing countries to meet the housing shortage. These violate the human rights in general and the housing right in particular, which stipulates that every one has a right to adequate and affordable housing. In reality, due to some reasons like population pressure, resource constraints, inefficient legal and regulatory framework, and wider gap between housing supply and demand in

cities, the housing right has not been achieved in the world. The problem is worse in developing countries, which are characterized by high population growth; high urbanization rate; low economic development; and inadequate supply of infrastructure, services and utilities (UN-HABITAT, 2001, 2003).

Gilbert (1993) and UN-HABITAT (2001) suggest that, governments should adopt holistic approaches which involve the participation of different stakeholders in the formulation of appropriate policies or revise the existing policies. They should allocate more money for housing so as to provide adequate and affordable housing; develop infrastructure; upgrade slum areas to meet the housing needs of the low- and middle-income households. Gregory (1984) suggests that, the housing problem can be alleviated through low-cost or condominium housing. These raise housing densities within a small plot of land, and reduce the costs of provision of infrastructure and different services.

The global development agenda of Millennium Declaration in 2000 is improving the lives of at least 100 million slum dwellers by the year 2020 (Mathewos, 2005; UN-Chronicle, 2006). In order to meet this goal, different governments have adopted different approaches to upgrading and are achieving encouraging results. For instance, some low- and middle-income countries, such as Colombia, Indonesia and Sri Lanka, have expanded economic and employment opportunities for the urban poor, by investing in low-cost and affordable housing for vulnerable groups. In addition the formulation of appropriate policies has prevented slum formation (UN Chronicle, 2006).

The impacts of upgrading efforts affect the people who are directly related to the project in either a positive or negative way. In order to achieve the goals of any project effectively and sustainably, every project should consider the majority. Thus project planning and implementation for improving or changing the living standards of the residents in different aspects like improving infrastructure, services, utilities, income level, health condition, education, housing conditions, should aim at minimizing negative impacts, especially when the people are displaced due to project implementation. According to Cernea (1997)

(cited in Dejene, 2005 and Berhanu, 2006), project induced displacement creates social disarticulation, joblessness, homelessness and marginalization.

Ethiopia faces severe housing problems. In Addis Ababa based on the 1994 census and other documents the existing housing stock in 2005 was estimated at 527,800 while the housing backlog stood at 350,000 housing units. In the country's major cities, slum areas constitute the major portion of their built up area. Addis Ababa contributes the lion's share, as 80 percent of built up areas of the City is slum (Mathewos, 2005). Cognizant of this fact, this study tries to assess the housing conditions of condominium residents in Arada and Gulele sub cities.

1.2. Statement of the problem

Building condominium houses has been taken as a strategy to cope with the housing demand of an increasing number of low- and middle-income groups who have no access to shelter of their own, or are living in slum areas which require upgrading. Studies by Gilbert (2001) and Mathewos (2005) indicate that, upgrading and redevelopment of slum areas in general and housing problem in particular need great effort.

Ethiopia as a poorly developed country is trying to mitigate housing related problems. To mitigate this housing problem, the AACG established the AACGHDPO by Proclamation No. 15/2004, with the objective of solving housing problems through the provision of low-cost housing for low-and medium-income groups in the City (Addis Negari Gazeta, 2004). One of its strategies was to build condominium houses.

The AACG is implementing the housing development program to meet the housing needs of the low-and middle-income people. In 2003, the City gave priority to upgrading of the Kebele owned houses. The initial intention was building 150,000 condominium housing units within three years at a rate of 50,000 housing units per year. But due to financial constraints the budget allocated was for 12,000 units. Also the limited implementation capacity of the program resulted in only 300 units in the year 2004.

In order to complement AACG efforts, GTZ low-cost housing project was initiated which strove to come up with cost and time efficient construction technology (AAGHDP, 2004). The GTZ low-cost housing project started its work by constructing 750 housing units in Gerji area as a pilot project and up to 2006, it had constructed 11,295 housing units in Kebena, Tourist, Gulele I and Gulele II sites (GTZ, 2006). The low-cost houses are of different sizes. Down payments, monthly fees subsidized interest rates and grace period are some of the features of the scheme. For example, the cost of studio type house is 13,965 Birr, its down payment is 1,047.38 Birr (that is, 7.5 percent of the whole cost), 53.82 Birr of monthly payment, free from interest rates, the whole cost covered within 20 years and with 6 months grace period. (See the full information of other type of houses in Annex 3). This strategy has its own positive and negative impacts on the affected people.

Studies done so far on housing concentrate on the situation of slum settlements in Addis Ababa (Solomon, 2006), displaced people due to high way project (Dejene, 2005), inner city slum upgrading (Elias, 2004) and displaced people due to investment (Berhanu, 2006). It seems that so far there is no study, which has shown the housing condition of condominium residents in Addis Ababa. This is the gap that the study ones to fill. The study investigates the housing conditions of condominium residents in Arada and Gulele sub-cities. More specifically, the question is: to what extent has the condominium housing program met the needs of the poor in the affected areas?

1.3. Objectives of the study

1.3.1. General Objective

The general objective of the study is to assess the housing conditions of condominium residents in Arada and Gulele Sub-Cities of Addis Ababa

1.3.2. Specific Objectives

The specific objectives of this study are:

1. To investigate the socio-economic characteristics of the beneficiaries of condominium houses;
2. To assess the housing conditions and their adequacy;
3. To investigate the positive and negative impacts of condominium houses;
4. To investigate whether the housing development program is achieving its main objective of providing affordable housing to the low and middle-income people; and
5. To suggest alternatives/additional measures to be instituted to improve the condominium housing development program.

1.4. Significance of the study

The shortage of housing is a basic problem especially in developing countries like Ethiopia. In Addis Ababa, the majority of the existing houses are inadequate and are in need of upgrading. Any developmental activities like upgrading and redevelopment have impacts especially to people directly related to the project. Therefore, appropriate policies, strategies and programs to combat the problems are needed.

This study will provide more information to the city fathers that will facilitate the formulation of operational policies, plans and strategies based on the existing realities in order to sustain the housing development program and meet the housing needs of the majority.

As for its relevance to the practitioners, the study also creates awareness among policy makers of the socio-economic impact of condominium houses to the livelihood of the affected groups. The study initiates interest in scholars to undertake further research on the issue.

1.5. Research Methodology

This methodological part deals with the study design, target population, the sources of data, the way of sample selection, instrument development about questionnaire, focus group discussion, key informant interview and direct observation; and data collection from different primary sources; and data processing.

1.5.1. Study Design

This case study is based on primary data generated through cross-sectional survey of households affected by housing development program of Addis Ababa City Administration. The subjects of this study are those who are living in condominium houses. Quantitative and qualitative data were collected through questionnaire, focus group discussions, key informant interviews and direct observation.

1.5.2. Target Population

In the study area, the beneficiaries are the affected groups due to the Condominium Housing Development Program and others who might have been allocated houses by the local authority. The study target mainly focuses on those households currently living in the newly constructed condominium houses.

1.5.3. Data Sources

In order to achieve the objectives of the study, data were collected mainly from primary sources through structured questionnaires, interview, focus group discussion and direct observation. Secondary data from published and unpublished materials, such as books, thesis, policies and proclamations, reports, journals and internet were also used.

1.5.4. Sample Selection

Households are the primary sampling frame in this study. The total number of such housing units in the sample areas is 657. Of the 657 units, 465 are in Arada and 192 in Gulele. So far the construction of 6 (4 in Arada and 2 in Gulele) condominium housing sites, has been completed and the housing units have been allocated to the affected groups. The number of housing units in the four sites of Arada sub-city, that is, Ginfle, Ras Desta, Kebena Shell and Tourist are 182, 184, 75 and 24 respectively; and in the two cities of Gulele Sub City, that is, Gulele I and Gulele II are 106 and 86 respectively.

In Arada sub-city, out of 465 housing units, there are 197 studios, 233 one bed room types and the rest 35 are two bed roomed housing units. For this study the researcher selected the sample size of 176 (71 percent) and out of these 75 are studios, 88 one bed room type and 13 are two bed roomed housing units by using proportional stratified sampling method. Using a similar method for Gulele sub-city, a total of 72 (29 percent) sample households were selected; 12 households from studio type, 41 one bed room and 19 households from two bed roomed units. There was no three bedrooms type of housing units in both sub-cities. Table 1.1 shows the proportional stratified sample selection method.

Table 1.1: Proportional Sample Selection Method

Sub-city	Site	Size of Population				Sample Size			
		Studio	One bed room	Two bed rooms	Total	Studio	One bed room	Two bed rooms	Total
Arada	Ginfle	74	88	20	182	28	33	7	68
	Ras Desta	84	100	NA	184	32	38	NA	70
	Kebena	27	33	15	75	10	12	6	28
	Tourist	12	12	NA	24	5	5	NA	10
Total		197	233	35	465	75	88	13	176
Gulele	Gulele I	22	64	20	106	8	24	8	40
	Gulele II	11	45	30	86	4	17	11	32
Total		33	109	50	192	12	41	19	72
Sum Total		230	342	85	657	87	129	32	248

Source: Arada and Gulele Housing Transfer Office, compiled from unpublished document.

NA = Not Available

In this study, from a total of 657 households, the researcher selected 248 (38 percent) of the households for study. This sample size is statistically adequate for this study. Sample households and housing units were selected from the sampling frames – list of the affected household units in each stratum (site). The number of housing units from each stratum (site) were selected by using stratified random sampling method and applying the principle of proportional sample selection.

1.5.5. Instrument Development

In order to gather adequate and reliable data, the researcher used four basic instruments. These are: questionnaire, key informant interviews, focus group discussion and direct observation.

The questionnaire was prepared in English. For the key informants of concerned officials, the questionnaire was prepared in English while for the affected group key informants and the households, it had been translated into Amharic and again back to English so as to check equivalence in the translations. Most of the items in questionnaire are close-ended type with few open-ended items. Questionnaire was used due to its appropriateness to

obtain relevant information. Opinions and attitudes for large population can be assessed very well through questionnaire within short period of time. Items with choices and rating scales were used for close-ended questions. The questionnaire has three parts. The first part is personal information about the household heads of the affected groups. This enables the researcher to know the personal characteristics of the respondents. The second part of the questionnaire contains items that deal with the socio-economic characteristics, ownership status, and services and utilities facility of the respondents before and after living in condominium houses. This part enabled the researcher to understand whether their socio-economic situation was affects them positively or negatively, while the last part consists of items that deal with the impacts of condominium houses on the respondents.

For qualitative data, focus group discussions guide was prepared and used. This guide contains items or questions about the assessment of the housing conditions of condominium residents included in the study. It is believed that supporting the quantitative data by qualitative information would enhance the assessment of the housing conditions. Hence, focus group discussions are used with the assumption that remarkable information or data can be secured through verbal expression of the respondents deep attitude and internal feelings. It is also considered as a method of triangulation where by the validity of the data collected can be insured.

In addition to the questionnaire and focus group discussion, structured interviews are used to obtain the factual data from key informants, that is, concerned government officials and selected beneficiaries.

For this study, the researcher also used direct observation. Direct observation is an important indicator or mechanism to crosscheck the data gathered through other methods and supports the whole information through eye-witness. It is important as it enables the researcher to relate the actual type of housing to socio-economic conditions of the households who live in condominium houses.

1.5.6. Data Collection Procedure

The data have been collected by enumerators and the researcher. A half-day training was given for enumerators so as to make them familiar with the questions included in the questionnaire. The first day of data collection was made in close supervision of the researcher. All enumerators and the researcher were completing the questionnaire for few households and then the enumerators started to collect data on their own.

About 5 to 7 beneficiaries of same sex participated in the focus group discussions held by the researcher with the help of enumerators. There were focus group discussions in each site. The issues raised in the discussion were affordability and adequacy of condominium housing, availability of services and facilities and their adequacy, their relationship with their new neighbors, and suitability of the new site to practice different formal and informal activities to earn a living.

In order to obtain the views of the government officials, concerned NGOs and selected beneficiaries (chair persons of the committee), the researcher conducted key informant interviews. In the case of concerned officials, the researcher conducted interview with government officials and concerned NGO officials from the Housing Development Department, AAHA, GTZ consultant of housing agency, Arada and Gulele Housing Development Offices and Housing Transfer Office, and MWUD. The interview items focused on housing policy, objectives, programs and strategies of the housing development program and its impacts, target groups, and implementation on the ground.

1.5.7. Data Processing

After the data collection was accomplished, analysis was made using descriptive statistics such as bar graph, pi-chart, percentage, median. The analysis for qualitative data which was collected through structured interviews, focus group discussions and direct observation; was made in line with the data presented by elaboration, and also cross-tabulation.

In addition to descriptive methods, a t – test was used to determine whether there is statistically significant difference in the level of satisfaction of the respondents with regard to social, economical, accessibility of services and utilities before and after the respondents has been living in condominium houses.

1.6. Limitation of the Study

This study has the following limitations:

- The study has been limited to an investigation of the housing conditions of condominium residents in Arada (four sites) and Gulele (two sites) sub-cities.
- Due to time and financial constraints, the study does not include other objectives of housing development program and the conditions in other Sub-Cities. The study also does not include the non-beneficiaries.
- The majority of the respondents were not willing to give information, but the researcher and the interviewers convinced them by telling the purpose of the research.
- They also (as it is usual in our country) understate their age and monthly income. In addition, as monthly payments for the houses have not yet started, they tried to hide information about them. However, the information obtained through, as you observe from the questionnaire, different similar cross-checking questions, and that enable the researcher to obtain better information and also by convincing them.
- Key informants (concerned officials) did not want to speak out different challenges and problems created due to condominium housing project. However, like the household questionnaires, the structured interview also had cross check questions in order to cope with such problem.

1.7. Organization of the thesis

This thesis has five chapters. The first chapter is the introductory part and contains the background and statement of the problem; objectives, significance, methodology and limitation of the study. Chapter two deals with the review literature. It includes definitional aspects of housing; affordable and adequate housing, housing problem and urbanization, reason for condominium houses, impacts of condominium housing development program, housing problem in Addis Ababa and urban housing policy. Chapter three describes the study area, results and discussions. The last chapter contains conclusion and recommendations.

CHAPTER TWO: LITERATURE REVIEW

Introduction

The researcher reviewed different literatures that are related to the topic of this study. These include the meaning and right of housing; affordability and adequacy of housing; housing problem; the reason why condominium houses are needed; positive and negative impacts of condominium housing development program both in developed and developing countries and also housing problem and urban housing policy in Addis Ababa. Even if this review touches different issues and strategies, it mainly focuses on the impact of condominium housing program to residents due to housing upgrading and redevelopment program. This research excludes the issues related to displaced people who do not live in condominium houses and other objectives of housing project.

2.1. Problems Related to Housing Access

2.1.1. Meaning and Right of Housing

Different scholars and organizations define housing in different ways. UN-Habitat (2001:77) defines housing as:

...an essential component of human settlements, at its most elemental level, it addresses basic human needs by serving as shelter, offering protection against excessive cold and heat, rain, high winds and other intemperate weather, and also protects people against street crime.

Based on the definition, housing is a guard for human being that protects from different problems caused by human beings and also natural phenomenon. Housing is also important for physical enclosure for domestic behavior and base for different activities and interactions.

Abera (1993:11) on the other hand defined housing in a bit wider sense. According to him housing is not only shelter, but includes the surrounding environment that is basic for

human beings like services, facilities and utilities. Daniel (2001:103) associated housing from man's welfare point of view and touches the physical, mental and social well-being, and also determines human life. On the other hand, Gilbert (1993) defined it as the most fundamental commodity next to food. In addition to the above, housing is important for economic stability and well-being of the family (Abera, 1993).

Housing is also defined by Stone (1993:13) as follows:

Housing is more than physical shelter. The residential environment consists of not only the dwelling unit but the site and setting, neighbors and community, municipality and public services, habitability and accessibility, right and responsibility, cost and benefits.

According to him, housing is not only shelter, rather includes the surrounding environment like services, infrastructure, social ties, adequacy and affordability. This definition has been used in this study since it is more comprehensive than others and related to this study.

Housing right is one of the major human rights of every human being. It provides clear and consistent criteria against which the actions, policies and practice and legislation of states can be judged (UN-Habitat, 2001:202). For its realization, UN-Habitat joined with OHCHR launched the UNHRP in April 2002. This realization comprises "packages of policies and practices rather than a single (ultimately unenforceable) right" (UN-Habitat, 2003:173). Even if the housing right was declared by UNHRP, the realization or the applicability is in question.

However, there are different indicators, that are measurable, to ensure the realization of housing rights. These include: allocation of budget for housing expenditure, access to potable water and electricity, security of tenure rights, average household expenditure on housing, number of homeless persons, access to affordable housing, access to remedies for housing right violation and amount of compensation for demolished houses (UN-Habitat, 2001). By measuring the above indicators or tools of housing rights, one can determine whether a country respects and protects its citizens' housing rights and at large human rights of its people.

The UNCESCR emphasized in its General Comment No 4, the importance of availability of domestic legal remedies for all beneficiaries of housing rights for any violation (UN-Habitat, 2001). To achieve the right of housing and taking remedies, security of tenure is an important issue. Security of tenure means “the right to feel safe in one’s own home, to control one’s own housing environment and the right not to be arbitrarily forcibly evicted” (UN-Habitat, 2001:204). The UNCHR declared forced evictions as “gross violations of human rights, particular the human right to adequate housing” (UN-Habitat, 2001:203). There are two types of tenure: owner occupied and rental housing. Owner occupied housing can be further divided into individual, shared equity and collective owning housing; and also rental housing divided into permanent and temporary rental housing (Dalholm, 2006).

2.1.2. Affordable and Adequate Housing

As a human right in general and housing right of a person in particular, every human being must get his/her own affordable and adequate housing (UN-Habitat, 2001; 2003). As UN-Habitat (2001), McKnight Foundation (2005) and O’Dell and Smith (2000) observe, in many countries there is a declining trend of real income while the cost of living and number of poor households have grown. People are concerned about affordability because the situation affects their ability to meet basic needs like housing.

Different writers define affordability based on their own point of view. Affordable housing as defined by GVRDPPD (2006:2) is “housing which has a market price, or rent that does not exceed 30 percent of a household’s gross income.” The application of this measure is for households who have low to moderate income. O’Dell and Smith (2000) state that, if a household pays more than 30 percent of its income towards housing, there is a cost burden, that means housing affordability problem. Michael (1993:13) also defines affordability as “the measure to secure the housing we need and desire with the resources we have or can obtain.” He related affordability with both the income of the individual families housing provision system and the cost.

In reality, the problem is worsening on both sides and this affects highly the low- and middle-income people, as this creates a wider gap between the cost of housing and its affordability. Therefore, there is a need for narrowing this gap by increasing peoples' ability to pay or declining the housing cost or both (UN-Habitat, 2001; Stone, 1993; McKnight Foundation, 2005). For instance in America, a two bedroom apartment may cost as much as 60 percent of a family's income (McKnight Foundation, 2005). Provision of affordable housing is a serious issue, may be more than quality of housing in developing countries. There are different ways that promote provision of housing like high density building and low-cost housing, participation by the users in infrastructure and construction of houses, reduction of standards of space and plot size, availability of affordable construction materials, credit facilities and also through subsidies or direct provision of houses for low-income households (UN-Habitat, 2001, 2003; Wubshet, 2003).

According to GVRDPPD (2006), public and private sectors, non-profit organizations, and cooperatives can provide affordable housing in different tenure type like ownership, cooperative and rental form. Household's income, housing price and mortgage rates are factors that determine the housing affordability (O'Dell, 2000; GVRDPPD, 2006). Thus, a great number of households cannot afford to buy or construct their own houses. For instance, in Great Vancouver by the year 2005, based on the average selling price, only less than 6 percent of the households can afford to purchase single family house and the households who can afford to purchase two bed rooms condominium houses are less than 18 percent (GVRDPPD, 2006).

Lund (1996) states that, human habitation is suitable when it has stable structure, adequate infrastructures, services and amenities like adequate provision of tap water, lightening, heating and ventilation, sewage and drainage system. Adequate shelter for every human being and the development of sustainable human settlement are the two major strategic themes of Habitat Agenda in Habitat II. According to the UN-Habitat (2001:50),

Adequate housing means more than a roof over one's head: it also includes adequacy regarding privacy, space, safety, security of tenure,

structural stability and durability, basic infrastructure, environmental quality, location... all of which should be available at affordable cost.

Gilbert (2001) determined adequate shelter by family income, income flow, and life cycle position. According to him, housing is important for living and also working to earn a living. For many people, housing should be suitable for living and working. UN-Habitat (2001), Inter-American Development Bank (1993) (cited in Gilbert, 2001), explained bad housing as housing more than 1.5 persons live in a single room, lack of potable water, lack of adequate sanitation and reliable electric supply; unsafe physical accommodation and lack of secure tenure and they call the situation slum. Gilbert (2001) also stated that, housing which lacks services and is overcrowded can be regarded as inadequate housing. However it has to be clear that the adequacy and affordability of housing depend on the country's level of economic and social development, and the standard of living. In reality, because of different problems, this is not achieved even in developed countries. But the situation is worse in developing countries (UN-Habitat, 2001).

2.1.3. Housing Problem and Urbanization

Studies also show that housing problem is highly related to city development or urbanization. City as described by Hartshorne (1992:2) is "a concentration of people with a distinctive way of life, in terms of employment patterns and organization." The development of cities was accelerated by industrial revolution and reached to point of no return. Urbanization in developed world is due to economic development, while in developing countries, it is due to natural increase of the population and rural-urban migration (Hartshorne, 1992; Mathewos, 2005).

According to Todaro and Smith (2004), the rate of population growth in urban areas reaches as high as 6 percent in African cities, 4 to 5 in Asia and Latin America and as low as 1 percent in highly developed country cities like New York and Tokyo per year. Thus, this population growth pressurizes the scarce resources in developing countries and creates a great challenge to provide adequate infrastructure and services to their people (like housing). Berhanu (2006:5) also stated that rapid urbanization in LDCs has consequences

like "... in adequate access to housing and basic urban services, joblessness, expansion of sub standard and dilapidated houses and slums ..."

Based on UN-Habitat (2005) and UN Chronicle (2006) information, the growth of urban area diverts the locus of poverty into cities. Through this, informal settlements and slum areas of developing countries are highly affected. Developing countries' cities are characterized by overcrowding dominated by traditional settlements, lack of public facilities, congestion, and dilapidated, mixed use of land and are highly degraded. In order to improve such problems, there should be a great effort based on their own overall situation or context. Solomon (1995:1) stated that, "... millions of people in the cities of Third World are either homeless or inadequately housed. It is also evident that the housing crisis is worsening day by day". Gilbert (2001) and UN Chronicle (2006) relate housing problem to poverty and suggest that by reducing the amount of poverty, it is possible to solve the housing problem. They also observe that the problem cannot be solved by government alone but should involve different stakeholders like NGOs, private sectors and the community itself. Gilbert (2001) attributes the non-availability of major inputs for housing provision, lack of serviced land, high cost of building materials and lack of credit to poorer families as the major factors for housing problems. He notes that in most parts of the world, people have some kind of shelter, but is of poor quality and inadequately serviced and overcrowded. He concluded that, unless the governments reduce the amount of poverty, the housing problem will continue.

On slums, Abera (1993:10) defines slum as "a highly congested residential neighborhood in a given city which is predominantly comprised of sub standard dwelling or housing units and is occupied mainly by person that belongs to the lowest income stratum."

Based on UN-Habitat survey UN Chronicle (2006), 560 million (over 25 percent) of urban population in developing countries lack adequate sanitation. In the case of over crowdedness or lack of sufficient living area (hidden form of homelessness), there are 401 million (20 percent) of developing urban population, living under overcrowded areas, that

is, 3 or more persons per bed room. It is also estimated that about 133 million people in developing world cities that lack durable housing.

The document also states that, between 30 and 50 percent of developing country people who live in urban areas lack security of tenure (UN Chronicle, 2006). "City without slum" is one of the UN-Habitat Agenda that is, set in MDG 7, Target 11. The aim of this target by 2020 is, improving the lives of at least 100 million slum dwellers. By the year 2001, Asia covered 60 percent that is 554 million slum dwellers, Africa had 187 million (20 percent), and Latin America contributed 128 million (14 percent) of world's total slum dwellers. In world wide, the magnitude of slum dwellings is expected to reach 1.4 billion by the year 2020 (Mathewos, 2005; UN-Habitat, 2005; UN Chronicle, 2006).

There are different causes for housing problem. These include: lack of serviced land; limited finance for housing; high cost of construction material; mismatches between supply and demand (David, 1991). No satisfactory form of housing development can take place without land and services (Gilbert, 2001). Hartshorne (1992) noted that, the central parts of cities are usually older in nature and characterized by housing stock of low quality. In order to improve the quality and quantity of housing in urban areas, it is better to follow the upgrading mechanism (Gilbert, 2001; UN-Habitat, 2003; Wubshet, 2003). According to Wubshet (2003), to upgrade the area, one should follow the universally accepted criteria based on the socio-economic characteristics of the society. The criteria include: adaptation of structure to modern standards and its safety level; affordable capacity of the residents; and full community participation in the process.

There are different approaches accepted by different scholars to improve the housing conditions. These include: site and service, land regulation and on-site upgrading, common amenities improvement, individual housing improvement projects, housing loans to buy plots and construction of housing units (SEVANATHA, 2001). The site and service approach is accepted by scholars like Turner (1980), Gugler (1996), Gilbert (2001), and SEVANATHA (2001). They believe, government should facilitate housing finance like low- and middle-income groups credit, land market, avoiding fixing standards that are not

affordable by the poor, provide innovative ideas, and housing construction should be left to the residents. But, in the upgrading process, Hartshorne (1992), Gilbert (2001), Sumila and Connors (2002), Wubshet (2003) and UN Chronicle (2006) argue that governments should be involved in the provision of housing to the low- and middle-income groups, that is, in the process of demolishing and reconstruction of slum areas or low quality, dilapidated and deteriorated houses.

Even if there are countries like Brazil which fail to address the housing problem of the poor (UN-Habitat, 2001), other countries like Colombia and Philippines prevent slum formation through accessing economic and employment opportunities for urban poor, providing low-cost and affordable housing to the most vulnerable groups, formulating policies and reforms that benefit the pro-poor people (UN Chronicle, 2006). According to UN-Habitat (2001), Sumila and Connors (2002) and UN Chronicle (2006), housing upgrading process usually affects the vulnerable groups especially women, female headed households and children, and any housing upgrading process should consider and give priority to these groups. This issue was the primary intervention of World Bank in 1972-82 (Sumila, 2002) and stressed by Habitat II Conference in 1996 (UN-Habitat, 2001). Dowall (1991) and also Gilbert (2001) suggest the solutions to mitigate the housing problem by availability of well-functioning housing finance systems, credit availability to the poor, subsidized housing and direct provisions of housing to the low-income people, and tenure neutral housing policy.

2.2. Why Condominium Houses?

As mentioned above the housing problem is a great problem especially in developing countries, and different countries have tried to mitigate this problem in different ways. Stone (1993:311) states that, the shelter problem can be overcome through economies of affordability and achieve true secure of tenure. He listed different solutions for housing problem such as "... expand social, non-profit, and non-speculative ownership and production of housing to tenure long-term affordability, community viability and responsible use of public resources." According to him, secure homeownership, equitable and efficient allocation of social housing, provision of adequate credit is also solution for

housing problem. UN Chronicle (2006) and Gregory (1984) accepted and stated by Wubshet (2003), housing problem can be mitigated by accessing housing to all income groups and for this reason the idea of low-cost housing emanates. Those scholars thought that, housing problem can be mitigated through constructing affordable and adequate multi-story housing by collaborating within different stakeholders and by securing housing tenure. This is also important for providing different services with minimum cost and for economical use of the land.

A condominium house as defined by Martha and Carol (2006:4) and PSAD (2006:18), is “a building for residential or other purpose with five or more units and common elements, in high-rise building or a row of houses and includes the land holding of the building”. The concept originated from Europe and then was transplanted to the United States. Even if the number was limited, United States built some condominium houses immediately after II World War. Since the early 1990s, most of housing developed in the United States are taking the form of condominium houses. Except the limitation – not possible to maximize the utility – condominium houses are more efficient and durable houses than other forms like cooperative houses (JEL Classification, 2006: 2-4).

The purpose and concept of condominium houses are different in different countries. In most developed countries, condominiums houses are costly and are primarily developed by the private sector in order to fulfill the market demand, for middle- to upper-income housing. For instance, in Ankara, Turkey, high-rise condominium houses are developed for middle- and upper-income residents. The space for recreational use and greenery to preserve environmental quality covers a higher percentage, that is, 13 percent of 30,000 square meters of the land are used for built up purpose (Martha and Carol, 2006).

In Singapore, the concept was brought in 1974 with self-contained and shared facilities. Because of the high-rise and high density nature of condominium house, the country uses as it a key planning strategy to use the scarce land resource economically. In the early stages, it faced challenged due to lack of knowledge about the nature of condominium houses. However, the demand and popularity rose after the early 1980s and in 2001

condominium units accounted for 38 percent of the total available private residential stock (Sing, 2001).

In the case of Florida also, condominium plays a major role in the housing provision and by the year 1998, there were about 1,226,099 condominium housing units (O'Dell and Smith, 2000). In most developing countries, condominium house has different concept and purpose, and is mostly constructed by public sector. The purpose is providing affordable, low-cost housing for low- and middle-income groups (Martha and Carol, 2006). The major and common features of condominium house are: sharing the common elements such as sidewalks; common no man's land; sewerage system, membership of the owners' association; while owning each housing unit individually (JEL Classification, 2006; Dalholm, 2006; Martha and Carol, 2006). Owners should pay any fee related to their own housing units and share the common properties of financial obligation.

2.3. Impacts of Condominium Housing Development

Any developmental activity has its own positive and negative impacts, especially on the affected groups, the people who are directly related to the development processes. According to Berhanu (2006), world wide each year 6 million people are displaced from their original place due to urban development. Construction of condominium houses when upgrading the shanty, deteriorated, dilapidated and low-quality houses is one of the development activities, so it has its own positive and negative impacts. The impact is high in developing countries.

2.3.1. Positive Impacts

Condominium houses have different advantages both in developed and developing countries. One of the major advantages is ownership. UN-Habitat (2003:105) stated, "Every one wants to be a homeowner." Homeownership is every American and Brazilian dream, cornerstone of a stable society in South Africa, the Spanish mentality, owner is a king in Bogotá; a guard against risks of old age and financial misfortune, provide social safety net, security for the option of informal activities for women, and, and a great value

than everything in United States of America (UN-Habitat, 2001). Housing ownership is important for developing self and family esteem, principal source of capital accumulation, maintain family solidarity, protection from economic hardship, and increase the credit worthiness (Gilbert, 2001, UN-Habitat, 2001).

It is important for providing adequate and more housing to low-income renters, mitigate homelessness, and increase the supply and diversity of modest cost housing. It enables one to decrease the individual share of housing cost, use the land and construction materials economically, decrease maintenance and service provision costs. It is also important for improving existing infrastructure such as electricity, water supply, sanitation, drainage in a better way and makes them accessible to all, and improves the lives of the urban poor in general. Moreover, it is important for participation of the community especially women by fostering collective action (Lund, 1996; Minimum Housing Group, 1999; UN-Habitat, 2001; GVRDPPD, 2006). Every housing upgrading process that displaces people like construction of condominium houses during upgrading is not without problems. It has negative impacts especially for the affected groups.

2.3.2. Negative Impacts

Often the housing upgrading process is practiced by displacing people either temporarily or permanently from their original place of residence. Due to this displacement as a result of upgrading and redevelopment of housing, people are often faced with different challenges. Cernea (1997) (cited in Abebe, 2001), Dejene (2005) and Berhanu (2006) observe that forced displacement causes social disarticulation – fragmentation of social structure like social organization, interpersonal ties and life sustaining informal networks of reciprocal help; joblessness – loss of formal and informal economic activities; homelessness – loss of physical house; placelessness, loss of cultural place and identity leading to social, economic and cultural impoverishment; economic, social and psychological marginalization.

According to Berhanu (2006), this marginalization is a by-product of landlessness, joblessness, homelessness and social disarticulation. Children and women are more

vulnerable than other groups. According to Cernea's (1997) Impoverishment Risk and Reconstruction (IRRM) (cited in Berhanu, 2006), any development program should prevent risks and be problem solving. Carrying risk assessment and full participation of population are some of the ways that prevent risks.

Due to construction of condominium houses, there are different negative impacts on the affected groups especially the poor. These include: creation of trouble to the neighborhood; difficulty, to pay the down payment, due to lack of much ground-level space which prohibits low-income people to involve in productive earning activities in order to get and supplement their income; and impact due to lack of skilled managerial, legal or financial expertise to manage the common properties. Also the new sites cost between 10-15 times more than the previous one. For instance in Mexico City, the average rent constitutes less than 10 percent of the average household income and many tenants prefer living in the rental housing (Minimum Housing Group, 1999 UN-Habitat, 2001; Gilbert, 2001; McKnight Foundation, 2005).

Cognizant of this fact, there are different ways that guide successful upgrading. These are: feasibility checklists – appropriateness of the process for comprehensive development plan, the issue of scaling-up, sustainability, sensitivity to cultural factors, availability of enough financial and human resources for the program and their institutional and organizational structure, affordability by the affected groups, appropriate laws and political support.

Action related to upgrading is another guideline for successful upgrading and issues like sectoral reform of policy and regulation for housing, land, infrastructure and markets, and removal of obstacles to access for the poor; pro-poor sectoral frameworks by avoiding unnecessary standards that raise costs, using new and cost-effective technology, applying subsidy, participating the appropriate stakeholders, financial support like credit to both stakeholders, encouraging informal sector – in which the urban poor are usually engaged, good governance who focuses to alleviate the problem of the poor, social capital for empowering the community in order to identifying different problems and participate to

solve them. Such things enable to achieve the demand of the needy people; especially the poor and upgrading will be successful (Minimum Housing Group, 1999; World Bank Group, 1999-2001 cited in Abebe, 2001; Lloyd-Jones and Carmona, 2002 cited in Berhanu, 2006).

2.4. Housing Problem in Addis Ababa

In developing countries, urbanization increases through time at a higher growth rate. This alarming growth rate with scanty economic and social development creates different challenges. Ethiopia as a developing country and Addis Ababa as the fastest growing city share those challenges that are discussed in section 2.1.3. Addis Ababa was founded in 1886 by Emperor Menelik II and his wife Taitu. The City has changed through time in terms of size, population and socio-economic conditions. It was not established for commercial but rather for military purpose (ORAAMP, 2002; Dejene, 2005).

According to Dejene (2005), the population in 1910 was 65,000 and increased to 683,000 by the year 1967. The growth rate up to 1970 was 7 percent. The population reached 1,423,111; 2,112,737; 2,495,000; 2,888,999 by the years 1984, 1994, 2000 and 2005 with the growth rate of 3.6, 3.7, 2.92 and 2.73 respectively (Dejene, 2005; CSA, 1998, 2003, 2004). In this case even though the growth rate declined due to use of family planning and resource scarcity the size of the population increases through time. Sahlu (2006) states that, the size of the City rose through time from an estimated 33 square kilometer in 1920, to 223.6, 518.7 and 530.14 square kilometers in 1984, 1990 and 2006 respectively. The population density also increased and by the year 2004 reached 5445.7 people per square kilometer (CSA, 2004).

The City grew spontaneously without a master plan and it was not until 1936 with the Italian occupation, that the first sketch of Addis was developed by French architect Le Corbusier but was not realized on the ground. Two Italians, Guid and C. Valle, in the same year prepared the City's master plan by dividing it into two parts "... the European city" and "Native city". Some of the effects of this master plan are still evident today. The third City's master plan was prepared by Sir Patrick Abercrombie (Great London planner) and

completed in 1956 with the concept of neighborhood units, radial and ring roads, and introduced satellite settlements in all directions of the City. In 1965 another master plan was prepared by Luis De Marine. In this plan, Arada was the center for all cities and considerable part of it was implemented. The latest master plan was prepared by Addis AAMPP during 1984-86 to serve for 20 years. The plan gave much attention to regional, metropolitan and urban hierarchy. Due to spatial and socio-economic change of the City and replacement of command economic to market led the 1986 master plan was revised by ORAAMP (Ayalew, 2001; ORAAMP, 2002; Dejene, 2005).

The magnitude of population growth, scanty aerial expansion and provision of services and infrastructures accompanied by lack and shortage of appropriate plan aggravated the problems of the City. The City faces different challenges including that of the shortage of housing. According to ORAAMP (2001:1), major housing problems are “housing shortage especially for the low income group, poor quality of housing, and poor living and working environment that contributes to low productivity.” The housing condition for major portion of the City residents is sub-standard or blighted. These different reasons for the problem can be summarized as:

...unsafe, unsanitary, inadequate or overcrowded condition of dwellings; inadequate planning of the area in the first place; excessive land coverage by buildings; lack of proper light, air and open space; defective design and arrangement of buildings; inappropriate street or plot layout; and existence of socially undesirable land uses (Wubshet, 2003:135).

Different writers describe the housing conditions of the City based on the 1994 population and housing census as follows: All the numbers described below are expressed in percentage. Out of the total of 374,742 housing units in Addis Ababa, 82, 52, 31, 28.7, and 90 are wood and mud walls, mud (earth) floor, single, two rooms and sheltered by corrugated iron respectively. Ninety seven percent of the houses are non-storied of these 40 detached and 60 attached, 65 of the housing units had 23 years and about without maintenance, 60 was dilapidated and 25 built unlawfully. In the case of tenure status 55.9,

34.78, 40 and 79 of the whole stock were rented, owned, government owned and unacceptable for human shelter respectively. Only 0.3 of housing units and 1.3 people were connected to modern system of sanitation. Twenty five, more than 63, 26 and 91 of the residents did not have toilet facility, used pit latrine, lack any type of kitchen and had not any type of bathing facility respectively. And also 95.5, 50.5 and 45.1 had access to electricity, shared electric ammeter and private ammeter respectively. 4.4, 48 and 45.3 had piped water inside the housing unit, within compound and outside the compound (Compiled from ORAAMP, 2000, 2001 and 2002; Abebe, 2001; Elias, 2004; AAGHDP, 2004; Dejene, 2005; Mathewos, 2005; Berhanu, 2006; Sahlu, 2006; and Sisay, 2006).

The majority of the population of the City, more than 80 percent are slum dwellers and also the same magnitude of the City dwellers were low income, of which 60 percent live under absolute poverty. The percentage share of monthly income distribution of the City's households were 22.9, 38.2, 21.7 and 17.2 earned less than 217, 217-549, 550-1049 and more than 1050 Birr respectively (Tadesse, 2000). According to ORAAMP (2001) the low, middle and high income groups of the city residents accounted 80, 16 and 4 percent of the total population. The major causes of housing problem are lack of affordable housing, low affordability (cost of construction, low household income, inappropriate legislation on minimum standards and building procedures), financial constraints, policy problem and limited provision (ORAAMP, 2000 and 2001; Tadesse, 2000; Wubshet, 2003; Mathewos, 2005).

According to Tadesse (2000), the only financial institution providing mortgage loans was the CBB (Housing and Saving Bank). And in order to build the basic unit of 26 square meters house made of hollow concrete block and which cost about 27,092 Birr, by lending from bank, the minimum monthly income of the household should be Birr 1240. Based on NUPI (1996) cited in ORAAMP (2000) by 1995 the median income and expenditure of the whole City's residents were 391 and 382 Birr respectively. The expenditure of the majority of the people was greater than their income and this implies they had no saving for housing and other purposes. Based on the above information, more than 80 percent of the residents can not afford to borrow money from the bank for housing construction.

Ayalew (2001) observes that, housing problem is worse in the inner part of the City, which is severely run down, and were the City emerges. It is due to the fact that the inner part is unplanned and old part and also that minimum developmental intervention has taken place for this continuous physical and environmentally deteriorated built up area. Despite all these facts, the inner city is the most attractive part for City Government, the low-income people and for business and office purposes. It is because of (even if there is a huge gap between demand and supply) the available services and facilities are concentrated in this part of the City. This situation tells us, the demand of land in this area is very high.

Thus, population growth at alarming rate, high demand of the city for socio-economic needs, expansion of slum areas at a higher rate, and excessive shortage of housing, service and infrastructure call for immediate upgrading the area, especially the most affected area – the inner part. But up to recent time the area did not got much attention to improve the situation and alleviate the problem. However, nowadays as Ayalew (2001), ORAAMP (2001), Dejene (2005), Berhanu (2006) and Sahlu (2006) highlight, the AACG is giving much attention to improving the situation. Improving the living environment of the residents in general and housing conditions in particular is one of its slum upgrading objectives. As Sisay (2006) relates, the AACG started its work by demolishing the Kebele owned houses and constructed multi-story condominium houses, and sold them to the displaced households due to housing development program.

The AACG focuses and gives priority to the reconstruction of Kebele houses, because here houses are highly dilapidated and beyond repair stage and cover a large area. So demolishing and reconstruction for the construction of condominium houses is the only way to cope with the problem. The people who lived in Kebele houses are the prime beneficiaries and are relocated to the nearest new sites (ORAAMP, 2001; Sisay, 2006; Berhanu, 2006). Berhanu (2006) notes that, displacement and resettlement are unavoidable. Before the implementation of the program, it is better to ensure affordability, attainability and sustainability in order to meet the needs of the majority poor.

However, in reality, experiences from other developmental projects cited by Dejene (2005) and Berhanu (2006) highlight that, displacement and resettlement due to urban development program had more negative impacts on the livelihood of the affected people especially the poor. Berhanu (2006) in his work on urban redevelopment, in Casainchis, noted that redevelopment leads to impoverishment, marginalization and social disarticulation, that is, loss of formal and informal employment opportunities, income sources and social organizations. He concluded that, the project intensified urban poverty by creating problems like joblessness and homelessness.

Dejene (2005: 6-9 and 41-48) also agreed with Behranu's idea. Due to project induced relocation, the poor people lost their income earned from informal economic activities. Unlike the previous localities, the new sites are not favorable to practice informal activities to generate income. In the case of social network, the project disarticulates their social integrations. They formed the social network for religious and non-religious basis for meeting the socio-economic and psychological needs like Edir (burial association), Equb (informal saving association), Yebetzedemed Mahiber (kinship based association), and neighborhood coffee ceremony networks. They had at least one of them and the project disturb their network.

Berhanu (2006) noted that, the level of disruption varies according to the period (duration of membership) and distance. According to him, people who were members for a lengthy time and who were relocated at or near the previous site sustained to the previous membership, while those who were members for a short period of time and those relocated far behind break the membership. He also states that usually people who were displaced from Kebele owned houses previously generated their income by engaging informal petty trade and paid minimum housing rent. Then, after displacement, they are marginalized because they cannot afford to buy the dwelling unit and hence rent from private owners. Also usually, they cannot get engaged in informal income generating activities as before. To this end, Dejene (2005) and Berhanu (2006) suggest that, in order to prevent such type of project induced displacement risk, there is need by apply Cernea's (1997) IRRM discussed previously.

Since 2003 low-cost housing was instituted in Tigray for the first time and then transplanted to other parts of the cities of the regions. The pilot project guided the Addis Ababa City Municipal Administration on the planning and implementation of Addis Ababa Grand Housing Program - an action program for the construction of living space. Even then, the planned and actual implementation did not match due to constraints like appropriate housing policy, finance problem due to adoption of new technology (lack of experience and man power); resulting in a few condominium housing units constructed.

2.5. Urban Housing Policy

In the developing world, policy is the only way to improve the living conditions of the poorest people by using the scarce resources in the most cost-effective way (Turner, 1980). According to PSAD (2006:5), "Housing policy is an action taken by a state in order to facilitate the performance of housing sector and by its nature; it is the one which principally deals with a number of housing problems." Housing policy emerged in the late 19th century in the world. But after each of the World Wars following massive destruction of housing units, massive public housing programs were started.

Government is the key institution that provides the legal, fiscal and regulatory framework, formulates policies and ensures effective policy implementation. It is because housing is not only shelter; it includes the socio-economic aspect of the society. In this case affordability is the big issue and that is why it calls government intervention. The major aim of government housing policy should be the production of affordable housing by lowering the construction cost or by subsidy to meet the housing needs of the majority poor (PSAD, 2006; GVRDPPD, 2006).

According to Wubshet, et al. (2003), even if urban planning was exercised, it was not until the late 1960s that the issue of housing got the attention of the government of Ethiopia. However, after nationalization of extra housing by Proclamation No. 47/1975 by the Derg, the housing issue got better attention than by the previous regime. A large number of houses became available and owned by the public are the large number of houses rented from the Kebele administration. The majority of these people living in these houses were

low-income. He also states that, those rental houses were small in size and without sufficient basic services. This accompanied by the prohibition of the development of rental housing and absence of the technology in order to provide affordable housing to the low-income people exacerbate the housing problem in both quantity and quality.

Wubshet (2003:151-154) mentions the housing issues that require policy intervention. These are: research and development for appropriate construction techniques and materials, creating a conducive housing finance system to ensure financial availability, adopting appropriate mechanisms of channeling housing subsidy to promote housing supply, human resource development in the construction sector, controlling unlawful possession of land and housing construction, initiating the participation of the private sector in housing supply, improving integration of service provision, developing appropriate standards for housing and related services, adopting clear and fair regulations for the upgrading and redevelopment of housing areas, adopting a clear policy on the disposal of Kebele owned houses, and appropriate policy to guide real estate development. According to him, in the construction site, social, economic and cultural aspects should be considered, reduce displacement and social disarticulation, ensure fair compensation through proper planning, criteria and steps followed to upgrading and redevelopment of housing.

Upgrading sub-standard housing is one part of the slum upgrading, which is one of the UN-Habitat Agenda and set in MDG7, Target 11. It is also the major vision and agenda for Ethiopia, Addis Ababa. In order to meet the target, Addis Ababa will be a slum free city by the year 2025. Until March, 2006, Ethiopia did not have comprehensive urban development policies including housing policy. Recently, to alleviate the housing problem in the City, the AACG proclaimed the establishment of AACGHDPO by Proclamation No. 15/2004 with the objectives to:

- Supply houses for low- and medium-income level residents of the city, and change the feature of city to solve step by step aggravated housing problem of the AACG using cost saving technologies;
- Create job opportunities by using broad labor force in the housing programs;

- Expand and strengthen the sector by making MSEs participate in the housing development program;
- Strengthen the construction industry and improve the system of vocational training (Addis Negari Gazeta, 2004:241).

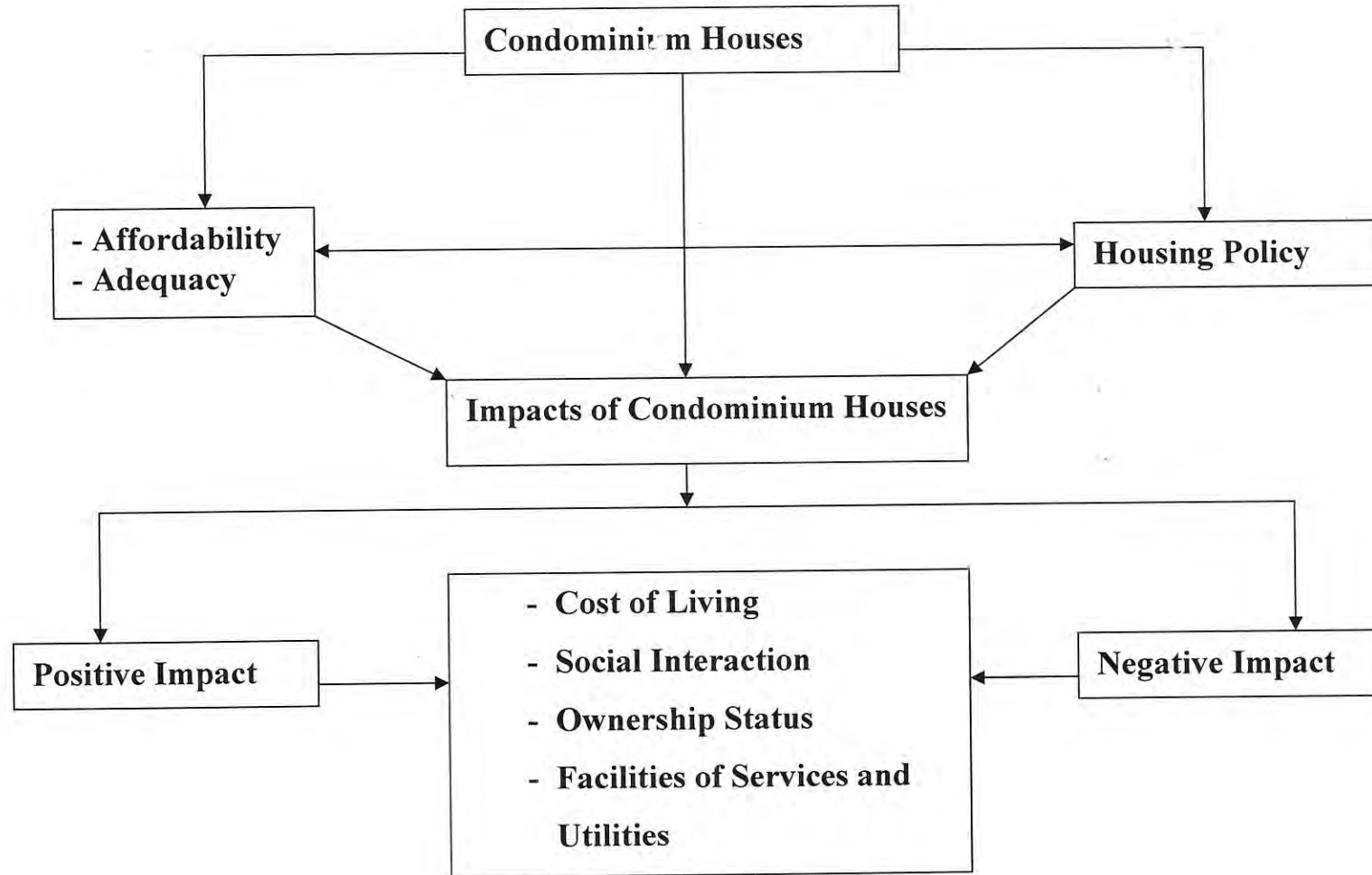
But before that, the AACG formulated and practiced different plans and strategies to mitigate the housing problem by announcing a condominium Proclamation No. 370/2003 in September 3. The aims of the Proclamation are: city beautification, economic use of the scarce land, provision of affordable housing for large number of households (PSAD, 2006). According to Mathewos (2005), the plan targeted to construct 50,000 housing units each year to alleviate the 350,000 housing backlog.

There are different strategies to achieve the target and improving the lives of slum dwellers through upgrading and redevelopment – providing adequate and affordable houses, and related services, infrastructure and facilities – as a key strategy. Mathewos (2005) believed land, appropriate regulatory frameworks and sustained government commitment are the three basic issues to address the housing problem. According to AAGHDP (2004), there are different factors considered by AACG for setting the target/goal. These include: project finance, implementation capacity, serviced land delivery, time requirement for preparatory works, challenges of promoting MSEs, and social acceptance of apartment buildings and affordability.

Income from land lease as major and direct sales or down payments are sources for financing the project. The stakeholders are construction sites, sub-city housing project offices, AACG housing project office, GTZ low-cost housing project, MSEs, and Prefab Plant and Construction Material Producers. As redevelopment and upgrading of Kebele owned houses are the main objectives of the project, priority was given to tenants of Kebele houses. The housing units are transferred to the beneficiaries through lower down payment and long term loan with lower interest rate. The total payment should be completed within 15-20 years and on completion of the whole cost, beneficiaries will get ownership right (MWUD, 2006). (See the housing unit transfer and price from Annex 3).

In summary, accessibility to adequate and affordable housing to every human being is a must as a human right in general and as housing right in particular. Forced eviction is a violation of this right. Housing development programs affect the people who are directly related to the program either positively or negatively. And in reality, displacement is unavoidable. But by formulating and applying appropriate and comprehensive policies, it is possible to mitigate or minimize the problem created due to the program. The relationship of these issues is schematically presented in Figure 2.1, which serves as the conceptual framework of this study.

Figure 2.1. CONCEPTUAL FRAMEWORK



CHAPTER THREE: THE STUDY AREA, SURVEY RESULTS AND DISCUSSION

This chapter presents the description of the study area, the survey results and the accompanying discussion. It also contains the background information about the respondents, which include the age and sex composition, marital status, religious composition, educational status, monthly income and expenses, and their occupation. In addition it also contains the socio-economic characteristics, previous ownership status, the housing accommodation, services and utilities facility in both old and new sites, their participation in the housing development program and the life condition when they were housed in temporary shelters. Moreover, the support from government and other institutions, their level of satisfaction and also the key informant officials' reports are included.

3.1. Description of the Study Area

Addis Ababa city has ten sub-cities (Kifle Ketemas). Out of these, 8 are engaged in the construction of condominium houses. Some of the houses have been completed and handed over to the affected groups. The researcher selected Arada and Gulele Sub Cities using simple random sampling method.

Arada sub city is located in the inner most part of the City and its geographical location lies between 470,750 kilometers and 475,825 kilometers in the 'X' axis and between 996,600 kilometers and 1,000,800 kilometers in the 'Y' axis (Geographical Information System (GIS) result). By the year 2004, the areal size of the sub-city was 994.74 hectares – covered 1.84 percent of the total Addis Ababa City area with population of 323,777, and this constitutes 10.21 percent of the whole city and its density was 325.50 persons per hectare (Solomon, 2006). Arada sub-city had 17 condominium sites. Of these, only four sites namely Ginfle, Ras Desta, Kebena and Tourist have a total of 465 housing units which have been completed, assigned and transferred to the beneficiaries.

Gulele sub-city is located in the northern part of the city and its geographical location lies between 467,695 kilometers and 476,174 kilometers in the 'X' axis and between 999,435 kilometers and 1,005,609 kilometers in the 'Y' axis. By the year 2004, the areal size of the sub-city was 3,252.14 hectares – covered 6.02 percent of the total Addis Ababa City area. It has a population size of 346,023 and this constitutes 10.91 percent of the whole city. Its density was 106.40 persons per hectare (Solomon, 2006). Gulele Sub-City has 7 condominium housing sites. However, only in the two sites – Gulele I and Gulele II with a total of 192 condominium housing units have been completed, allocated and transferred to the beneficiaries.

The study population hence, represents the affected groups who live in four sites of Arada and two sites of Gulele Sub-Cities. The number of households who live in Arada and Gulele Sub Cities were 657.

3.2. Background of the Respondents

This study uses a sample of 248 beneficiaries who were affected by Condominium Housing Development Program and currently live in condominium houses. The respondents were limited to household heads.

3.2.1. Sex and Age Composition

The summary of the respondents background information is presented in Table 3.1. Out of the total of 248 samples, 150 of the respondents are male headed, while the rest 98 are female-headed households. Concerning the age composition of the respondents, the study yielded that, 111 fall under the age group of 40 to 50, 60 below 40, while 77 were above 50. The median age of the household heads in this study is 44.5 years of age indicating that the majority of the respondents are middle aged.

Table 3.1: Respondents background information

Attributes	Category	Frequency	Percentage
Sex	Male	150	60.5
	Female	98	39.5
Age	Below 40	60	24.2
	40 - 50	111	44.8
	Above 50	77	31
Marital Status	Single	24	9.7
	Married	148	59.7
	Divorced	26	10.5
	Widowed	50	20.2
Religion	Orthodox	205	82.7
	Muslim	22	8.9
	Protestant	15	6
	Others	6	2.4
Educational Status	Illiterate	31	12.5
	Read and write - 8	78	31.4
	From 9 to 12	70	28.3
	Certificate and Diploma	49	19.7
	Degree and above	20	8.1
Occupation Type	Government	94	37.9
	Formal self-employed, Private firm and NGOs	72	29
	Informal self-employed	40	16.1
	Unemployed	30	12.1
	Pension	12	4.9
Monthly Income	300 and Below	53	21.4
	301 - 600	93	37.5
	601 - 1200	65	26.2
	Above 1200	37	14.9
Monthly Expense	300 and Below	83	33.5
	301 - 600	101	40.7
	601 - 1200	44	17.7
	Above 1200	20	8.1

3.2.2. Marital Status

The marital status of the respondents' was assessed. From the total of 248, 148 of the respondents were found to be married, 50 widowed, 26 divorced, and 24 single.

3.2.3. Religious Composition

Most of the respondents 205 were found to be Orthodox Christians followed by Muslims 22, Protestants 15 and other religions 6. Thus, Orthodox Christians dominated.

3.2.4. Educational Status

The educational status of the respondents was assessed. The study revealed that 31 of the respondents were illiterate, 78 of them have educational level which range between read and write to junior secondary, 70 had completed secondary school, 49 have certificate and diploma, and the rest 20 had first degree and above.

3.2.5. Monthly Income and Expenditure

The assessment of the average monthly income of the respondents uncovered that, 53 of the respondents earned monthly income of Birr 300 and less while 93 earned between 301 and 600, 65 earned between 601 and 1,200, and 37 earned above 1,200 Birr. The median income of the respondents was estimated to be 530.3 Birr per month. One of the objectives of the housing development program is to create job opportunity and to supplement the income of the beneficiaries. In line with this the study yielded that out of the total number of respondents only 8 had got the opportunity to be employed in the housing development program. Concerning the expense of the respondents, the data showed that the monthly expenditure of 83 of the respondents was found to be 300 Birr and less, 101 had an expense between 301 and 600 Birr, 44 of them spend between 601 and 1,200 Birr, and only 20 of the respondent households spent a monthly expense above 1200 Birr per month. The estimated median expense of the respondents is 422.7 Birr per month.

3.2.6. Occupation

Most of the respondents, 94, were found to be government employees and 72 of the respondents reported that they do their own business and are formal self-employed and NGOs employees. On the other hand, 40 of them were found to be informal self-employed, 30 unemployed and 12 were on pension or retired.

3.3. Socio – Economic Characteristics

The socio-economic characteristics of the respondents reveals that the households had different institutions which are meant for times of happiness and difficulties, as well as bad or good neighborhoods relationship in their old housing sites, and also engaged in different economic activities.

3.3.1. Social Situation of Respondents

As can be seen from Figure 3.1, 213 of the households had Edir (Burial Association and also Association to help each other), and the rest 35 had not Edir. Out of the total respondents who had Edir, 158 joined their former Edir before 2000, 46 between 2000 and 2006 and the remaining 36 joined after 2006. In addition, for three-fourth of the households, their Edir is still in their former residence sites. Fourty three discontinued their previous Edir, and of these 43, 39 restarted new Edir in the new housing sites. At the new condominium sites, 235 of the total respondents have Edir and only 13 do not have yet, which indicates the importance of the scheme in the project sites.

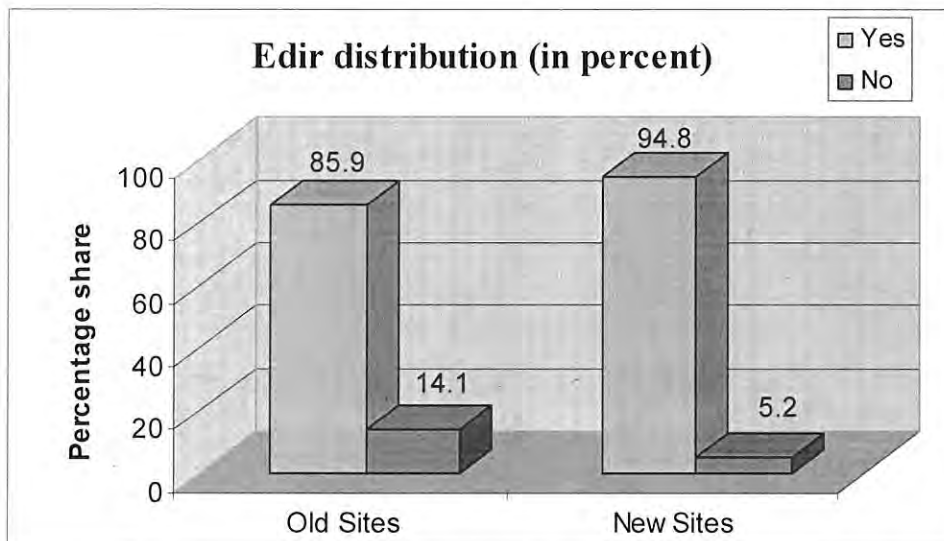


Figure 3.1: Respondents Edir Distribution in Relation to Study Sites.

Table 3.2 shows the neighborhood situation and relationship in the condominium houses. The result of the immediate neighborhood relationship shows that, 136 of the household established a new relationship with their immediate neighbors compared to 105 who established a new and/or continue their relationship with former neighbors. Only 7 continued with their former neighbors. Moreover, 227 of the households expressed that their new relation with their immediate neighbor was either very good 122 or good 105, compared to 17 who have not established any relationship so far and 4 who established relationship but experienced bad relationship.

However, two-thirds of the households indicated that their interaction with the surrounding people outside the condominium houses is very limited, compared to 69 who established either very good 22 or good relationship 47, only 4 established relationship and experienced bad relations.

Table 3.2: Neighborhood Situation and Relationships in the Condominium Houses

Attributes	Category	Frequency	Percentage
Immediate Neighbors	Previous immediate neighbors	7	2.8
	New neighbors	136	54.8
	Both previous and new neighbors	105	42.3
	Total	248	100
Neighborhood Relationship with their immediate neighbors	Very good	122	49.2
	Good	105	42.3
	No communication	17	6.8
	Bad	4	1.6
	Total	248	100
Neighborhood Relationship with the surrounding residents	Very good	22	8.9
	Good	47	19
	No communication	175	70.6
	Bad	4	1.6
	Total	248	100

3.3.2. Economic Situation of Respondents

With regard to employment, Table 3.3 shows the types of employment of the respondents in both the old and new sites. The characteristics of respondents' occupation at their old sites reveals that, 104 were government employees, 70 formal self-employed, private firm and NGOs employee, 48 informal self-employed, 17 unemployed and the rest 9 of them were pensioned. However, moving in to the new house brought a change in the rate of unemployment.

Table 3.3: Comparison of Respondents Occupation in Old and New Sites

Type of Employment	Old Sites		New Sites	
	Frequency	Percentage	Frequency	Percentage
Government	104	41.9	94	37.9
Formal self employed	41	16.5	44	17.7
Informal self employed	48	19.4	40	16.2
Private firm	24	9.7	21	8.5
NGOs	5	2.0	7	2.8
Unemployed	17	6.9	30	12.1
Pension	9	3.6	12	4.8
Total	248	100	248	100

In the condominium houses, the percentage share of government employees, informal self-employed and private firm decreased while formal self-employed, NGOs employees, unemployed and pension increased. The percentage share of unemployed respondents increased from 17 at the old sites to 30 in the new sites. For 193 of respondents occupation at the old and new sites was the same, where as 55 changed their occupation in the new sites. Out of the total respondents, both in the old and new sites, more than 236 have no part time job and there was no a great change in the old and new sites. The reason why increase in unemployment and some of the respondents change their occupation in the new sites may be they were formal and informal self-employed in the old sites and they cannot involve in their previous work in the new sites.

Around 2.5 percent of the households in the previous and new sites had no productive family member, that is, they were old. The majority which covers 181 at the old sites and 179 in the new sites had one or two productive family members, the rest 61 at the old sites and 62 in the new sites had three and above productive family members. In this case 9 at the old sites and 11 in the new sites had no family member who was employed. However, for 213 at the old sites and 209 in the new sites have one or two employed family members, and 26 at the old sites and 28 in the new sites had 3 and more employed family members. The percentage share of absence of employed family members increased in the new sites.

Table 3.4: Productive and employed family members in the old and new sites

Productive family member	Number	Old sites		New sites	
		Frequency	Percentage	Frequency	Percentage
	No	6	2.4	7	2.8
	1-2member	181	73	179	72.2
	3 and above	61	24.6	62	25
Employed family member	No	9	3.6	11	4.4
	1-2member	213	85.9	209	84.3
	3 and above	26	10.5	28	11.3

The overall income level of the households ranges between less than 300 and above 2000 Birr per month. The income level of the household in their former site shows that 55 had income level of 300 Birr and less per month, 95 between 301 Birr and 600 Birr, 67 between 601 Birr and 1200 Birr and the remaining 31 had an income of about 1200 Birr per month. From this we can understand that more than half of the new houses are occupied by households whose income is less than 600 Birr per month. The median income of the respondent households when they were at the old sites was estimated as 519 Birr per month.

When we compare the income level of the respondents before and after they moved into the new houses, although there was a change that shows a declining trend (declined by 0.8 percent in each category) for those who earn below 1200 Birr, it was not that much higher. In the income level above 1200 Birr per month, there was some incremental change after they moved into the new houses.

The overall expenses of the households range between less than 300 Birr and above 2000 Birr per month in this study. In the old sites the monthly expense for 94 households were 300 Birr and less, for 96 their monthly expense was between 301 Birr to 600 Birr, for 42 the monthly expense was between 601 Birr and 1200 Birr, and the rest 16 their expense was above 1200 Birr. When we compare their monthly expense before and after they are living in condominium houses, their expense increased in the new sites, it may be due to additional costs for maintenance of the non durable housing materials and monthly fee for services they consume. When we compare before and after, the median expense increased

from 394.6 Birr per month at the old site to 422.7 Birr per month in the new sites that is, increased by 28.1 Birr per month. (See the detail from Annex 4).

Except a few, who were free renters, all of the households had an expense for house rent from 1.75 Birr to more than 300.0 Birr per month. The expense of the households in their old site for housing rent shows that, 132 (53.2 percent) had monthly expense of 10 Birr or less followed by 65 (26.2 percent) between 10 and 25 Birr per month. About 19 (7.7 percent) reported their expense ranges between 26 and 50 Birr and only 21 (8.4 percent) had monthly expense of more than 50 Birr per month, compared to 11 (4.4 percent) who do not pay money for housing.

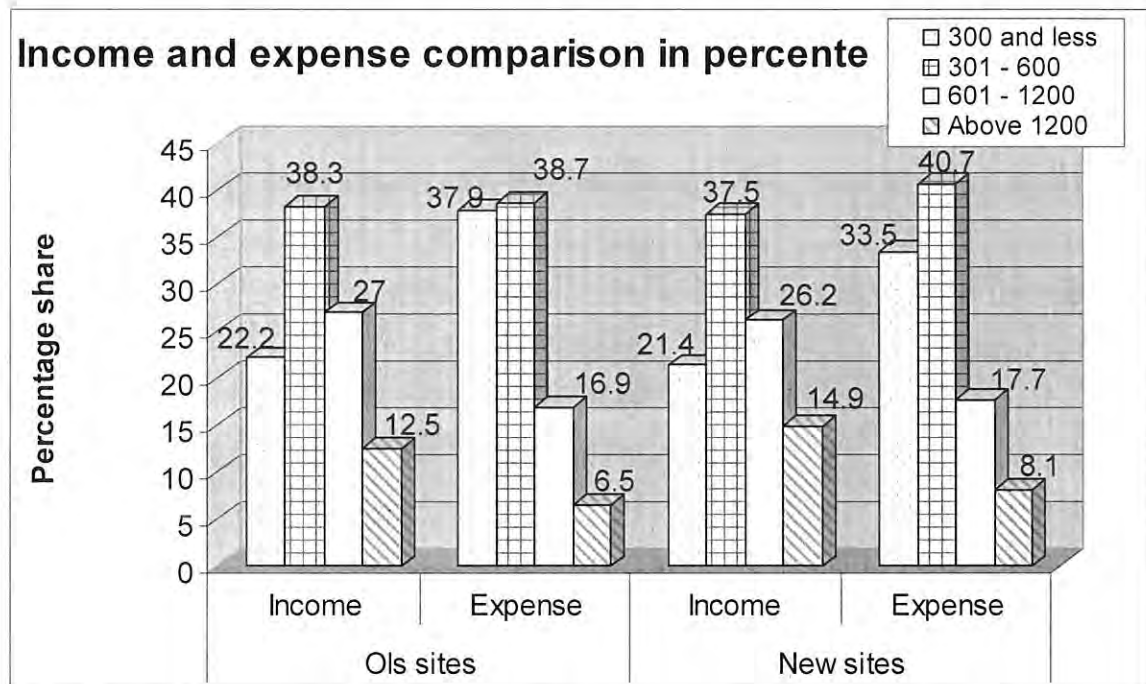


Figure 3.2: Percentage Share of Income and Expense Comparison in the Old and New Sites.

When we consider their saving distribution the study reveals that, more than 65 percent of the respondents in both old and new sites had no saving experience, followed by 41 (16.5 percent) at old sites and 37 (14.9 percent) in the new sites that saved less than 25 Birr per month. The rest 44 (17.8 percent) at the old sites and in the new sites also have monthly saving of more than 25 Birr. From this it can be concluded that the saving culture or

capacity of the households were very poor and shows no change between the old and the new sites.

Even though, the majority of respondents (65 percent) reported that they do not have saving experience, households have the experience in Equb (informal saving). One hundred and one of the respondents were involved in Equb in the old sites (Figure 3.3). This figure declined to 66 in the new sites. This in a way shows that movement to the new sites broke their former social cohesion. From the total respondent households who had Equb, 34 (13.7 percent) started their Equb before 2000, 58 (23.3 percent) between 2001 and 2006, and 13 (5.2 percent) started after 2006. Some of the respondents continued their previous Equb and accounts 45 (18.1 percent), some stopped which cover 55 (22.2 percent) and some 17 (6.9 percent) started new Equb in the new condominium sites.

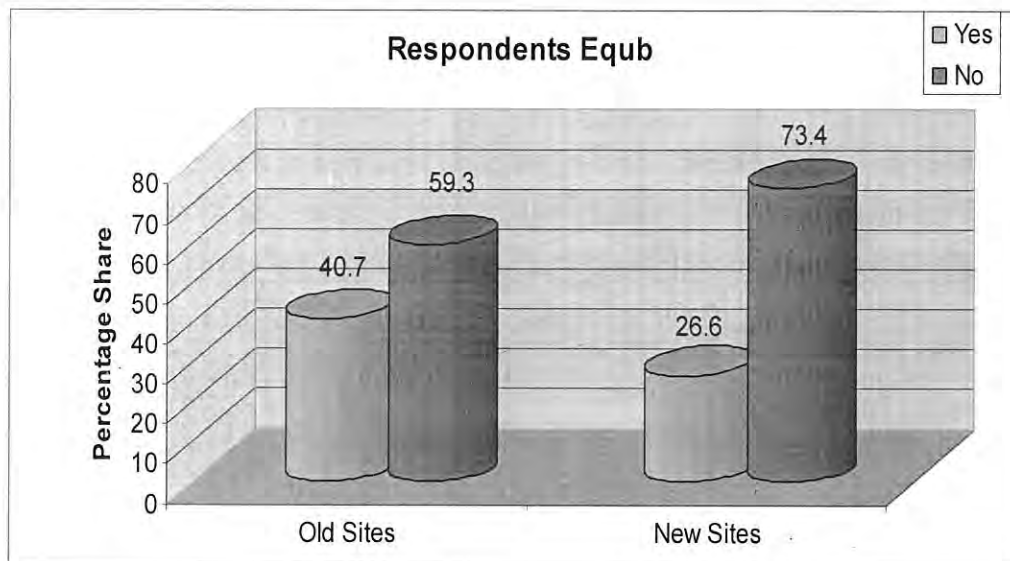


Figure 3.3: Respondents Equb Distribution in Relation to Study Sites

The respondent households used their previous houses and also the new condominium houses for different purposes (Figure 3.4). Although the majority, 216 at the old sites and 233 in the new sites used their houses for residence, others 25 at the old and 3 in the new sites use their houses for both residence and commerce. Out of the total of 248, 6 at the old sites and 12 in the new sites use their houses for residence and rent to third party. Only 1 respondent from the old sites reported that he/she used her/his house for residence,

renting and commercial purpose. There was a change in the purpose of respondents' houses they used. In the new house, only 15 (6 percent) of the respondents used their houses for other purposes in addition to residence, while in the old sites about 32 (12.6 percent) of them used their houses for renting and commercial activities accompanied with residence. In this case both at the old and especially the new sites, the respondents hide the other purpose they use their houses for (Figure 3.4).

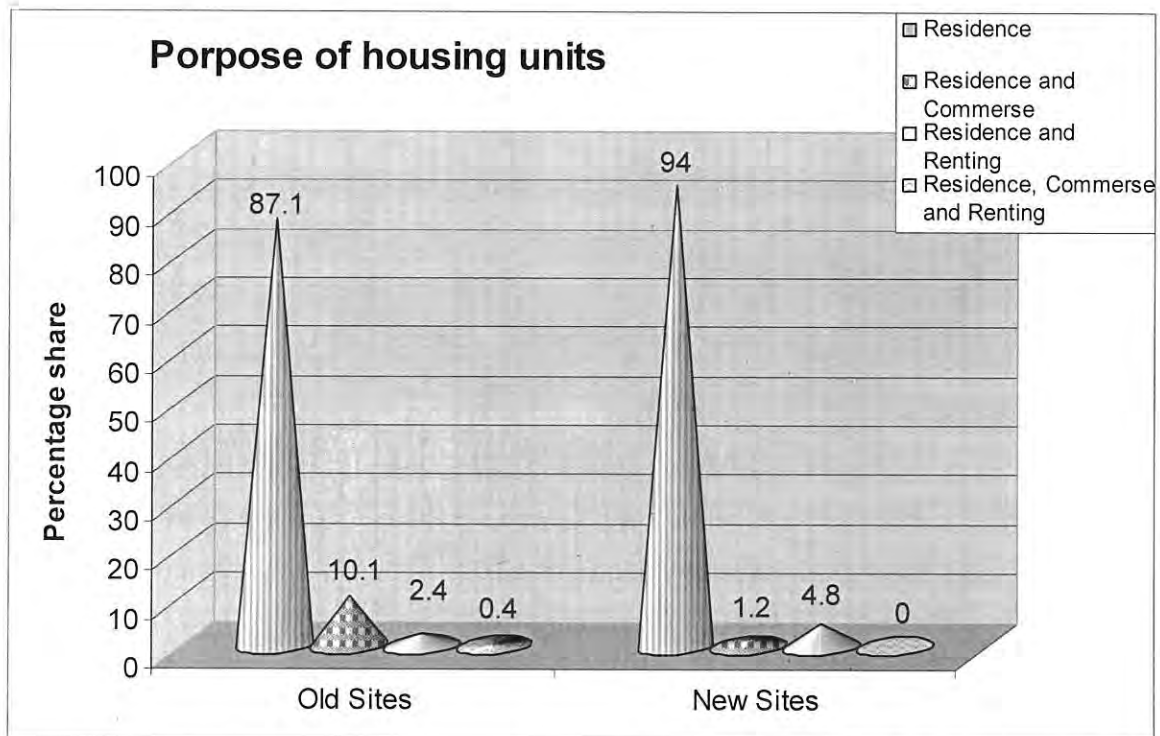


Figure 3.4: Purpose of Respondents Housing Units in the Old and New Sites

3.3.3. Responses of Focus Group Discussion, Key Informants and Direct Observation

In order to strengthen the quantitative data in the issue of socio-economic characteristics, focus group discussions and key informant interviews complemented the questionnaire. The respondent participants indicated that, they are satisfied with the government housing development program. Their satisfaction comes from different facilities provided by housing development program. As they pointed out, the cost of the condominium houses

in general, and the down payment and the time gap to cover the whole cost of the houses in particular were reasonable. The market price of the house at that moment precludes from buying a house or purchasing the land for constructing the house those in the low- and middle-income groups. They also said that, considering their real situation, they cannot afford to construct a house. In addition to economical advantage of the condominium houses, the majority said, they spend peaceful and stable life and the new condominium houses provide many advantages to them.

These findings are supported by different literatures. UN-Habitat (2001, and 2003); Wubshet (2003) highlight that provision of affordable housing is more than the quality of housing. The cost of construction of housing units at the current market price is so high and beyond the capacity of the majority of the respondents.

Currently, the cost of construction of houses is high. According to AACA (2007) based on the existing material index, the cost of high standard house is ranging from 3000 – 3500 Birr per square meter, for medium standard house from 2750 – 3000 Birr and for adequate standard house, it ranges from 2000 – 2500 Birr per square meter. For instance, to construct a 21 square meter studio type house, a person must spend a minimum of 42,000 Birr. Here, the monthly income for 85.1 percent of the respondents was less than 1200 Birr if it is assumed that 30 percent of their income goes towards housing. This implies that they cannot afford to buy or construct their own houses by themselves. Therefore, they were given better advantage from the housing development program and are satisfied by the program pursued by the government.

On the other hand, even though the condominium houses satisfy the respondents, they still face different social and economical challenges in the new sites. The respondent households who were displaced from distant places face more challenges than who displaced from the near-by places, as the beneficiaries in a project were drawn from different areas. For instance, the respondents who live in Tourist site came from Arat-Killo (Eri Bekentu), Piasa, around St. Yared School and Ras Desta areas. Respondents who live in Gulele II came from Shiro Meda, around 6-Killo and Addisu Gebeya. And the

respondents who lived in Ras Desta came from Police Kibeb, Piasa, Gedam Sefer, Zebegna Sefer, Degach Wube Sefer, Talian Sefer, Arat-Kilo, St. Giorgis, Kechene Medhanialem and other places. Some of the challenges faced by the respondents were: higher transport cost to reach their work and school for their children and themselves, social disarticulation – separated from their previous Edir, Equb, neighborhood relation and also other social commitments.

In some sites, based on the respondents' responses, the residents face social problems with the surrounding residents who do not live in the condominium houses. For instance, in Ras Desta site, their relationship with the surrounding residents was reported not well. They said that, the surrounding people disturb the people who live in condominium houses day and night. The local people call the affected groups "Mete, Tirikm and Gimotch" which means new comers, collected from different places and dirty. They steal their properties and harass the new residence. A terrible incident occurred at one of the sites when the researcher was collecting data: they killed one young condominium house resident at nine o'clock evening time. This may be due to the fact that surrounding residents previously used the place, which currently condominium houses constructed, for different purposes such as for different social commitment and playing children.

Concerning additional costs, the majority reported facing payment problems due to increasing monthly fee for electricity (the majority use electric machines to bake Injera and bread), and water service due to flush toilet. Thus, in the condominium houses they consume more water and electricity than before.

All respondents in all sites finished the unfinished internal part of their own housing units, and repaired the broken materials by themselves. Therefore, they spent much money to maintain such things. In the process of maintenance, the government plastered the external walls, which were not plastered at the time of construction and sealed leaks in the inner parts of the houses in the four sites – Kebena, Gulele I, Gulele II and Tourist. Until then the external part of the walls were not plastered and the roofs leaked during the rainy season.

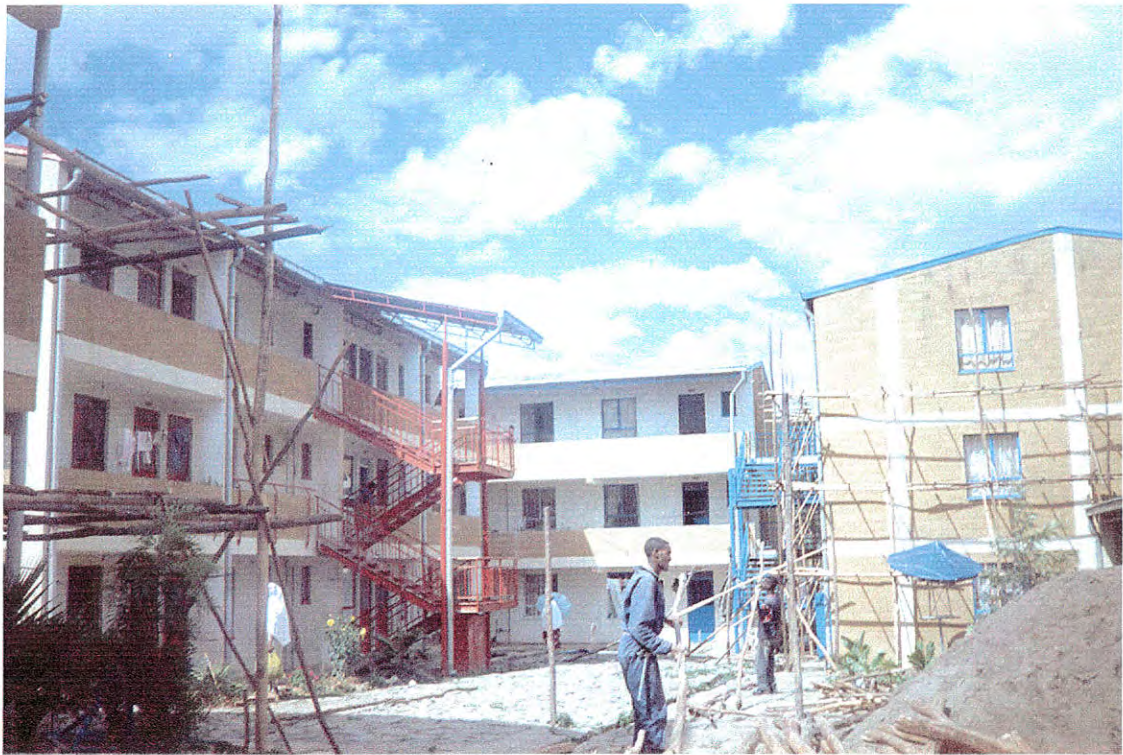


Figure 3.5: External wall plastering works in Kebena site. Photo taken from Kebena site.

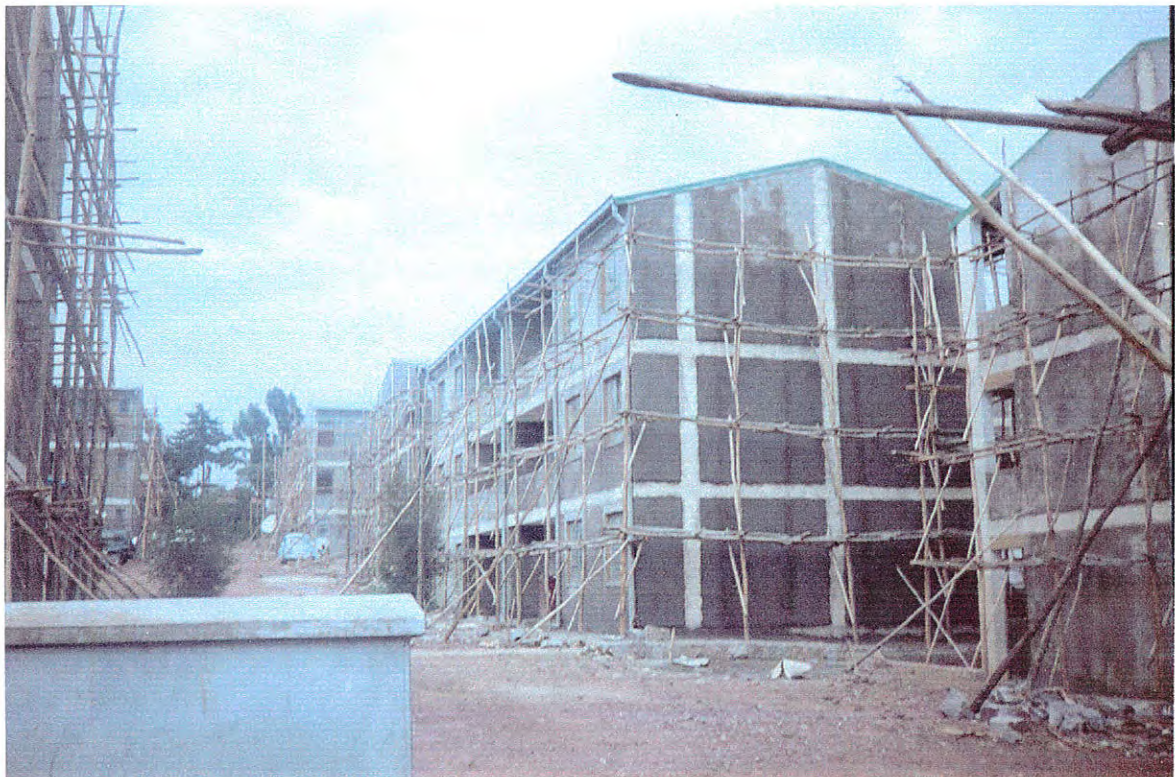


Figure 3.6: Plastered housing walls. Photo taken from Gulele I site.

As can be observed from the pictures, the walls of Figure 3.5 in Kebena site were not plastered when respondents moved in. It's only now that they are being plastered as can be seen from Figure 3.6, taken from Gulele I site.

In addition to these, the affected groups living on the upper floor spend additional costs to maintain and decorate the roofs. Because the corrugated iron sheets which cover the roof of the houses have holes due to inefficient work, they leak when it rains. Moreover, these people spend additional costs paying daily laborers who carry goods and commodities from different places into their houses. The problem is severe for those who live on the fourth floor.

The majority of the respondents who participated in the focus group discussion and key informant interviews told the researcher that, even if it is difficult to construct their own houses by themselves, the monthly fee fixed by the government to cover the housing cost over the 20 year repayment period for studio and one bed room, did not consider the living conditions and income of the majority of the residents.

The problem is more severe to those households who were engaged in the informal economic sectors and used their houses to earn a living and pay all their living expenses from it. For these households, moving to the new houses where practicing their former activities in the new houses is restricted or even impossible, transferring the new house to the third party through renting is inevitable, before government takes away the house and gives it to someone who can pay the monthly rent.

Scholars supported the idea of the above socio-economic problems created due to housing development program. According to Cernea (1997) IRRM (cited in Abebe, 2001; Dejene, 2005; and Berhanu, 2006), any displacement due to development program creates social disarticulation, joblessness and marginalization-loss of income, incurring additional cost.

In the case of social disarticulation, even though there was social disarticulation in the case of Edir and neighborhood relationships, the findings show that the majority of the

respondents continued their previous interaction and social ties in the form of Edir, Equb, etc. Some of the respondents established new Edir, Equb, and other interactions in the new sites especially those who were displaced from distant places and could not afford the transport cost to continue their previous social interactions. Concerning Equb, it is due to financial problems that large number of respondents lost their previous Equb.

As could be seen from the previous data and views of scholars, due to displacement, some of the respondents lost their jobs and faced a decrease in their income. Berhanu (2006) stated that, most of the people who live in Kebele owned houses are engaged in the informal petty trade. Based on the survey result, 230 (92.7 percent) of the respondent households' previously rented Kebele owned houses. Around 197 (79.4 percent) of public renters paid a monthly house rent less than 25 Birr. In addition, in the new sites, it is not allowed to use the houses for informal and formal economic activities to earn a living. Therefore, they lost their formal and informal self-employment related with the houses in the new sites, which were practiced in their previous houses. This affects negatively the economic conditions of many poor households.

Such problems are aggravated by additional costs in the new sites. Different scholars and institutions like Gilbert (2001), UN-Habitat (2001) and McNight Foundation (2005) observe that the new sites have additional costs of between 10-15 times more than the previous site. The survey findings also support this data. This is due to additional costs for water and electricity consumption monthly fee, and increase in the cost of transport, cost of repairing or maintaining different non durable and broken materials such as doors and window panes, water pipe, electric switches and plugs, which they never had in their old houses.

Those problems discussed above impoverished and marginalized the households. As affordability defined in the review part, the respondents spend the amount of money up to 30 percent of their income for housing, but the majority cannot. Moreover, when the monthly payment for housing starts, the majority cannot afford to pay the whole costs, that is, monthly payment and other fees, and may not sustain in their new houses. As a result

they will rent or sell their houses to third person, which will result in homelessness in the long run

3.4. Previous Ownership Status

As could be seen from Figure 3.7, the majority 232 rented their previous houses either from Kebele or AARHA followed by private rented houses 12. The remaining 4 were rent free householders with houses constructed by NGOs.

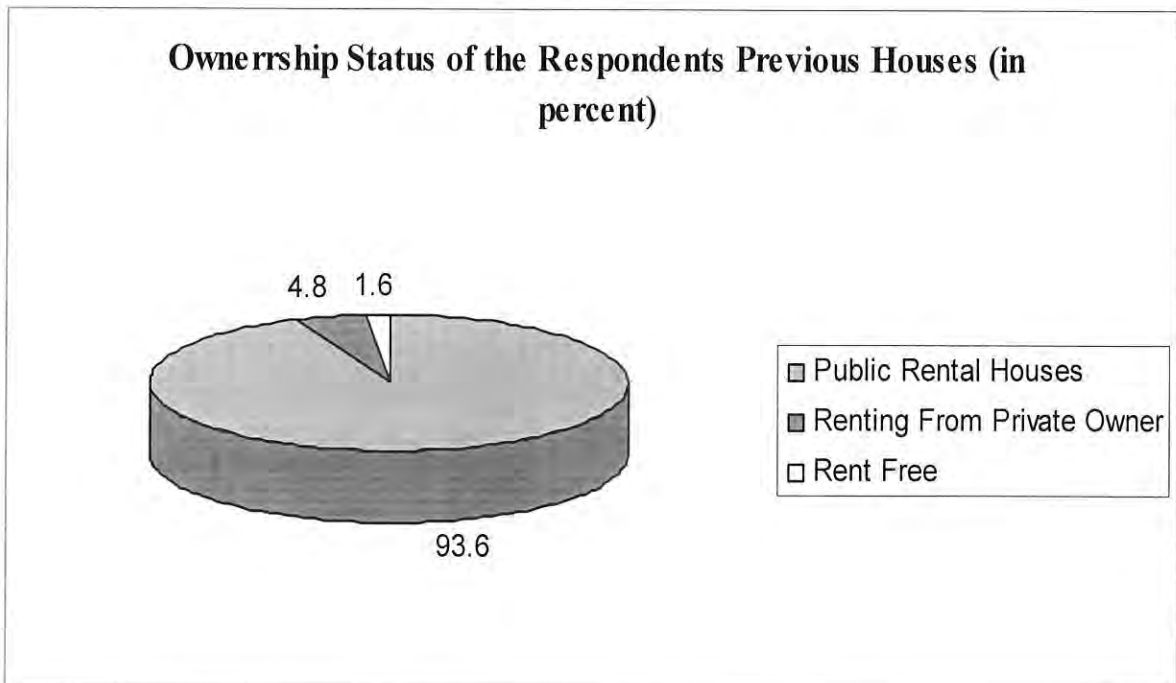


Figure 3.7: Ownership Status of the Respondents at the Old Sites

In addition, respondents in Tourist site expressed their views through key informant interviews and focus group discussions, “We are the owner of our houses”. According to the respondents, the major advantage of condominium houses was tenure security, that is, ownership. Others responded to the researcher that they were very happy and satisfied because they get the houses peaceful, stable and appropriate to transport facility without congestion, and with affordable price at the center of the city and also without discrimination of income level. The respondents who benefited from the housing development program and liberated from private house renter were highly satisfied by the

program and believe that the programs should be intensified to include others who cannot construct their own houses, or live in private owned houses.

This view is corroborated by UN-Habitat (2001 and 2003), Gilbert (2001) who point out that, homeownership is everybody's dream. It is a manifestation of prestige, higher self-esteem, insurance and an asset at old age when financial risk happen, inheritance that able to transfer from parents to their children.

3.5. Accommodation, Services and Utilities

This part is concerned with the sufficiency of the respondent households houses and their accommodation with the size of their family, the availability of services and also utilities in both the old and new sites.

3.5.1. Accommodation of Houses

As can be seen from Figure 3.8, households were asked on the number of rooms the previous house had (excluding kitchen and toilet). From the total of 248 respondents 117 of the households had two rooms followed by 49 who had only one room and 49 who had three rooms before they move in to the new houses, while 27 had more than three rooms, and the rest 6 were not willing to report the number of rooms of their houses.

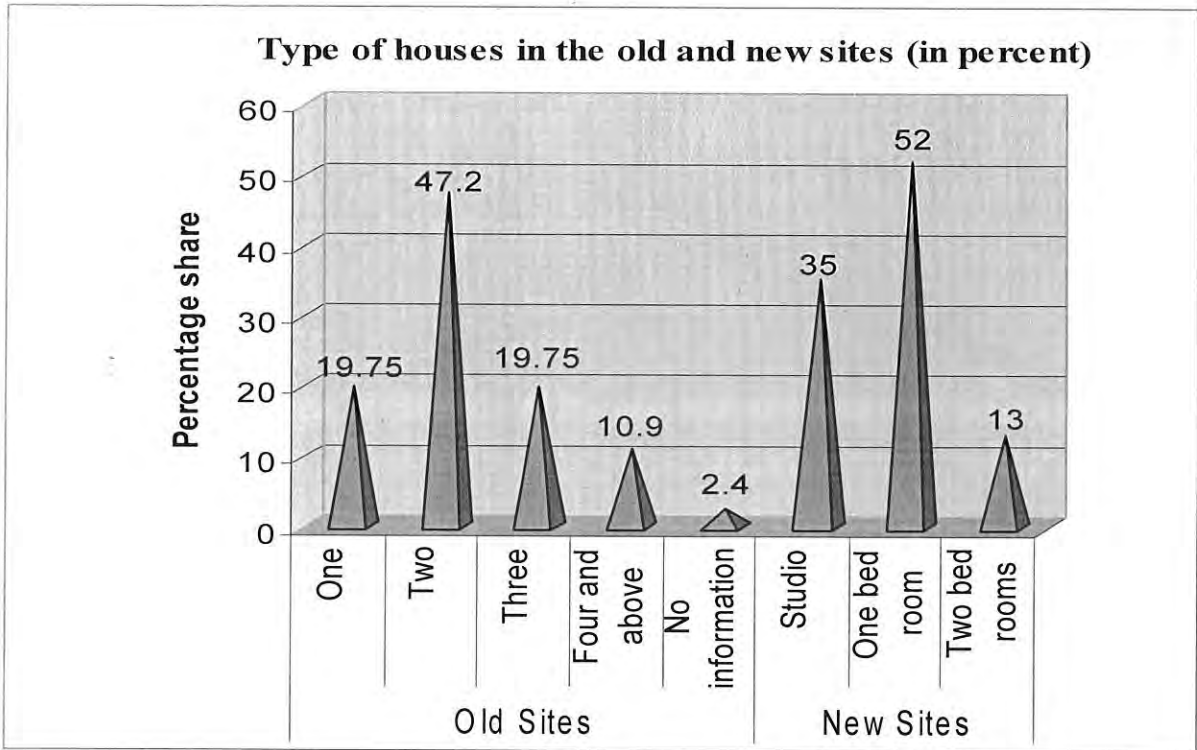


Figure 3.8: Number of Rooms in the Old Sites and the Type of Houses in the New Sites.

In addition, as can be seen from Figure 3.9, the respondents reported on the accommodation of their previous houses to their family size as either more than enough 26 or enough 119 to their family, while 103 reported as not enough. On the other hand, at their new houses, 87 of the respondents have studio type houses, 129 have one bed room and the rest 32 had two bed rooms housing type. The level of accommodation of the new houses to their family size were enough for 186 of the respondents compared to 62 of the respondents who feel the houses do not accommodate their family enough.

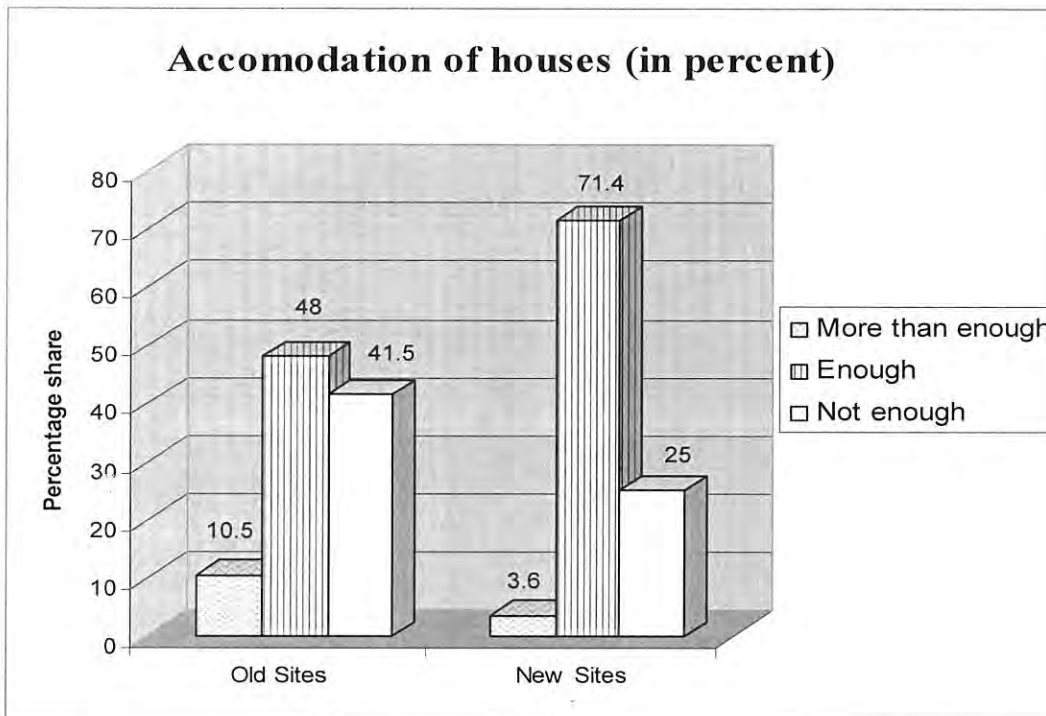


Figure 3. 9: Respondents housing accommodation to their family in the old and new sites.

This dissatisfaction about the accommodation of the rooms may be due to the variation of houses in size. For instance, some studios are 20 square meters while others are up to 48 square meters. Or due to the size variation of their previous and new houses, particularly, households who had large and more rooms in their previous houses complain more on their new house conditions.

3.5.2. Services and Utilities Facility

Concerning services and utilities facility of the households at the old site, 91 had their own tap water, 86 used either common or public tap water, and the rest 71 purchased from private tap water owners. However, in the new site, all of them have their own private tap water, which create good convenience especially to women who do household chores such as cooking, washing clothes and care for babies.

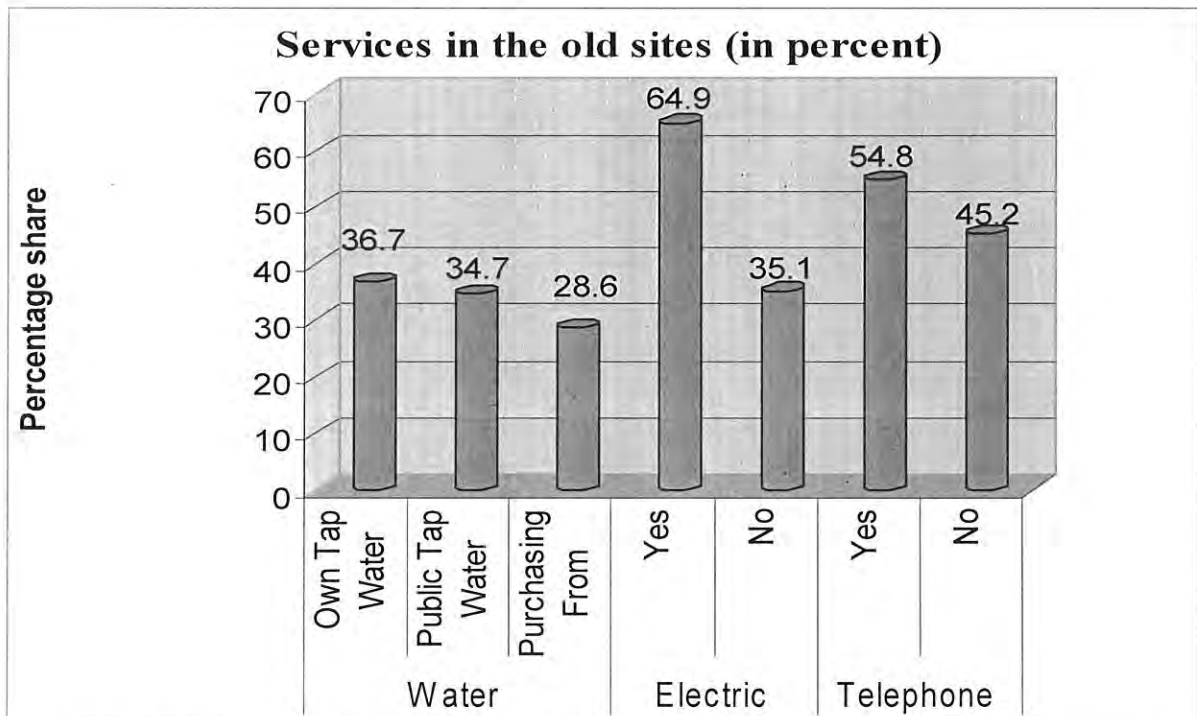


Figure 3.10: Accessibility of Services in the Previous Sites

Regarding electric facilities in their previous houses the study reveals that 161 had their own electric ammeter the remaining 87 used common ammeter with their neighbors (Figure 3.10). However, in the new sites all of them have their own electric ammeters. As for telephone, 136 of the households had their own telephone lines at the old sites and this number increased to 207 in the new sites. The rest 112 at the old sites and 41 in the new sites do not have their own telephone lines. Financial constraints are given as the reason by the majority while 31 of the respondents' reason was lack of own interest at the old sites. In the new sites out of 16.5 percent, the reason for 10.5 percent was financial constraint and 3.6 percent due to lack of own interest and the rest due to lack of services.

Respondents confirmed information about the availability of services and utilities in the new sites through focus group discussions and key informant interviews and also from observations by the researcher. Service facilities including kitchens, a place to wash clothes and slaughtering animals for feeding are available but households are not allowed to use them. It is due to as the respondents said in the focus group discussion and key

informant interview that, the housing administration does not allow use of such services until the residents pay additional costs.



Figure 3.11: The place for washing cloths. Photo taken from Ginfle site.



Figure 3.12: Place for slaughtering animals. Photo taken from Gulele I.



Figure 3.13: “Lakech Mitad” in the kitchen. Photo taken from Ras Desta site.

Currently, residents of the two sites, that is, Ras Desta and Ginfle in Arada sub-city residents use the kitchens without permission from the authorities. The residents constructed two “Laketch Mitad” (the type of equipment which is used for baking Injera and which saves energy, that is, fire wood) (Figure 3.13). Every household which wants to bake Injera by “Laketch Mitad” pays 0. 25 Birr in Ras Desta and 0.50 Birr in Ginfle sites for each use to the condominium housing committee. The committee members uses these Birr for different purposes such as paying the security guards’ salaries.



Figure 3.14: Communal house, occupied kitchen, place for washing cloths and slaughtering animals. Photo taken from Ras Desta site.

In all sites, there is no kitchen facility because the cost of the kitchen is not included in the house. According to the condominium housing committee members and the sub-cities housing development officials, if the households want to use the kitchens, they should pay up to 82,000 Birr for each communal kitchen. However, the residents complained and said that they are not willing to pay such amount of money for each communal house. Therefore as an alternative, in the four sites, those who do not have baking machine and in

all sites for other purpose like preparing Tella (traditional famous alcoholic beverage) use temporary plastic tents in open space and in the corridors of the kitchen, as an alternative.



Figure 3.15: Kitchen corridor. Photo taken from Gulele I site.

Households reported that the new houses lack solid waste disposal area. They complained that, the materials which were used during construction of the houses like toilet and bath

room materials, sinks, keys, circuits and plugs, were not up to standard and durable. In addition to these, the drainage and sewerage systems were poorly constructed.



Figure 3.16: Drainage system. Photo taken from Ras Desta site.

Concerning toilet facilities, they cannot use flush toilet when water is in short supply. In the three sites (Ginfe, Ras Desta and Gulele I), when water scarcity occurs, the toilets are out of service and households suffer from the bad smell.

According to the respondents and personal observation of the researcher, the type of staircase is not suitable especially to the vulnerable groups like old age, disabled, children and also women who carry different commodities to the upper floors. They also grind coffee and other commodities like ingredients for preparing Tella, on the ground and carry to their house. Such things add burden to the above groups of people. During focus group discussions and interviews the residents complained that, the stair cases are a great

problem for the above groups of people and suggested it should be constructed attached with and inside the house and it was better if the satire case were replaced by lifts to minimize the burdens of women, old aged, disabled and other similar persons. They expressed their fear that sometimes in the future, the stair cases may break and residents will have no other means to get to or out of their houses.



Figure 3.17: Stair case and women burden. Photo taken from Ras Desta site.



Figure 3.18: Stair case. Photo taken from Ras Desta site.

Other concerns raised during focus group discussion are that, there is not enough open space that can be used as playing ground for children, and also that the pedestrian passage ways were not properly built.

Concerning distance between the respondents residency and their place of work, 61 reported that the location of the old houses was adjacent to their place of work, 81 reported that it was less than one kilometer distance from their old houses, 50 between 1 and 5 kilometers and for the rest 51 was more than 5 kilometers. As for the new site, the distance between the respondents residence and their place of work for 46 is adjacent to their work place, for 43 it is less than one kilometer, for 69 the distance is between 1 and 5 kilometers and for the rest 77 the distance is more than 5 kilometers, and the rest have no work.

Table 3.5. Distance between respondents home and work place, and their mode of transport they used in the old and new sites

Attributes	Old sites		New sites	
	Frequency	Percent	Frequency	Percent
Distance in Km.				
Adjacent to home	61	24.6	46	18.5
Less than one km	81	32.7	43	17.3
1-5 km	50	20.2	69	27.8
More than 5 km	51	20.5	77	31.1
Mode of transport				
Walking and buses	163	65.7	136	54.8
Taxi and buses	71	28.7	99	39.9
Services cars	11	4.4	10	4
Own car	3	1.2	3	1.2

The mode of transport used varies according to their level of income and distance between their home and work place. In the old residence 163 (65.7 percent) and in the new sites 136 (54.8 percent) reported by walking and using buses, 71 (28.7 percent) in old sites and 99 (39.9 percent) use taxi and buses, 11 (4.4 percent) and 10 (4.0 percent) in the old and new sites respectively, use service cars and only 3 (1.2 percent) each in both sites use their own cars.

When we consider education interruption due to moving in to the new houses, only 34 (13.7 percent) in the old sites and 31 (12.5 percent) in the new sites of the households reported their family faced such a problem, for the rest of the households educational interruption is not a problem.

For challenges that face the residents such as place for formal and informal economic activities practiced, accessibility of communal houses, type of stair cases, durability of materials, drainage system, water tanker and solid waste disposal areas, the respondents suggested the responsible body for those challenges was government and they believed government should solve every problem, and they suggested that, the condominium houses, to be constructed in the future should consider the real life of the majority. The residents should be involved in the planning of the houses so that their concerns are addressed.

Despite these challenges, respondents noted that, there were also advantages gained from the condominium housing development program. These include: they got their own clean and modern toilet and bathroom, private tap water, electric ammeter, telephone line, of which the residents never enjoyed in the old sites. Another advantage gained is that previously, more than 95 percent of the residents lived in houses constructed with mud and wooden walls, mud floors, low quality door and windows, but now they are living in better houses with modern facilities. Therefore, households are very happy, satisfied and prefer the services they enjoy from their new houses.

UN- Habitat (2001) and Gilbert (2001) revealed that, houses which are of poor quality and have inadequate infrastructure, services, utilities such as tap water, electricity, sewerage and drainage systems; and overcrowded, are bad houses or slums. While in the new condominium houses quality is under question, respondents enjoyed different services and utilities, hence, the households consider them as good houses.

It was also revealed during the discussions that, some services were poorly provided to the households. For instance, the construction and quality of stair cases are of concern to the residents. They expressed concern that they may not be durable. It was highlighted that, one of the stair cases has a crack at the bottom part. It was also noted that the type of stair case is not suitable for carrying different commodities, for children, old age and disabled persons; and that there is no enough space for children to play. The majority are not experienced in using the flush toilets, and also are misused by some of the residents. At times the toilet pipes block due to indiscriminate waste disposal by the households. As a

result the wastes flow up to the houses of upper floor residents. In addition to this in all sites, there were no water tanks for use when the water supply discontinued and they cannot use the flush toilet during such times.

During focus group discussion and interviews, households viewed that water stoppage is a common problem in Addis Ababa. Water is usually in short supply during cleaning the dump, when pipe breaks due to different construction activities and when water in the reservoir is at a minimum. Therefore, it is better to construct a communal toilet nearby to be used during times of water shortage.

Another challenge that faces the residents is that of kitchen facilities. As revealed in Table 3.1, more than 80 percent of the respondents who are followers of Orthodox Christian including the rest of religious groups, have different holidays and memorial ceremonies to celebrate. Therefore, they need kitchens to prepare the things that are needed to celebrate some of these festivities. Now, with no kitchen facilities, this greatly inconveniences the affected residents. However, as supported and followed by UN-Habitat (2001), every human being should get access to adequate shelter.



**Figure 3.19: Plastic tent used for baking Injera and Bread, and also for roasting.
Photo taken from Ras Desta site.**

3.6. Level of Participation and Life in Temporary Shelter

3.6.1. Level of Participation

Direct participation of the respondent households to the housing project was so minimal. Sixty-eight (27 percent) of the respondents participated in the meeting called by Sub-Cities and Kebele officials to inform the people about the housing development program and the nature of displacement that will take place during the implementation of the program. Their participation was in the form of sharing ideas, choosing their new housing sites and also the housing type – studio, one bed room, two bed rooms and three bed rooms' houses based on their income and affordability.

However, out of 68 respondents, 14 of them reported that the implementation was not based on their agreement. Where as, 180 of the respondents had not participated in the

housing development project. Even though, the majority did not participate in the process, 165 of the total households displaced from their previous houses voluntarily, the rest 83 evicted forcefully. And 141 of the respondents said, they were provided with alternatives to choose their residential sites and type of houses while 107 did not get this chance. This indicates that around three-fourth of the households did not participate or even know about the housing development program.

More than 77 percent of the respondents reported that, the time gap given by the government to prepare them to leave their old residential sites and enter into the new condominium houses was enough. However, a little more than 21 percent reported that, government did not give them enough time to prepare themselves. From the total of 248 respondents, 212 were given less than 3 months for self preparation, 15 range from 3 to 7 months and the rest more than 7 months (Figure 3.20). Even though the time gap is minimal, that was sufficient to the majority.

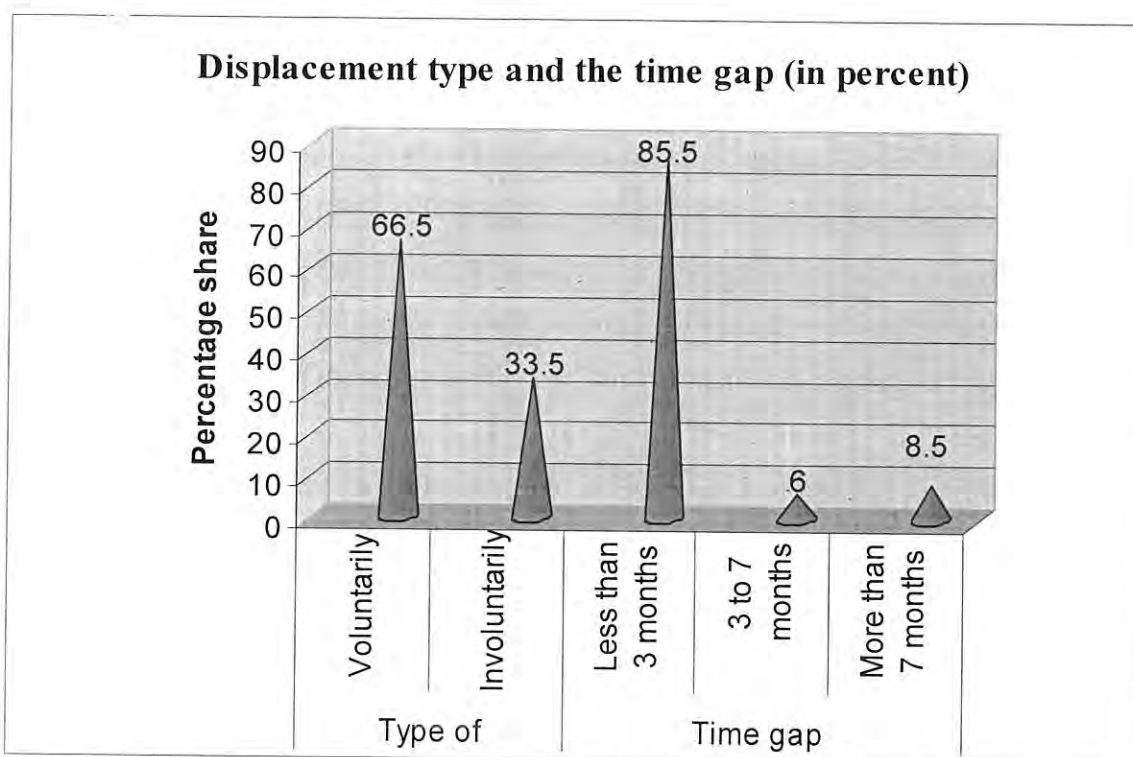


Figure 3.20: Type of displacement and the time gap given to households to displace their previous houses.

Respondents also made complaints against the existing condominium houses committee members. The respondents in all sites highlighted that, they were not responsible, transparent and accountable committee members to administer and solve the problems faced by the residents. Even though they were willing to provide money to cater for the things needed by the residents such as for construction and repair of different facilities; the complex bureaucratic procedures followed by committee members prohibited solving the problems. By the time the research was conducted, the condominium housing committee did not have a code of conduct (set of rules and regulations in order to guide and administer the condominium houses residents).

Concerning the way they moved into their new houses, of the total of 248 household respondents, 92 (43 from Gulele and 49 from Arada Sub-Cities) which covers 37.1 percent got and entered to condominium houses directly from their previous houses while 156 respondents (127 from Arada and 29 from Gulele Sub-Cities) which covers 62.9 percent had been displaced and sheltered in different places until they moved into their condominium houses. Out of the total displaced people, 76.3 percent had been sheltered in temporary nests, 9.6 percent in rented houses from private owners, 8.3 percent in rented Kebele houses and 5.8 percent stayed with their relatives.

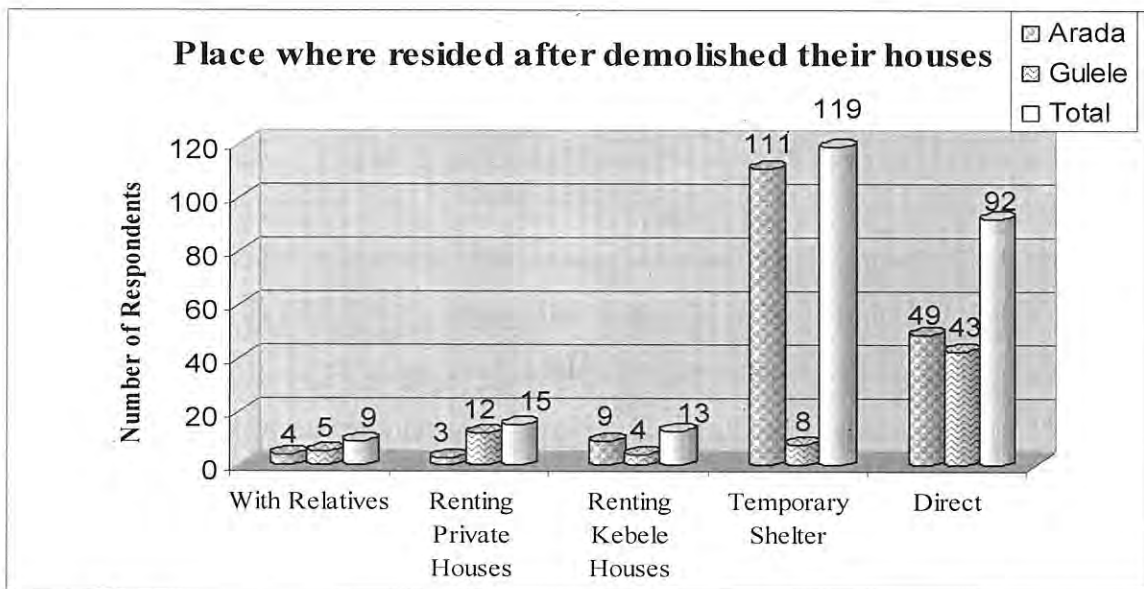


Figure 3.21: The places where respondents resided after their houses were demolished and before they entered the condominium houses.

When we compare the two Sub-Cities, relatively in Gulele Sub-City more people moved directly to condominium houses without demolishing their previous houses. In this regard, the reason may be in Arada Sub-City (the place where the city emerged and its inner part), it is congested, overcrowded, shortage of free space to construct condominium houses and then demolishing the residents area to implement the housing program may be the only means. In Gulele Sub-City there are more open spaces to construct condominium houses. On the other hand, there are better facilities of services and infrastructure in Arada Sub-City than Gulele.

The previous houses of the displaced people were demolished in different phases. In Arada sub-city, the houses of 64 respondents were demolished in 2004-2005 and the rest 63 respondents were demolished in 2005-2006. Forty two respondents got condominium houses within the year 2005-2006 and 134 within the years 2006-2007. In Gulele sub-city 9 respondents had their houses demolished in the years 2004-2005 while 20 had their houses demolished in 2005-2006. Seventy-six got condominium houses in the years 2005-2006 and the rest 25 got their houses in the years 2006-2007 (See the details from Annex 6).

Any development program will not achieve its goal unless it involves the people who are directly related to the program. This is because the affected people know their problems, and prioritize them. If an appropriate body is established to deal with residents' preferences, the respondents indicated that they are willing to participate and provide their labor, money, materials and their skills to improve the program. Local knowledge especially for the type of developmental program like housing is very essential and crucial to implement the program effectively and efficiently. The government or appropriate officials should simply give the technology, training, financial facility and guide them. This approach is good because it minimizes costs, uses the time efficiently, and achieves successful results.

3.6.2. Life in Temporary Shelters

Regarding where the respondents stayed during the condominium construction, from the total sample households in Arada and Gulele sub-cities, a total of 119 respondents that accounted 76.3 percent resided in temporary shelters. They stayed in these temporary shelters for periods ranging from 9 to 18 months. However, the period spent residing in these temporary shelters varies from site to site.

On the nature of the temporary structures, the household focus group discussions and interviews said that, both the walls and roofs of most temporary shelters were constructed of corrugated iron sheets. These shelters were unbearably hot during the daytime and cold at night. Hence, many people got sick. Two of them died in Ras Desta and one in Ginfle sites. Thieves, bad smells, flood after rains and rain drop leaks were other problems faced by the respondents in the temporary shelters. Thus, living under such conditions for 9 to 18 months is really very frustrating. These shelters are also too small in size and each household was allocated one room resulting in overcrowding. There is no provision for storage of beneficiaries goods and equipments and so they had to store them with relatives. Those who stored their goods outside their temporary shelters risked having them stolen by thieves at night. It was also highlighted that sound and different odors were easily transmitted from one room to the other.

In most temporary shelters sites, there were no kitchens, toilet rooms and also in other areas, water was not easily accessible. Where temporary shelters had kitchen, toilet rooms and tap water, these were often shared facilities. For instance, respondents from Tourist site informed the researcher that they shared one toilet room with 20 other households. Such arrangements often created conflict among residents. Most of the respondents said that when they were in the temporary shelters, there was no peace and stability due to shared scarce utilities with large size of the households. Thus the respondents had strong negative memories about their living conditions in temporary shelters.

Even though some changes were made by the appropriate officials after some evaluation and provided condominium houses to the affected groups directly before demolishing their houses, they suggested that, the government or concerned officials should conduct research in all directions related to the program before implementation to minimize the risks and problems faced by the respondents in temporary shelter.

3.7. Government and Other Institutions Support

Households were asked about the effect of the housing development program and other institutions on them, 98 support the program and comment as very good followed by 122 as good, 28 feels that the program has not improved their lives, while from the 28 respondents 17 were affected negatively (See the details from Annex 7).

Concerning support residents got from government and other institutions, out of the total respondents, 180 had not received any type of support. However, 22, 13 and 33 of the respondent households had received support from the government, NGO - (Missionary of Charity) and individuals respectively in the form of cash money, which accounts 31, and credit facilities 37. Based on their responses, for 22 households government transported their housing commodities (See the detail from Annex 7).

During focus group discussions and interviews with households about the support of government and other institutions, provided, one respondent had this to say:

“Before demolishing our previous houses, government promised to cover the whole cost of transport when they transfer us to the new condominium houses, provide bus ticket for one year. However, since we moved into our new houses, most of us got nothing from no one.”

In addition, a large number of affected groups are unable to afford, let alone monthly fee, but to purchase their own food. Thus, for this reason, about 181 displaced households, as reported by respondents and Arada Sub-City housing transfer officials, have been living in temporary shelter right up to the time the data was collected. They suggest that, government or donors should support these people through provision of different job

opportunities or covering the whole cost of the condominium housing units. Otherwise their lives would be unbearable.

UN Chronicle (2006) and Gilbert (2001) suggest about problems associated with above need full participations of affected people, government, related institutions like NGOs, community based organizations, and private investors. Since, it needs appropriate policy, programs, strategies, capital, awareness creation and full participations of each and every one.

Although the government can assist the affected people by providing different facilities like finance, training, avoiding the fixed standards – should be flexible with the reality, accessing job opportunity to the poor people, provide cost minimizing innovative ideas, formulating pro-poor policies and provision of houses to the most vulnerable groups. Turner (1980), Gugler (1996), UN-Habitat (2001) and UN Chronicle (2006) in the review literature part agreed with this idea.

3.8. Respondents Level of Satisfaction

The general level of satisfaction of the respondents and their preferences about the social, economic situations, and the accessibility and quality of services and utilities at the old sites and the new condominium housing sites are measured by Lickert Scale and tested by t-test. The researcher categorized the level of satisfaction into four that is, social, economic, services and utilities, and kitchen. Kitchen is one of the services, but due to the special nature of the issue, it has been treated as one of the categories.

The respondents level of satisfaction is calculating by deducting their previous satisfaction from their current satisfaction. Based on the results, the t-value is significant when the value is greater than the t-table value. The implication of the value is, if the t-value is positive, the situation in the new sites is better than the old one and if the t-value is negative, the old situation is better than the new.

The level of satisfaction of the respondents in relation to their social situations, such as neighborhood relationship, membership in traditional associations (Equb, Edir and Mahiber) and peace and stability within their neighbors and the surrounding people has been tested to be statistically significant.

Table. 3.6: T-value of respondents level of satisfaction, New - Old

Attributes	T-values
Services and utilities	25.416
Economic situation	-8.788
Social situation	2.373
Kitchen facility	-10.927

The result indicates that there is statistically significant difference in their social situations in the old and new sites. The analysis showed that their social situations have been improved in the new sites (see Annex 1 for details). The results of focus group discussion have confirmed this finding. On the other hand, interview conducted with key informants revealed that there is positive change as far as membership in Edir is concerned but a decline has been reported concerning participation in Equb.

The level of economic satisfaction of the respondents in both the old and the new sites has been measured by referring to the availability of market service, and in terms of job opportunity and income. The statistical analysis revealed that ($t = -8.788$, $p = 0.000$) the economic situation of the respondents was better in the old sites than in the new. This implies that there was significant variation between the economic situation of the old and the new sites. Market service was easily accessible in the old sites than the new, and job opportunity and income of the respondents were better in the old sites. Due to the resettlement some of the respondents lost their previous informal job. The study has also uncovered that the new site incurred additional costs for water and electricity consumption and also for transport.

Concerning services and utilities, which include: water, electricity, health, education, telephone, transport, drainage and sewerage facilities, neatness of the house and the

surrounding area, the materials used to build the house, bathing and toilet facilities, open space used for different purposes and the housing condition, the analysis showed that the current situations are by far better than the previous situations ($t = 25.416, p < 0.000$).

This implies that, there is statistically significant change and improvement in the accessibility and quality of services and utilities in the new sites. Although, there are some problems in the quality of some of the services, generally the respondents are satisfied with what is available and accessible in the new sites and this has also been supported by the results of the focus group discussion and key informant interviews.

The measurement of level of satisfaction concerning kitchen facility revealed that, the previous kitchen facility was by far much better than the current one. The test of difference in level of satisfaction ($t = -10.927, p < 0.000$) showed that the kitchen facility in the new sites is unattractive and inaccessible. The results of focus group discussion and key informant interviews have also supported this finding. As mentioned in section 4.4.2, although the kitchens have been built with the construction of condominium housing units almost all of the kitchen have not been made accessible to the residents. The concerned officials in the housing development program did not allow the condominium residents to use the existing kitchen.

The living conditions of the respondents in the new condominium housing sites as a whole, has improved from the previous old sites for the majority 187 (75.4 percent) of the cases. For some of the respondents 25 (10.1 percent) the living condition were the same and for 36 (14.5 percent) of the respondents the current situations are worse than the situations before households.

3.9. Responses of Key Informant Officials

The researcher also collected data from different officials, whose work is related to the housing development program, including: Housing Development Department, Addis Ababa Housing Agency and GTZ consultant of Housing Agency from Addis Ababa City Municipality, Arada and Gulele sub-cities Housing Development Program and Housing

Transfer Officials, and MWUD. The questionnaire mainly focused on the housing policy, objectives, programs and strategies and the program impacts on target groups, and implementation on the ground.

The duties of the respondents were: professionals, who conducted research about the socio-economic status of the society, establish operational management, transferring the finished condominium houses to the users, supervision of the distribution of condominium houses, and giving training and awareness creation program about the implementation of the program. Some of the respondents were not willing to reveal their duties.

According to the concerned officials' reports, the existing development policy and legislations, which relate to the housing development program, are appropriate in principle. Their reason was that those policies and legislations are intended to solve the very problems of the people. However, they doubted the implementation and efficiency of the program.

Concerning the rights of the affected groups who have been living in condominium houses, the concerned officials stated that, there is no article in the law about the rights of residents which allow them to rent their houses. However, they said that, Proclamation No. 19/1997 (Ethiopian Calendar), article 4 states that, "Statement of his commitment, not to transfer the unit he has purchased to third party through sale or donation during the first five years from his receipt of the unit."

According to the concerned officials, the objectives of the housing development programs include:

- Provision of adequate and affordable, low – cost housing to low- and middle-income people;
- Providing services;
- Upgrade the slum areas and increase the City's standard;
- Increase housing stock;
- Ensure tenure security;
- Promote economic use of the urban land; and

- Increase construction capacity.

Concerned officials were asked about their opinions on the relevance of the above objectives, they stated that, all the above objectives are important and relevant. However, it is difficult to apply them, especially to address the needs of the affected poor people in reality.

In the case of affordability, very low-income earning people cannot afford to pay the down payment, minimum of 1047.38 Birr and minimum monthly payment of 53.82 Birr. Some of the officials suggested that, government should consider the ability of the poor; the poor should be assisted, for instance, in the form of changing the payment in services. The government should avoid regulations such as those that give priority to those who cover 100 percent of the housing cost at once. Some of the respondents believe that an appropriate housing policy should be formulated for the poor people which include cross-subsidized housing approach, that is, construction of condominium houses to owners and renters, and also upgrading informal settlements are better solution to housing problems. These require organizational efforts.

Concerning the beneficiaries, people who live in slum areas and affected by the housing development program should get priority. The planned and actual beneficiaries were not the same all in all. Government planned to provide adequate and affordable houses to low- and middle-income people while in reality; it inclined middle- and higher-income people. As they explained, it is because of higher construction cost that government gave priority to those who can pay better and for those who can pay at least the down payment. This is in contrast with the stated objectives of the housing development program which aim to provide low-cost houses for the low- and middle-income class.

They believed that, condominium houses are more suitable and adequate to the affected groups than their previous houses. The beneficiaries got different facilities in the condominium houses, which they never had in the previous houses. They also said condominium houses especially studio and one bed room types were highly subsidized.

However, they were not affordable to the low-income people. They recommended that, government and NGOs should help the low-income people in order to solve their problems.

Government assisted the affected groups in the subsidized studio and one bed room housing type, provided condominium houses without lottery method and payment made by in NGOs to cover the cost of houses for poor people. Here, in the case of Arada Sub-City as the housing transfer official told the researcher, female headed households, some very low-income earners and disabled persons were assisted by NGOs. That is, “Missionary of Charity” covered the whole payment required for the housing units for 100 poor people.

On the other hand, the government has planned to access loan for housing, but this has not yet materialized. Government promised the affected people to cover the whole cost of transportation and other costs at the time of displacement and promised to provide adequate houses to the whole displaced people. However, priority is given to those affected groups who can afford to pay at least the down payment. Government also treated the vulnerable groups like female headed households based on Proclamation No. 19/2005, Article 5, which says 30 percent of the condominium housing units should be reserved for female headed households.

Concerning the strategy adopted by the housing development program, which involved the demolition and construction of new houses, the officials revealed that the construction of condominium houses took place based on the Addis Ababa Master Plan and the Local Development Plan. Firstly appropriateness, socio-economic status of the residents and owner type of the old site houses were established. Secondly, government, through the responsible sub-cities and Kebele officials gave full orientation to the affected groups and some of them participated as a relocation committee. Thirdly, people were relocated to temporary shelters to construct the condominium houses. Finally, the affected groups who paid at least the down payment were transferred to the new condominium houses.

In the process of doing all these measures, the Addis Ababa City and Sub-Cities administrations, AAHDPO, AACHA, Addis Ababa Land Management and Development Agency, and Urban Planning Department were the responsible bodies for housing development program in general, and choosing the options and making necessary decisions in particular. There was also an integrated committee among the institutions related to infrastructures – EPCO Addis Ababa Region, AAWSA, Telecommunication Corporation and other appropriate institutions that were aware of the housing development program. However, some discrepancies were noted. There was no coordination between project office, Land Administration Authority and Urban Planning Department in the selection and approval of appropriate land.

Concerning both the expected and actual positive impacts, challenges and negative impacts of housing development program; respondents responded, decreasing the housing backlog, improving the living conditions of slum residents, prevent urban sprawl, develop real estate market, sustain livable city (internal part for residential purpose), keeping the master plan, provide job for unemployed people, responding the housing needs of the people, city beautification, modern and neat life style, and also avoid horizontal expansion. The land was taken for only the ground floor houses, then it save the land at an amount of number of housing units times the number of stairs and the space between two houses detached.

Concerned officials reported that, condominium houses provided different advantages to the beneficiaries. They got high standard houses at affordable price in the inner part of the City – better own houses, neat and new building, toilet room and baths, own tap water, own electric ammeter, etc. individually; better living condition and financial arrangement. They believed government provides adequate houses, but they may not be suitable to some residents especially to their traditional way of life like preparing Tella, and informal self-employment.

According to the respondents, the challenges faced by the housing development program include: shortage of time between the sales agreement and finishing of construction, resistance from the affected groups to resettle them, shortage of appropriate and motivated

willingness of engineers. Actually, there was a lack of resettlement area for constructed temporary shelters, lack of free Kebele houses and these retarded the housing construction program and hence presenting real challenges.

In the case of the affected groups, the expected challenges were: how to become a responsible owner of property in condominium houses; problems at the time of the demolition of their houses - no shelter, no supply of water and other facilities; tolerance towards the feeling of others and self – discipline. Actually, they also faced challenges related to the establishment of functioning owner associations, problems in temporary shelters, disrupted of social associations such as Edir, Equb, and increased distance to their work place and school of children. Some of the affected groups stayed in temporary shelter until the construction of condominium houses finished but some due to lack of money failed to pay the down payment and hence could not get condominium houses.

Based on the concerned officials responses, the negative impacts of condominium houses can be summarized as follows: affecting the living style of the residents; cultural limitation (prohibit use of fire-wood, coffee grinding, etc.); lack of privacy until they adapt to the culture of collective residential building; and also some students were disappointed because the residents were far from their schools. However, the residents quickly adopt their living style in the new environment more than expected.

The respondents also indicated that there was project evaluation in different times which results in changes in some of approaches, then modification and correction of some of the problems. For instance, it is through such evaluations that enable the displaced people to directly move into condominium houses instead of staying in temporary shelters. The recent program focuses on expansion areas – constructing condominium houses in open spaces.

The recommendations of the respondents about the options were: applying integrated approach, that is, on-site relocation, upgrading houses, integrating relocation with other schemes such as training, credit facility, subsidy, full coverage of the cost for the poor

people who cannot afford to pay at least the down payment, and other facilities that are better options to solve the housing and related problems. Some argued that before the implementation of the program, government should involve the residency in the planning, improving the design of buildings, provide credit facilities and appropriate subsidies to low-income groups, education or awareness creation, willingness of people to combine traditional values with modern urban life style, participation of all stakeholders, etc. These issues need to be addressed in order to overcome some of the housing problems in the City.

In summary, housing upgrading development programs for developing countries need huge outlays of capital to clear the slum areas and provide houses for the poor. Thus governments need to accept and involve beneficiaries in meeting the needs of the poor people so as to sustain the implementation of such programs. The governments should also formulate and follow an integrated approach and reformulate comprehensive housing policies that adequately address basic needs especially of the poor. This idea is supported by different literatures and scholars (PSAD, 2006; Mathewos, 2005; and UN Chronicle, 2006).

CHAPTER FOUR: CONCLUSIONS AND RECOMMENDATIONS

4.1. Conclusions

Every human being has a human right in general and housing right in particular, to get adequate and affordable housing. However, especially in developing countries, such rights are violated due to financial constraints. Governments who are the major providers of housing especially to the poor, have limited capital to adequately provide such services. Governments also lack comprehensive housing policies – poor planning, strategies and inefficient implementation of housing programs; lack of all concerned stakeholders participation especially the people who are directly related to the program; and inadequate and unaffordable housing accessibility in both quantity and quality.

From the survey results analyzed in the previous chapter, it is possible to draw different conclusions based on the objectives of this study.

The beneficiaries of condominium houses are the people who were living in the slum areas. More than 90 percent of them were public house renters whilst around 80 percent were people who used to pay 25 Birr or less per month for house rent.

Around 60 percent of condominium house beneficiaries are the low-income earning people who earn less than 600 Birr per month. Considering the current housing market price, these households let alone buying or constructing their own houses by themselves, they cannot fulfill their daily consumptions and monthly fee for different services. Therefore the housing development program actually benefits these groups. However, additional costs incurred for services which they never had or were inadequately provided in their old houses and the installation of low standard materials during construction of the houses are drawbacks for the households.

There is a major constrain in addition to the above drawbacks. When collections of the monthly repayments start, it shall really affect many households and may result in illegal transfer of these houses to third parties in the form of sale. Unless measures are taken by

the Government and/or other institutions or beneficiaries may rent part of their housing units to other needy people and they will soon be no more house owners.

The existing condominium houses are affordable only to the middle- and higher-income groups, which requires a down payment at least 1047.38 Birr and monthly payment of 53.82 Birr for 21 square meters studio housing unit. Whereas for the low income groups, for instance, people who earn less than 300 Birr (in this study which accounts 21.4 percent from the total respondents), the rest of their income after they pay the monthly payment, is unable to meet to purchase and other consumption needs like food items in order to sustain their lives. Therefore it can be concluded that, the existing condominium houses are not affordable to the low income people.

The adequacy of the new condominium houses are in a better position than the previous ones. However, services like kitchen, water for flush toilets and home use, accessibility of services with affordable price and also in some sites disturbance from the surrounding people who are not condominium residents should be checked and improved. Otherwise, the beneficiaries lose their sense of ownership of their houses. While in general considering the previous housing conditions of the beneficiaries, it can be concluded that, the current condominium houses are more adequate to the beneficiaries.

Condominium housing program has positive and negative impacts on the affected groups. Due to construction of condominium houses, the affected groups now living in condominium houses enjoy many benefits. Tenure security or ownership is the major benefit especially for those who cannot construct their own houses. More than 90 percent of the affected groups were renters, but now they are owners of their own housing units. Housing is many things for them. They got clean houses with no more congestion and overcrowding, modern facilities in the inner part of the City. Another benefit is that they can also borrow money from formal financial institutions using their houses as collateral that could enable them to engage in different economic activities to earn a living.

Except for some facilities like kitchen, (even though this has a great value to them), they now have better services and utilities, which were not or inadequately provided in the previous houses. Some of the condominium housing residents got affordable houses with the advantage of paying only the down payment and will finish the housing cost through long period of time. And also for those who received studio and one bed room housing type, the government subsidized 30 percent of the housing units cost.

Concerning the limitations or negative impacts of condominium housing program to the affected groups and who are beneficiaries of condominium houses: some of the services were inadequately provided to the users and some facilities like kitchen, place for slaughtering animals for feeding, and washing clothes were not provided. The interior of the housing units displayed poor workmanship by the contractors and the residents had to bring them to standard using their own resources.

Concerning the educational level of the respondents, more than 72 percent do not have certificate and some of them are engaged in the informal economic activities. However, in the new condominium housing sites, residents are not allowed to involve in the informal and formal economic activities on the premises. They lost their previous jobs and their income by moving to the new sites and also in the new sites they incurred additional costs due to provision of other services and utilities. Therefore, such things negatively affect the residents especially the low-income group. In addition to the above problem, they lost their previous neighbors and other social institutions especially those who were displaced from distant places.

In general, according to their level of satisfaction and preferences about their previous and the new housing conditions, it is possible to conclude that, the housing condition of the condominium housing sites is better than the previous ones.

Even though the housing policy is the key input in solving the housing problem, in this case, it is in its infancy and not comprehensively formulated. The housing development program without comprehensive and appropriate housing policies, cannot achieve its

objectives effectively. Provision of adequate and affordable houses to the low- and middle-income groups is one of the objectives of housing development program.

Although the majority of the residents in upgrading and redevelopment areas got condominium houses, some affected groups are still living in temporary shelters. And also due to financial constraints, the sustainability of the ownership status for some beneficiaries is in question.

The housing development program also started without conducting research about every issue related to the program. As the technology is new and is a blue print from foreign countries, which is in a better position than us, the design does not consider well the real social, economic and cultural conditions of the affected groups.

In addition, there was no full participation of the affected groups in the program planning which could minimize the problems. Moreover there was no comprehensive program in monitoring and evaluation that would facilitate the modification or adjustment of the program to met different challenges.

Finally, most of the problems are the result of the above situations and in order to implement and sustain the housing development program, and to meet the needs of the low- and the middle- income people, the government and appropriate institutions should take appropriate measures right from the planning stage.

4.2. Recommendations

Based on the research findings and conclusion, it is possible to recommend different issues to the housing development program implementers, the policy makers and individuals who would like to conduct research around the housing development program and its impacts.

- First and for most, the housing needs of the poor should be addressed by collaborating with all stakeholders.

- As a housing right, the poor people should get adequate and affordable houses either through direct provision of houses, that is, by applying appropriate subsidy based on their income, credit facility, considering and changing their labor to money or through empowering them economically.
- Services and utilities should be adequately provided, at affordable prices and with appropriate quality.
- Water tankers, communal non-flash toilets and kitchens should be accessible, and the condominium housing compound should be fenced.
- Government should formulate pro-poor housing policies, which allow and encourage informal economic activities.
- The housing policies, housing development programs, strategies and housing designs should consider the existing social, economic and cultural situations of the affected groups.
- Forced evictions should be stopped or at least minimized. Direct transfer of affected groups and on-site relocation should be encouraged to minimize the negative impacts of the housing development program.
- The housing design and allocation should consider the vulnerable groups, which include old aged, women, children and disabled groups.
- Finally in order to implement any development program effectively and sustainably, the area should be well studied, there should be better coordination among all stakeholders, and the affected groups should participate in the whole process – from planning to evaluation stage.

- For those who want to conduct research on the impacts of condominium housing development program, it is advisable to assess the ownership status of the beneficiaries after they start monthly payment, so as to study the impact on the low-income level groups.

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ANNEXES

Annex 1: T-Value of Respondents Level of Satisfaction - New Sites Minus Old Sites, Paired Samples Test

		Paired Differences					t	df	Sig. (2-tailed)
		Mean	Std. Deviation	Std. Error Mean	95% Confidence Interval of the Difference				
					Lower	Upper			
Pair 1	Service Utilities After - Service Utilities Before	1.13911	0.70580	0.04482	1.05084	1.22739	25.416	247	0.000
Pair 2	Economic Situation After - Economic Situation Before	-0.57796	1.03567	0.06577	-0.70749	-0.44842	-8.788	247	0.000
Pair 3	Social Situation After - Social Situation Before	0.18817	1.24884	0.07930	0.03198	0.34436	2.373	247	0.018
Pair 4	Kitchen Facility After - Kitchen Facility Before	-1.30242	1.87711	0.11920	-1.53719	-1.06765	-10.927	247	0.000

Annex 2: T- Value of Equb and Edir of the Respondents New Sites Minus Old Sites

		Paired Differences					t	df	Sig. (2-ailed)
			Std. Deviation	Std. Error Mean	95% Confidence Interval of the Difference				
					Lower	Upper			
Pair 1	Equb After - Before	-0.14113	0.39254	0.02493	-0.19022	-0.09203	-5.662	247	0.000
Pair 2	Edir After - Before	0.08871	0.34879	0.02215	0.04509	0.13233	4.005	247	0.000

Annex 3: Housing Types, Area, Price (in Birr) and Time Duration.

Housing Type	Size in sq. m.	Cost /sq.m.	Service and facilities cost/sq. m.	Sales price/sq. m.	Total unit cost	Down payment	Monthly fee	Subsidy (%)	% of DP	Interest rate (%)	Time duration (in year)	GP
Studio	21	560	105	665	13,965	1,047.38	53.82	30	7.5	Free	20	6
One bed room	30	560	105	665	19,950	1,995	127.95	30	10	2	20	3
Two bed rooms	40	800	150	950	38,000	7,600	217.90	-	20	CBB	15	-
Three bed rooms	60	960	150	1,110	66,600	19,980	555.60	-	30	CBB	10	-

Source: Compiled from AACG (2006) unpublished document, AACHA (2004/05) Amharic version.

DP = Down Payment

GP = Grace Period (in month)

CBB = Commercial and Business Bank standard

Annex 4: Respondents Monthly Income and Expense Comparison in the Old and New Sites

Level of income and expense	Old sites				New sites			
	Income		Expense		Income		Expense	
	Frequency	Percentage	Frequency	Percentage	Frequency	Percentage	Frequency	Percentage
300 and below	55	22.2	94	37.9	53	21.4	83	33.5
301 - 600	95	38.3	96	38.7	93	37.5	101	40.7
601 - 1200	67	27	42	16.9	65	26.2	44	17.7
Above 1200	31	12.5	16	6.4	37	14.9	20	8.1

Annex 5: Level of Income Distribution

	Income	Midpoint Income of income Group
Extremely Low Income	0-200	100
Very Low Income	200-400	300
Low Income	400-700	550
Low-Moderate Income	700-1100	900
Middle Income	1100-1600	1350
High Income	1600-2400	2000
Very High Income	2400 and above	-

Source: GTZ unpublished document (Based on CSA, 2001; Planning and Development Cooperative International (PADCO), 1997; and Bertaud, Alin et al., 2004).

Annex 6: The time of demolishing respondents previous houses and they got condominium houses.

Attributes	Category	Arada	Gulele
		Frequency	Frequency
Demolished the previous houses	2004-2005	64	9
	2005-2006	63	20
	Total	127	29
	Direct	49	43
	Total	176	72
Owning condominium houses	2005-2006	42	47
	2006-2007	134	25
	Total	176	72

Annex 7: Respondents attitude about the program of government, its and other institutions type of support received by the respondents.

Attributes	Category	Frequency	Percentage
Respondents attitude	Very good	98	39.5
	Good	122	49.2
	Nothing	11	4.4
	Worse	17	6.9
Institution which support respondents	Government	22	8.9
	NGOs	13	5.2
	Individuals	33	13.3
	No support	180	72.6
Type of support	Money	31	12.5
	Credit	37	14.9
	No support	180	72.6

Part II. Socio – economic characteristics, ownership status, and services and utilities facility of the respondents before and after living condominium house.

Write the appropriate letter (s) under the column before and/or after. “Before” stands for before living condominium house and “After” stands for after living condominium house. For those questions not related to “Before” and “After”, circle the letter.

The value of money in this questionnaire is in Ethiopian Birr.

Questions	Items	Before	After	Remark
1. Type of employment of household head	a) Government b) Formal self – employed c) Informal self-employed d) Private firm e) NGOs f) Unemployed g) other			
2. Part time job (s)	a) Yes b) No			
3. Number of productive family members	a) No b) 1 – 2 c) 3 – 4 d) more than 4			
4. Have you the same type of occupation?	a) Yes b) No			
5. Number of employed family members	a) No b) 1 – 2 c) 3 – 4 d) more than 4			
6. Average monthly income of the household (in birr)	a) 300 and below b) 301 – 600 c) 601 – 1200 d) 1201 – 2000 e) 2001 and above			
7. Average monthly expense of the household (in birr)	a) 300 and below b) 301 – 600 c) 601 – 1200 d) 1201 – 2000 e) 2001 and above			
8. Your monthly saving	a) No b) less than 25 c) 26 – 50 d) 51 – 75 e) 76 – 100 f) more than 100 g) I do not know			
9. Equub/ informal saving association	a) Yes b) No			
10. Do you have Edir?	a) Yes b) No			

11. If your answer for question '9' is yes, when did you start this Equb?
- | | | | |
|----------------|--------------------------|----------------|--------------------------|
| a) Before 1990 | <input type="checkbox"/> | d) 2005 - 2006 | <input type="checkbox"/> |
| b) 1991 - 2000 | <input type="checkbox"/> | e) after 2006 | <input type="checkbox"/> |
| c) 2001 - 2005 | <input type="checkbox"/> | | |
12. Is your previous Equb still exist in the new place?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
13. If your answer for question '12' is no, are you form new Equb in the new condominium house?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
14. If your answer for question '10' is yes, when did you start this Edir?
- | | | | |
|----------------|--------------------------|----------------|--------------------------|
| a) Before 1990 | <input type="checkbox"/> | d) 2005 - 2006 | <input type="checkbox"/> |
| b) 1991 - 2000 | <input type="checkbox"/> | e) after 2006 | <input type="checkbox"/> |
| c) 2001 - 2005 | <input type="checkbox"/> | | |
15. Is your previous Edir still exist in the new house?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
16. If your answer for question '15' is no, are you formed new Edir in the new house?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
17. Who are your immediate neighbors in the new house?
- | | | | |
|------------------------------------|--------------------------|------------------|--------------------------|
| a) previous immediate neighbors | <input type="checkbox"/> | b) new neighbors | <input type="checkbox"/> |
| c) both previous and new neighbors | <input type="checkbox"/> | | |
18. If your answer for question '17' is 'b' or 'c', what is your relation with the new neighbors?
- | | | | |
|---------------------|--------------------------|----------------|--------------------------|
| a) very good | <input type="checkbox"/> | d) bad | <input type="checkbox"/> |
| b) good | <input type="checkbox"/> | e) do not know | <input type="checkbox"/> |
| c) no communication | <input type="checkbox"/> | | |
19. What is your relationship with the surrounding people who live out of condominium houses?
- | | | | |
|---------------------|--------------------------|----------------|--------------------------|
| a) very good | <input type="checkbox"/> | d) bad | <input type="checkbox"/> |
| b) good | <input type="checkbox"/> | e) do not know | <input type="checkbox"/> |
| c) no communication | <input type="checkbox"/> | | |
20. Ownership status of the previous house, you were living in _____ house.
- | | | | |
|-------------------------------------|--------------------------|----------------|--------------------------|
| a) Own | <input type="checkbox"/> | d) Co-resident | <input type="checkbox"/> |
| b) Public (kebele or public rental) | <input type="checkbox"/> | | |
| c) Rented from private owner | <input type="checkbox"/> | | |

23. To what purpose, you were using your previous house?

- a) residency e) other
 b) residency and commerce
 c) residency and part of it renting
 d) residency, commerce and part of it renting

24. For what purpose you are using the present house?

- a) residency e) other
 b) residency and commerce
 c) residency and part of it renting
 d) residency, commerce and part of it renting

Question	Item	Before	After	Remark
25. Number of rooms excluding kitchen and toilet	a) one b) two c) three d) four e) more than four			
26. Accommodation of the house to your family	a) more than enough b) enough c) not enough			
27. Approximate distance between your home and work place	a) Adjacent to home b) Less than one km. c) 1 – 5 km. d) 6 - 10 km. e) 11 – 15 km. f) more than 15 km.			
28. Common means of household transportation	a) walking b) walking and bus c) bus d) bus and taxi e) taxi f) service g) own can			
29. Do you have family member(s) who interrupt(ed) his/her education?	a) Yes b) No			
30. If your answer in question '29' is yes, what is (are) the reason(s) of interruption?	a) lack of interest b) lack of near by school c) lack of transport d) financial constraint e) other, please specify the reason			

Question	Item	Before	After	Remark
31. Use of water	a) own tap water b) public tap water c) purchasing from private owner of tap water d) stream and wells e) other			
32. own electric ammeter	a) Yes b) No			
33. Who provide electric ammeter in the new house?	a) government b) herself / himself c) other			
34. Own telephone	a) Yes b) No			
35. If your answer for question '34' is no, what is (are) the reason(s)?	a) financial constraint b) problem from Ethiopian Telecommunication Corporation c) lack of own interest d) other, please specify the reason			

Part III. Impacts of condominium houses on the respondents

1. Have you been in the construction of condominium housing program?
a) Yes b) No

2. If your answer for question '1' is yes, in what way did you participate?
a) value judgment of your compensation b) site selection
c) sharing idea / discussing
d) providing alternative idea

3. Was its implementation based on your agreement?
a) Yes b) No

4. How were you displaced from the previous house?
a) voluntarily b) involuntarily
c) other, please specify _____.

5. Were you given different choices to own the new house?
a) Yes b) No

6. When was your previous house demolished?
- | | | | |
|----------------|--------------------------|----------------|--------------------------|
| a) before 2003 | <input type="checkbox"/> | b) 2003 – 2004 | <input type="checkbox"/> |
| c) 2004 – 2005 | <input type="checkbox"/> | d) 2005 – 2006 | <input type="checkbox"/> |
| e) 2006 – 2007 | <input type="checkbox"/> | | |
7. When did you have the condominium house?
- | | | | |
|----------------|--------------------------|----------------|--------------------------|
| a) 2004 – 2005 | <input type="checkbox"/> | b) 2005 – 2006 | <input type="checkbox"/> |
| c) 2006 – 2007 | <input type="checkbox"/> | | |
8. The place you spend up to got condominium house?
- | | | | |
|---|--------------------------|------------------------------|--------------------------|
| a) with relatives | <input type="checkbox"/> | b) renting the private house | <input type="checkbox"/> |
| c) renting the kebele / government house | <input type="checkbox"/> | d) temporary shelter | <input type="checkbox"/> |
| e) other, please specify other situation(s) | _____ | | |
9. How do you get the government support and re-establishing scheme in the new condominium site?
- | | | | |
|----------------|--------------------------|----------|--------------------------|
| a) very good | <input type="checkbox"/> | b) good | <input type="checkbox"/> |
| c) nothing | <input type="checkbox"/> | d) worse | <input type="checkbox"/> |
| e) do not know | | | |
10. Which one of the institution did give help to you in the new condominium house site?
- | | | | |
|--------------------------|--------------------------|----------------------|--------------------------|
| a) government | <input type="checkbox"/> | b) other institution | <input type="checkbox"/> |
| c) individual(s) | <input type="checkbox"/> | d) no support | <input type="checkbox"/> |
| e) other, please specify | _____ | | |
11. If you are helped at the new condominium house, what type of support were you given?
- | | | | |
|----------------------------|--------------------------|---------------------------|--------------------------|
| a) money | <input type="checkbox"/> | b) credit | <input type="checkbox"/> |
| c) in the form of material | <input type="checkbox"/> | d) training and education | <input type="checkbox"/> |
| e) job | <input type="checkbox"/> | f) other | <input type="checkbox"/> |
12. Is there any family member who has been employed in the project of construction of condominium houses?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
13. Did you get enough time to prepare yourself for leaving the previous house and enter to the new condominium house?
- | | | | |
|--------|--------------------------|-------|--------------------------|
| a) Yes | <input type="checkbox"/> | b) No | <input type="checkbox"/> |
|--------|--------------------------|-------|--------------------------|
14. What time interval were you given to you for preparation of leaving the previous house?
- | | | | |
|------------------------|--------------------------|------------------|--------------------------|
| a) less than one month | <input type="checkbox"/> | b) 1 – 3 months | <input type="checkbox"/> |
| c) 3 – 5 months | <input type="checkbox"/> | d) 5 – 7 months | <input type="checkbox"/> |
| e) 7 – 10 months | <input type="checkbox"/> | f) 10 – one year | <input type="checkbox"/> |
| g) more than 1 year | <input type="checkbox"/> | | |

Open ended questions

1. What are the good things you get in the new condominium housing site?

2. What problems did you face due to the relocation?

3. If you spend in temporary shelter after demolished your previous housing area, what type (s) of problem(s) you face?

4. General comment(s) about the new condominium site

THANK YOU!!

Annex 9: Concerned officials structured interview

Dear respondents: The objective of this questionnaire is to receive information about the positive and negative impact of condominium houses on the affected groups due to housing upgrading process. The information you are going to give will help to assess the impact of condominium houses and suggest possible solutions. Whatever information you provide will be kept strictly confidential. For your valuable cooperation thank you in advance.

Part I. Personal Information

1. Sex: Male _____ Female _____
2. Age _____
3. Educational status _____
4. Occupation _____
5. Address: Sub city _____ Kebele _____

Part II.

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

2. What are the main focuses of the housing upgrading policy in regard to the condominium housing adequacy and affordability and the beneficiaries?

Adequacy _____

Affordability _____

Beneficiaries _____

3. What are the objectives of construction of condominium houses / housing project?

4. Are the objectives of construction of condominium houses applicable on the ground? If your answer is no, what is (are) the reason(s)?

5. Which objective(s) is (are) relevant and which is (are) not? Why?

6. What are your suggestions and recommendations about the objectives?

7. Who are the planned and actual beneficiaries?

- Planned beneficiaries

Actual beneficiaries?

8. If the planned beneficiaries are different from the actual, what is (are) the reason(s)?

9. Is the site of condominium houses based on the Addis Ababa Master Plan? If your answer is no, why?

10. What are the steps followed in order to displace people from the old site?

11. Was the government participate all related officials to housing upgrading? In what way? If your answer is no, why?

12. Was the government participate the affected groups in the housing upgrading process before demolishing their houses? In what way? If your answer is no, why?

13. What was government's assistance to the affected groups in the process?

14. For how many affected people the government or NGOs cover the whole price of their condominium housing units?

- Government

- NGOs

15. Is government provide or access housing loans to the affected groups? If your answer is no, why?

16. What are the things promised by the government before displaced the people?

17. Is the government fulfilling its promise(s) You're your answer is no why?

18. Was there any special treatment / assistance for vulnerable groups who affected in the housing upgrading process? If yes, in what form the government treated them?

- Orphans

- Female headed families

- Old age groups

- Low- and very low-income people's

19. What were the selection criteria and procedures for demolishing the old sites, and planning and designing the new sites in the housing upgrading process?

20. Who is responsible to present and decide the options for housing upgrading?

21. What is your participation?

22. Was there any in-process or post project evaluation of the approaches used? If yes, was there any thing that should be changes?

23. What is your view in the appropriateness of the policy/regulations at the time of the housing development program?

24. How do you evaluate the achievements of the housing project?

25. What are the expected / planned and actual positive impacts of condominium houses in general?

- Expected / planned positive impact

- Actual / existing positive impact

26. What are the expected / planned and actual negative impacts of condominium houses in general?

- Expected / planned negative impact

- Actual / existing negative impact

27. What are the expected / planned and actual challenges facing the **housing agency** due to construction of condominium houses?

- Expected / planned challenges

- Actual / existing challenges

28. What are the expected / planned and actual challenges facing the **affected groups** due to housing upgrading and construction of condominium houses?

- Expected / planned challenges

- Actual / existing challenges

29. What are the advantages of condominium houses to the affected groups who live in condominium houses?

30. Do you think that condominium houses are affordable to the low-income and middle-income groups? If your answer is yes, how? If your answer is no, why?

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

32. Are condominium houses able the affected groups pursuing informal means of livelihood (retailing, preparing Tella, backing Ingera, etc.)? If your answer is yes, how? If your answer is no, why?

33. Do you believe that all of the affected groups who demolished their houses got condominium houses? If your answer is no, why?

34. Are the affected groups have the right to rent their own condominium housing units? If your answer is yes, how? If your answer is no, why?

35. Is the affected groups have the right to sell their own condominium housing units? If your answer is yes, how? If your answer is no, why?

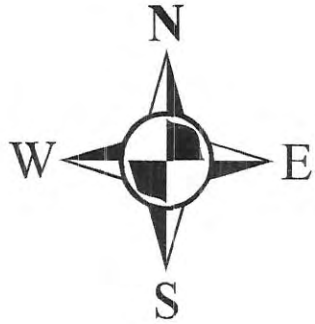
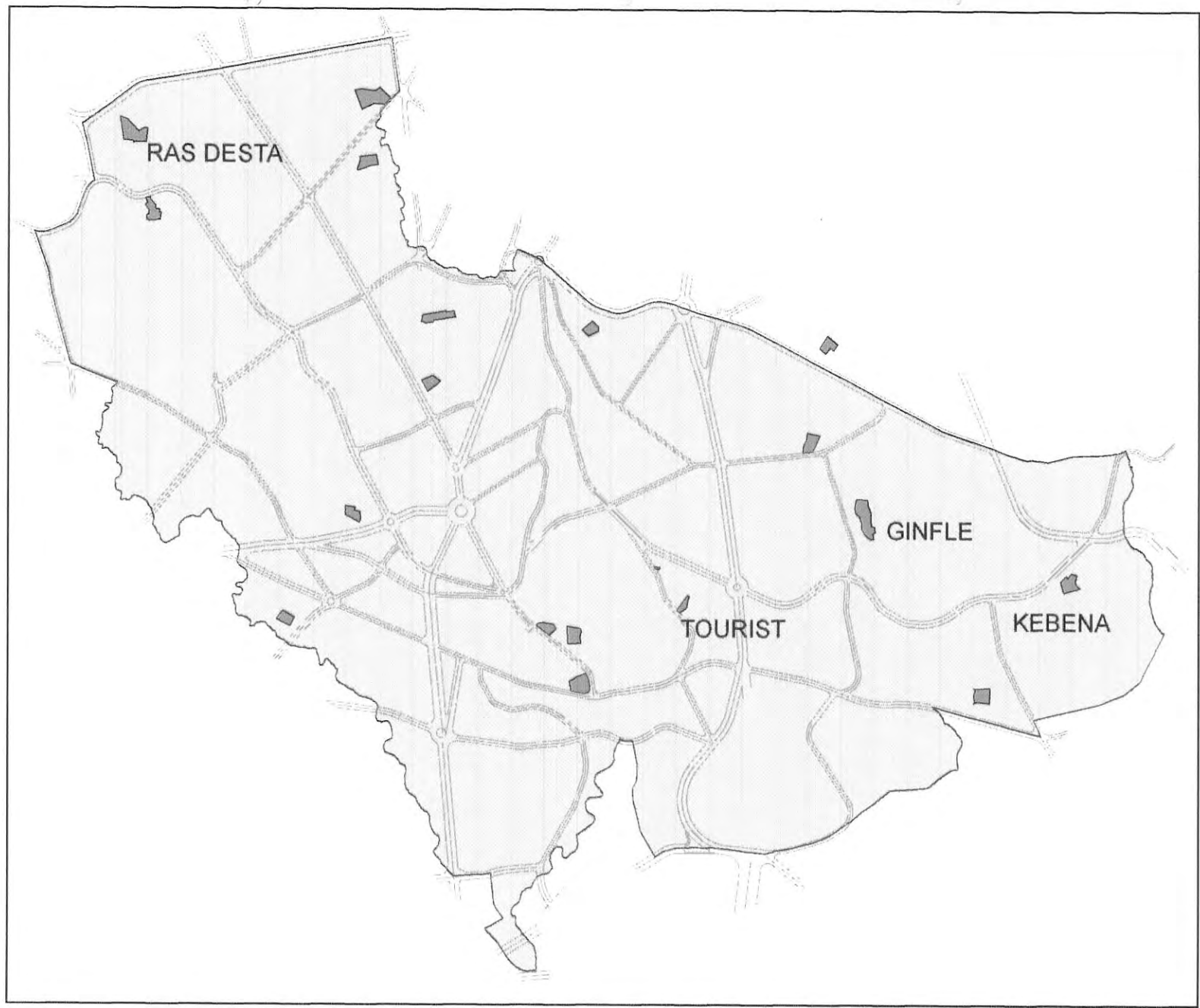
36. How and in what extent the condominium houses save the land?

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

- on – site relocation
- upgrading houses
- integrating relocation with other schemes training, credit, subsidy, full coverage of the cost, other facilities.

38. General comments about condominium houses.

THANK YOU!!

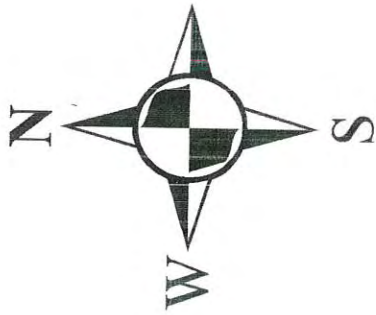


Legend

- ARADA_ROAD
- ARADA_SITES_P
- ARADA_BOUNDARY

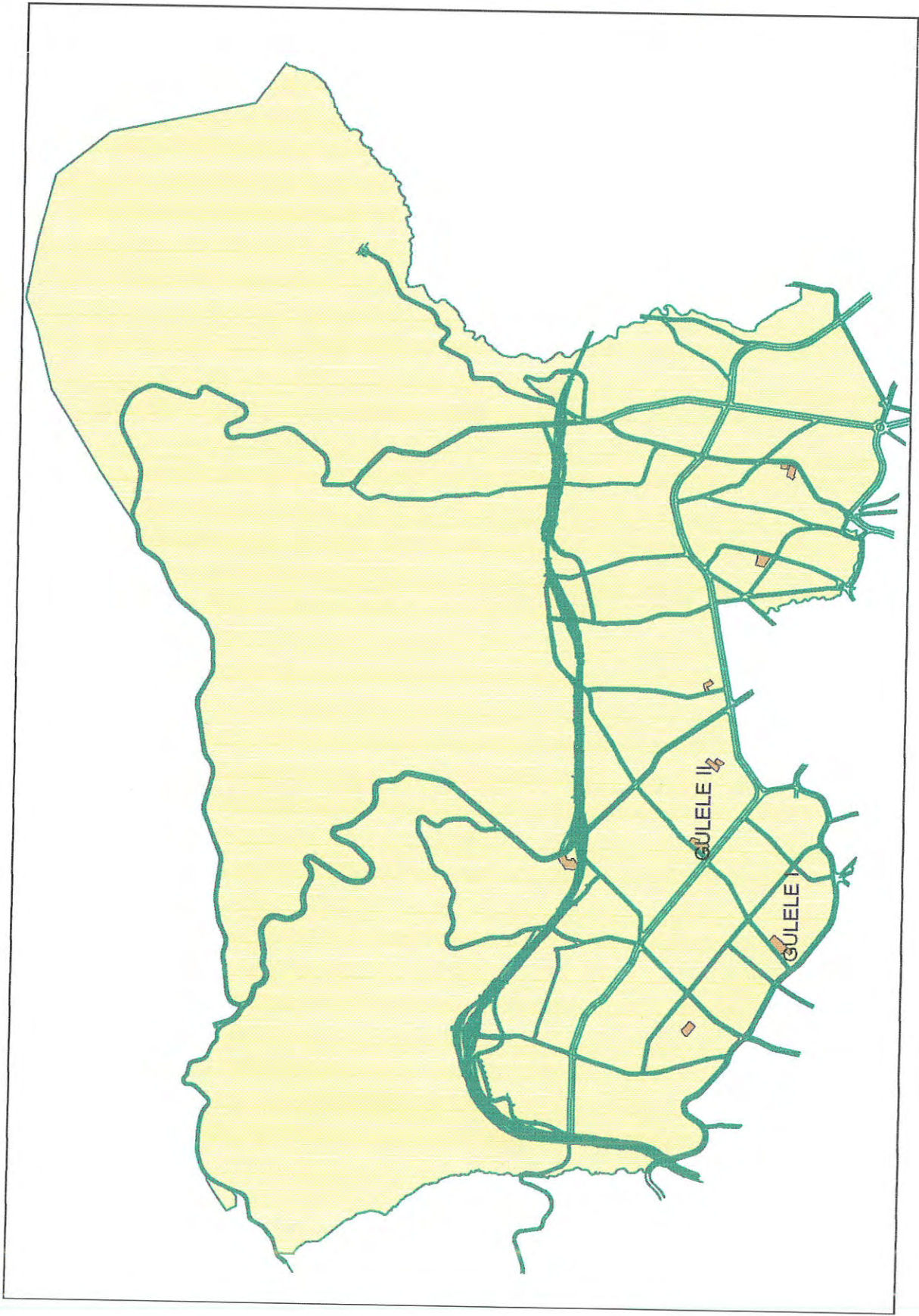
MAP 1 SITES OF CONDOMINIUM HOUSES IN ARADA SUB-CITY





Legend

- Gulele_Road
- GULELE_KEBE
- Gulel_Site_P
- Gulele_Boundary



MAP 2 SITES OF CONDOMINIUM HOUSES IN GULELE SUB-CITY

760 380 0 760 Meters



DECLARATION

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

Name:

ABAY ASNAKE

Signature:



Place:

ADDIS ABABA UNIVERSITY

Date:

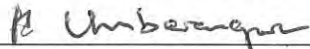
AUGUST, 2007

Approved by:

Advisor Name

IGNATIUS MBERENGWA (Dr.)

Signature



Place:

ADDIS ABABA UNIVERSITY

Date:

AUGUST, 2007