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Assessing the Impacts of Micro and Small Enterprises on Housing Development and Construction: The case of Addis Ababa with particular reference to Saving Houses Development Enterprise (SHDE) and Housing Development Project Office (HDPO)

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Declaration

I **Matewos Gebru,** do here by declare the fact that this research paper is my original work, has not been presented in any other university and for any other purpose and as well all sources used for this research has been fully acknowledged.

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Approval

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This is to certify that the thesis prepared by Matewos Gebru Mengesha entitled ***"Assessing the Impacts of Micro and Small Enterprises on Housing Development & Construction: the case of Addis Ababa with particular reference; Saving Houses Development Enterprise and Housing Development Project Office"*** which is submission in partial fulfillment of the requirements for the degree of Master is Public Management and Policy (MPMP), complies with the regulation of the university and meets the accepted standards with respect to originality and quality.

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II. List of Abbreviations and acronyms

SMMEs	Small Micro and Medium Enterprises
MSMEs	The contribution of Micro, Small and Medium Enterprises
MSEs	Micro and Small Enterprises
A.A	Addis Ababa
AASHDE	Addis Ababa Saving Houses Development Enterprise
AAHDPO	Addis Ababa Housing Development Project Office
EFDR	Ethiopia Federal and Democratic Republic
IHDP	Integrated Housing Development Program
ILO	International Labor Organization
CSA	Central Statistical Authority
MoUDH	Ministry of Urban Development and Housing
FeMSEDA	Federal Micro and Small Enterprise Development Agency
AAMSEDB	Addis Ababa City Administration Micro & Small Enterprises Development Bureau
MoFED	Ministry of Finance and Economic Development
MoTI	Ministry of Trade and Industry
MoUDC	Ministry of Urban Development and Construction

Abstract

Micro and small enterprises (MSEs) are recognized as important vehicles of economic growth, employment creation, and poverty reduction etc. As a result, MSEs occupy a prominent position in the development agenda of Ethiopia. The main objective of this research work focus on impacts of Micro and Small enterprises on housing development and constriction in Addis Ababa. A descriptive research method was used to address the research questions. The research was based on review of relevant literatures and both primary and secondary data were used in order to collect the necessary data. Primary data has been collected through questioner and unstructured interview. The secondary data was collected from different books, thesis, reports, articles, and webs. The total population of the study was 920 individuals in to two housing development programs with 22 project offices (AASHDE with 4 Project offices and AAHDPO with 18 project office) which is used as a stratum. Proportional stratified sampling technique and quota with the help of purposive sampling was used for the selection of 125 individuals from the strata. Following this, key informants are selected from both programs by purposive sampling technique. This study involves 112 individuals and 14/fourteen/ key informant and the collected data was organized in the form of tables and percentages. After the data were collected data were processed, analyzed and interpreted to arrive at real finding. The analysis was based on primary and secondary data collected through administrative type of questionnaires and interviews from officials. Quantitative and qualitative /mixed/ research techniques were employed and analyzed by using statistical package for social science (SPSS-version 16.0.) and STATA soft-ware. The study shows that 46 respondent (41%) disagree on the construction input do not provide within the given period of time by MSEs. The result of the study also shows that respondents who returned questionnaires 20% replied that hiding (ቅሸባ) Raw material is the highest. 19% of respondent also believe that all alternative would be the fact about negative impact of MSEs and 18% of them agreed that supplying poor quality construction input is the drawback of MSEs. Rent seeking and delay on providing input is the 3rd highest response rate on negative effects of the MSEs, which is accounted for 15%. The study also shows, *In the inquiry made to explore whether the MSEs operators have or have no knowledge 34 (30%) (The lion share) of the respondent agreed that they have no knowledge about MSEs what they are doing. While 27% of the respondents are agree about the MSEs have knowledge what they are doing.*

However, based on results, recommendations were proposed. The study recommends further research especially on the negative impact of MSEs on housing development and construction in Addis Ababa.

Key terms: Micro and Small Enterprises; Addis Ababa; Housing Development and Construction AASHDE; AAHDP

CHAPTER ONE

INTRODUCTION

1.1. BACKGROUND OF THE STUDY

Manufacturing Micro and Small enterprises (MSEs) and Sub-Contract works/construction MSEs are one of the most important forces for economic development. Around the world, both MSEs are acknowledged as the vital factor to stimulate innovation, economic growth, job opportunities and poverty reduction and support large-scale enterprises. Besides that, several studies have identified the construction industry also as one of the main engines of economic development. It provides significant employment opportunities at non skilled and skilled levels. The role of Micro and Small Enterprises (MSEs) in socio-economic development as a means for generating sustainable employment and income is increasingly recognized.

In developing countries, the MSE sector is the largest source of employment and income generation activity, particularly for the urban population (Wasihun & Paul, 2010). The encouragement of Small Micro and Medium Enterprises (SMMEs) is the focus of considerable interest in the world (Perks, 2010). Micro and Small Enterprise Development Program /MSEDP/ in Ethiopia meaningfully has been given due attention by government since 2004/2005. Of course, in 1996/97 National Micro and Small Enterprise Strategy was developed by the government. (AAMSEDB, 2017)

The involvement of Micro, Small and Medium Enterprises (MSMEs) to economic growth and economic development is widely acknowledged (Katwalo & Mwiti, 2009; Kongolo, 2010). MSEs in Ethiopia represent one of the main recent policy measures aimed at creating mass job opportunities to sustain the economic development of the country. Nowhere this assertion more self-evident than in Africa account for approximately 90% of private businesses fall within the category of MSEs; and 50% of employment worldwide with a correspondingly high contribution to the overall productivity output of most African economies. (International Finance Corporation, 2012; Bauchet, Morduch, 2013 and UNIDO, 1999), in developing countries, MSEs account for 45% of formal employment Caswell Mahlankgoane, Maloka, 2013)

Most giant businesses in Ethiopia have started as micro and small and have grown to their maturity over long period by cumulating capital and business management experiences (EEA,

2015). The importance of the MSEs sector in Ethiopia, particularly for the low-income, poor and women groups, is evident from their relatively large presence, share in employment and small capital requirement. These are sufficient reason for governments and other stakeholders in development to be interested in MSEs. Development of MSEs, especially the construction and manufacturing sector, is very vital for the economic development of Ethiopia.

Poverty and unemployment are viewed as the most alarming issues affecting development in the majority of the developing countries in the world (Ndabeni, 2006; Mensah and Benedict, 2010; Okpara, 2011). Thus, in recognition of the vital role MSEs play in the country's economic and social development, much attention has been paid by government of the Federal Democratic Republic of Ethiopia (EFDRE) to the development of MSEs. The MSEs Development Policy and Strategy are evidence of the focus given to MSE development. This study is focuses on drawback of MSEs to contribute to housing development and construction taking the case of Addis Ababa with particular reference to Saving Houses Development Enterprise and Housing Development Project Office**.**

When we came to Housing development and construction view: Housing development is one of construction industry plays a major role in development and achievement the goals of society. The industry has complexity in its nature because it contains large number of parties as clients, contractors, sub-contractors, consultants, stakeholders, shareholders and regulators. Here in Ethiopia, especially in Addis Ababa city. Manufacturing Micro and Small enterprises (MSEs) and MSEs Sub Contractors plays an important role in housing development and construction industry by providing Hollow Concrete Block /HCB/, Precast Beam /PB/ and Electrical installation, Sanitary work and metal works respectively.

Housing development and construction projects can provide a solid platform for reviving the Ethiopian economy and for building a more balance and independent economy during stable political conditions. According to Proclamation No. 370/2003, in 2005, Ethiopia starts the housing construction projects governed by the state, to improve the quality of living standard of the citizen's in terms of housing problem. However, housing construction project problem arise in Ethiopia especially in Addis Ababa since Ethiopian millennium, this has led to starting

development of housing construction project. In addition this has prevented the planned implementation and has caused problems in performance of projects (World Bank, 2004).

1.2. BACK GROUND OF THE ORGANIZATIONS

There are two housing development and construction projects under the city. Saving Houses Development Enterprise (40/60 housing program) and Housing Development project *Office* (20/80 housing program) for Medium and low level (income) society respectively.

The City Administration is the managing agency for the Integrated Housing Development Program (IHDP) in Addis Ababa. The office is responsible for the selection of new sites; the allocation of government resources; the extraction of funds from the city's budget to finance construction; the acquisition of bonds from the Commercial Bank of Ethiopia (CBE) to pay for all other factors including the infrastructure costs and design-team costs; and the compensation of all households displaced by inner-city renewal. *The City Administration created the Housing Development Project Office (HDPO)* specifically to manage the implementation of the housing programme. The HDPO was setup to ensure the successful delivery of the three main processes in the IHDP in Addis Ababa: the 'design', the 'construction', and the 'housing transfer and administration'. Ten sub-city branch offices of the HDPO were set up around the city to facilitate the construction of condominium units. In addition there are four Housing Transfer Offices each clustering several sub-cities (Habitat, 2011)

AAHDPO has been established to improve the living standard of low income residents through the creation of employment opportunities and provision of decent and affordable houses. Based on the *Addis Ababa City Government Houses Development Project Office* Establishment Proclamation No. 15/2004 article 6 duties & responsibilities the Project Office are as follows:

- Engage in the construction of standardized houses in the urban and expansion area, using cost saving technologies to alleviate the scarcity of houses
- Ensure an efficient land and infrastructure supply for the construction of houses
- Direct and supervise the construction of Government houses in every sub city;
- Implement efficiently housing construction programme from design to constriction
- Enhance the capacity of MSEs by making them participant in housing programme.

- Lay down training system in relation to the construction industry with training institution.
- Prepare land necessary for housing development in coordination with the concerned bodies;
- Propose the necessary design for the construction of houses in conformity with the city plan.
- Purchase the necessary goods & construction materials by the budget allocated for housing development programme from domestic sources and when necessary from abroad.
- Perform constructions for various services as may be necessary.
- Hand over houses under construction to the Housing Agency up on completion.

The housing programme recognizes the opportunity for housing to stimulate the economy, create employment, and improve the capacity of the construction and financial sectors. The adoption of cost-effective construction techniques and systems, notably pre-cast concrete elements, have reduced construction costs (by up to30 per cent) compared with conventional systems, improved the speed of construction, and facilitated the development of small and medium enterprises to produce construction elements. Furthermore, effective quantity surveying and construction management systems have helped reduce construction costs and material wastage, resulting in a programme that is extremely cost-efficient (Habitat, 2011).

The Addis Ababa City Government Cabinet, in accordance with Article 23(1) of the Addis Ababa City Government Revised Charter Proclamation No. 361/2003, issued regulation No. 58/2014 so as to establish *A.A Saving Houses Development Enterprise (SHDE) (40/60 housing development and construction project* by carried out its mission and act accordingly.

The Main objectives of SHDE are:-

- Overcoming the scarcity of residential houses phase by phase and to resolve the problem
- Improving the saving culture of the societies
- Creating a job for unemployed citizens so as to improve their income level and life style
- Strengthening the construction industry,
- Having equitable & fair wealth distribution between the citizens, and
- Supporting rehabilitation & repairing of dilapidated houses & villages in changing the images of the city.

As soon as the program launched officially, the AASHDE began the construction of saving houses immediately and creating permanent and temporary job opportunities for citizens in various fields. Manufacturing Micro and Small Enterprises, professional or non-professional

construction workers are a case in point in this regard. It is significant that focusing on promotion of micro and small business institutions and provide holistic and integrated support for the expansion of MSEs and enhance their competitiveness. The fields of works created in the project for MSEs are production of precast beam and Hollow Concrete Block (HCB), electrical and sanitary installation, metal works, food preparation and loading and unloading services**.** Contractors are also creating jobs for many people in different interrelated fields such as engineers or other professionals' foremen, time keepers, operators, carpenters, electricians, etc. Due to this, more than more than 55,000 citizens have found jobs in this budget year and above *90 million ETB* market opportunities have been made so as to increase the income level of MSEs. The number of consulting and contraction in the project are 9 and 151, respectively. As well as Micro and Small scale Enterprises who are involved in the project now are 600.

1.3. STATEMENT OF THE PROBLEM

The performance of housing construction projects has not been as impressive, fundamentally because of lack of project management failure to establish a coherent institutional and policy framework (World Bank, 2004).

Studies show that there are three important issues related to failures and problems in construction performance, which are political, economic and cultural issues (UNRWA, 2006 & 2007). Moreover, there are many reasons and factors which attribute to such this problem such as, capability of stakeholders (MSEs, contractors, consultants, and client) are the reason to overcome such this problem. (Ethiopian Development Research Institute, 2014).

The general negative attitude towards MSEs is the core challenge and takes different manifestations of which the most important are; Lack of knowledge of the potential of MSEs. These attitudes and the behavior that results undermine the attractions and benefits of hard work and self-reliance. The practice of selling and producing poor quality products such as precast beam and HCB the desire to make quick profits is more common than the practice of making modest profits by producing and selling good quality products and services. (*EFDR Ministry of Urban Development & Housing, 2016*).

In A.A. there are a lot of studies about MSEs benefits, challenges and roles on economic development, poverty reduction and creation of jobs; but the negative impacts of manufacturing and sub-contractor/works /construction/ MSEs on Housing Development and Construction are not studied yet. The problem of construction of housing performance appears through different directions.

Hence, the researcher tries to fill the gap about the drawback of Manufacturing and construction /Sub-contract works/ MSEs on housing development and construction in Addis Ababa city Administration.

1.4. RESEARCH QUESTIONS

This research is answered the following main research questions;

1. What are the drawback/impact of MSEs on housing development and construction in City Government of Addis Ababa?
2. What are the factors that affect construction of housing in City Government of Addis Ababa in relation to MSEs?
3. To what extent MSEs affect housing Development and construction in City Government of Addis Ababa?

1.5. OBJECTIVES OF THE STUDY

1.5.1. GENERAL OBJECTIVES

The General objective of the study is Assessing the Impacts of MSEs on Housing Development and Construction: the case Addis Ababa with particular reference: to Addis Ababa Saving Houses Development Enterprise and Addis Ababa Housing Development Project Office (SHDE &HDPO).

1.5.2. SPECIFIC OBJECTIVES

The specific objectives of this research can be broken down into the following objectives:

- ✓ To assess impacts of manufacturing and sub-contract workers of MSEs on housing development and Construction in A.A.
- ✓ To find out the factors that affect construction of housing in A.A. in relation to MSEs
- ✓ To identify the level of MSEs that affect housing development & construction in A.A.

1.6. SIGNIFICANT OF THE STUDY

This study is expected to have the following significances:

- It clarify the positive and the negative impacts of MSEs on housing development and construction in A.A
- Provide information for researchers who want to assess the impacts of MSEs on housing development and construction in depth.
- The findings obtained from this study is expected to provide comprehensive overview for city government of Addis Ababa and other concerned public bodies about the impacts of MSEs on Housing Development and construction.
- Furthermore, this study will actually benefit the academicians as the problem under study current issue where both the government and academic institutions (including Addis Ababa University) are encouraging and giving greater emphasis to.
- Finally, the finding of the study is expected to indicate solutions and give recommendations to problems in the city administration of Addis Ababa.

1.7. LIMITATION OF THE STUDY

Since the topic is new and the approach is recent and unusual in Addis Ababa, Ethiopia there might be limitation in finding available literature discussing the application in Addis Ababa, Ethiopia case. Beside, limitation might be encountered in securing reliable information from respondent of the questioner-interview that would be conducted;

- The researcher solve this problem by creating friendly relationship and telling them that their response were highly contribute to the future improvement of MSEs role on housing development and construction.
- Lack of research papers or literatures about this specific topic of study to substantiate the analysis and lack of available /secondary data especially the negative impacts of MSEs
- During data collection some respondent are not willing to give information.
- Lack of sufficient materials from the expected bodies

1.8. SCOPE OF THE STUDY

To come up with effective and better study, this study conducted only in Addis Ababa saving housing Development Enterprise (AASHDE) and Addis Ababa Housing Development Project Office (AAHDPO). The outcome of the research may not be conclusive for the whole but is expect to come up with facts that may be true for many manufacturing and subcontractors of MSEs.

1.9. THESISSTRUCTURE

The study is organized into five chapters.

- ✓ **Chapter** one - gives a general outline to the study. It deals with introduction, statement of the problem, research questions, objective of the study, significance of the study, and limitation and scope of the study etc.
- ✓ **Chapter** two - shows a theoretical and an empirical literature review from previous studied on general concept of MSEs to identify the positive and negative impacts of MSEs in housing development and construction.
- ✓ **Chapter** three - explores the methodology used in this research in order to achieve the required objectives. And information gathered through the research work would be analyzed and findings of the research work are presented.
- ✓ **Chapter four -** shows analysis, description and discussion of research results.
- ✓ **Last chapter -** conclusion and recommendation of the research work is made.

CHAPTER TWO

RELATED LITERATURE REVIEW

2.1. THE MSEs SECTOR IN ETHIOPIA

2.1.1. MSEs Development Policy and Strategy in Ethiopia

The Micro and Small Enterprise Development Policy and Strategy prepared by Ministry of Urban Development and Housing (MoUDH) takes into account the experience gained in the implementation of the MSEs component of the Industry & Urban Development Package (2006) that formed part of the Ministry's contribution1 to Government of Ethiopia's Plan for Accelerated and Sustained Development to End Poverty (2005/06-2009/10), as well as analysis of best practices from other countries. The major aims of the MSEs Development Policy and Strategy are to build further the gains achieved in MSEs development to date, fulfil the objectives of next five year's Growth and Transformation Plan (GTP) as well as attain the MSE development targets set by Ethiopia government.

2.1.2. Implementation of MSEs Development Policy & Strategy In Ethiopia

In 1998, the Federal Micro and Small Enterprises Development Agency (FeMSEDA) was established by the Council of Ministers of Ethiopia, Regulation No.33/1998 (FDRE, 1998), to coordinate implementation of the strategy. This structure stretched down to regional, zone, and woreda (district) levels. Since then, the establishment, support, coordination, and information provisions of the MSE sector have been significantly improved. Sectoral policies and strategies designed after the release of the MSEs development strategy have incorporated these basic ideas, as well as the role that could be played by MSEs. In this respect, the Ethiopian industry development strategy (FDRE, 2002) and the Ethiopian urban development policy (FDRE, 2005) are notable. According to AAMSEDA data updated to year 2017, there are 782 registered manufacturing MSE and employs 6,386 people (65% male and 35% female).

2.2. DEFINITION AND CONCEPTS OF MSEs

In legal terms distinctions are only made between sole traders, partners and companies with no formal definition of what constitutes a micro and small businesses. And there is no single definition of what constitutes a micro and small firm, which can be useful for all purposes

(Lettice, 2004). Firms differ in their levels of capitalization, sales and employment. Hence, definitions which employ measures of size (number of employees, turnover, profitability, net worth, etc.) when applied to one sector could lead to all firms being classified as small, while the same size definition when applied to a different sector could lead to a different result (Dalitso and Peter, 2000).

According to OECD (2006) there is no universal definition of Micro and Small Enterprises (MSEs) because the classification of business in to large scale or small scale is subject and qualitative judgment. Accordingly different nations such as Britain, Canada and USA small scale are defined in terms of annual turnover and the number of paid employees. In addition, OECD(Ibid) small scale business is defined as industry with an annual turnover of two million pounds or less with fewer than 200 paid employees.

However, coming up with a universally applicable definition of MSEs is found to be difficult (Storey: 1995 cited in Kayanula and Quartey: 2000). This is so because the criteria and ways of categorizing enterprises as small, micro and medium varies from country to country and from organization to organization. The absence of such uniform definition of MSEs has created a difficulty. In line with this, for instance, Tegegne and Meheret (2010) argued that the absence of a single or globally applicable definition has made the task of counting the number of MSEs and assessing their impact extremely difficult across countries, though the rationale for most governments to make such definition and categorization is mainly for functional and promotional purposes to achieve the desired levels of development of the sector, the High Level Commission on Legal Empowerment of the Poor argued.

According to Jean-Luc Camilleri (2005) in Africa, and cited by Tegegne: 2007, MSEs will be divided in three levels:-*First*, The enterprises whose capital is less than Euro 100- MSEs that are small and survival business in particular engaged in the field of trade. ***In Kenya***, by referring the 1999 MSE National Baseline Survey, Ronge et al (2002) defined MSEs as those non-primary enterprises (excluding agricultural production, animal husbandry, fishing, hunting, gathering and forestry), whether in the formal or informal sector which employ 1-50 people. More specifically, according to them, micro-enterprises are those that employ 10 or fewer workers and small-scale enterprises are those that employ 11-50 workers.

The same study argued that the above definitions are based on one of the three criteria mainly used in literature to define MSEs-number of employees. The second criterion relies solely on the degree of legal formality and is mainly used to distinguish between the formal and informal sectors. *Second*, **In Nigeria**, The definition receives a grouping focused around double criteria, assets and employment (with the exception of land and buildings): MSEs are those businesses capable of providing employment less than ten (10) employees and have an asset of less than N5 Million with the exception of land and building and Small enterprises are those businesses capable of employing 10 to 49 employees and have an asset of an amount equal to N5 million to N49.9 million with the exception of land and building. (Hassan, et.al. 2016).

Third, Based on study on Empowering of Small, Micro and Medium Enterprises (SMMEs) a case of **Botswana** stated by Fridah Muriungi Mwobobia (Mrs), ‘‘A small business is an enterprise that is employing between 6 and 25 paid employees, and has an annual turnover of between p60,000 and 1,500,000 (Acquah & Mosimanegape 2007). Mugwara (2000) defines small and micro enterprises as businesses owned by individual entrepreneur who employs one person to twenty people as the business grows. To Bowen, Morara & Mureithi (2009) it can be inferred that small and micro businesses are dominated by people with relatively low levels of education.

In the case of Ethiopia, there is lack of uniform definition at the national level to have a common understanding of the MSE sector. While the definition by Ministry of Trade and Industry (MTI) uses capital investment, the Central Statistical Agency (CSA) uses employment and favors capital intensive technologies as a yardstick. The definition used by MTI, which uses capital investment as a yardstick, has been developed for formulating micro and small enterprise development strategy in 1997. According to the MTI, *Micro enterprises* are those businesses enterprises, in the formal and informal sector, with a paid up capital not exceeding Birr 20,000 and excluding high tech consultancy firms and other high tech establishments. *Small enterprises* are those business enterprises with a paid up capital of above Birr 20,000 and not exceeding Birr 500,000 and excluding high tech consultancy firms and other high tech establishments. *Medium enterprises*: are these business enterprises with a total investment between Birr, 500,000 up to Birr 1 million and including those enterprises that have high technical consultancy and excluding other high-tech establishment. Therefore, MoT classifies SMEs in Ethiopia based on capital investment and on the bases of establishment. This

is important because the sector accounts for large businesses throughout the country so that proper definition and classification is of essence for policymakers in their dealings with SMEs.

On the other hand, CSA categorizes enterprises into different scales of operation on the size of employment and the nature of equipment. To CSA, Enterprises in the micro enterprise category are subdivided into informal sector operations and cottage industries: Cottage and handicraft industries are those establishments performing their activities by hand and using non-power driven machines whereas the informal sector is defined as household type establishments or activities, which are non-registered companies and cooperatives operating with less than 10 persons. All enterprises employing from 6 to 30 workers are grossly considered as small enterprises (CSA: 1999b and 2000 cited in Tegegne and Meheret: 2010; MTI: 1997).

Currently, according to the new Small & Micro Enterprises Development Strategy of Ethiopia (published 2011) the working definition of MSEs is based *on capital and Labor* defined in the following ways.

✓ Micro Enterprises are those enterprises having 5 workers including family members and its total asset not exceeding Birr 100,000 for manufacturing enterprises and Birr 50,000 for service providing enterprises.

✓Small enterprises are those enterprises having 6-30 workers and its total capital not exceeding Birr 1.5 million for manufacturing enterprise and Birr 500,000 for service providing enterprises.

TABLE 2.1 THE NEW MSES DEFINITION (2011)

Type of the Enterprise	**Sector**	**Human Power**	**Total Asset**
Micro enterprise	**Industry**	**< 5**	**< 100,000(Birr)**
	Service	**<5**	**<50,000(Birr)**
Small enterprise	**Industry**	**6-30**	**< 1.5 million (Birr)**
	Service	**6-30**	**<500,000(Birr)**

Source: FeMSEDA, 2011

2.3. DEFINITION AND CONCEPT OF HOUSING DEVELOPMENT & CONSTRUCTION IN ADDIS ABABA

Addis Ababa has seen its fair share in the evolution of housing since the liberation of the Italian regime in 1941. The population continued to grow at a faster rate after wards, with the response of a subdivision of existing lots and residential buildings to expand the supply of affordable rental dwellings (Index Mundi, 2015). The housing built was as a response to the demand for housing for the urban poor. As a result the houses were poorly built, substandard, did not have proper foundations and basic facilities such as private toilets, kitchens or connections to water lines (Balcha, 2014).

Generally speaking, there was no public guidance or control over the housing development in Addis Ababa during the first 10-15 years after liberation. Most of the houses didn‘t have permits in the early 1970; only a quarter of the housing units produced in Addis Ababa had municipal permits. Until the 1974 revolution broke out there was not an alarming housing shortage though the houses were small and substandard. Without formal housing sector output the pre-revolutionary Addis Ababa had an occupancy rate of four per dwelling. The housing types during 1974 showed its own setbacks in terms of quality and quantity, and a mind policy issue regarding ownership of housing. (UN-HABITAT, 2007)

According to a published report by UN-HABITAT, the following are the reasons for the need of IHDP in Ethiopia. Since the Ethiopian Integrated Housing Development Program is an ambitious Program that directly addresses the pressing low-income housing challenge. The Program is significant and worthy of documentation for four principal reasons (UN-HABITAT, 2011).

THE provision of housing is a developmental practice and development can’t prevail without public participation (Roodt, 2001:466). Public participation is an essential part of human growth, which is the development of self-confidence, pride, initiative, responsibility, cooperation. Without such development within the people themselves all efforts to alleviate their poverty will be immensely more difficult, if not impossible. This process, whereby people learn to take charge of their own lives and solves their problems, is the essence of development (Burkey, 1993:56)

2.4. LEGAL FRAMEWORKS

- While the following list is not exhaustive, the key laws relating to the IHDP are:
- Regulation No.33/1998 (FDRE, 1998), to coordinate implementation of the strategy.
- Proclamation No. 370/2003, The Federal Condominium Proclamation, pertains to condominium housing. It defines condominium as "a building for residential or other purpose with five or more separately owned units and common elements, in a high rise or in a row of houses, and includes the land holding of the building"
- Proclamation (number unknown) the lack of locally available cement caused major construction delays for condominium projects.
- Regulation No. 15/2004 outlines the establishment of the Addis Ababa City Government Housing Development Project office (AAHDPO) and outlines its duties and responsibilities.
- Article 23(1) of the Addis Ababa City Government Revised Charter Proclamation No. 361/2003, issued regulation No. 58/2014 so as to establish Addis Ababa Saving Houses Development Enterprise with medium income citizen's housing development project.

2.5. THEORETICAL LITERATURE REVIEW

Literature on MSEs shows that the promotion of MSEs is one of the policy strategies for achieving national development goals such as poverty alleviation, economic growth increasing People's participation in economic activities, employment creation and income generation (Raymond, 2009). People, especially in the developing parts of the world, establish and run MSEs mainly to earn income and consequently bear up poverty, which can be explained in both income and non-income based aspects. Although people's ultimate goal in undertaking any livelihood activity is to escape poverty by enhancing their status of wellbeing (Rigg, 2007).

The MSE sector everywhere is characterized by highly diversified activities which can create employment opportunities for a substantial segment of the population. This implies that the sector is a quick remedy for unemployment and poverty problem. The realization of a modest standard of living through curbing unemployment and facilitating the environment for new job seekers and self-employment requires a direct intervention and support of the government and other concerned stakeholders (Mulugeta, 2011).

In developing countries, micro and small enterprises (MSEs) make up the largest part of the industrial fabric, which makes them one of the most important development agents in society. Worldwide, MSEs offer the possibility of earning income, training, work experience and employment to millions of poor people. However, empirical evidence shows that most small enterprises never develop beyond a certain size and only a small minority manages to upgrade to the next level of productivity, income and employment (Berner / Gomez / Knorringa 2008).

The MSE sector everywhere is characterized by highly diversified activities which can create employment opportunities for a substantial segment of the population. This implies that the sector is a quick remedy for unemployment and poverty problem. The realization of a modest standard of living through curbing unemployment and facilitating the environment for new job seekers and self-employment requires a direct intervention and support of the government and other concerned stakeholders (Mulugeta, 2011).

2.6. ROLE OF MICRO AND SMALL ENTERPRISE (MSES)

The importance of MSEs in general and new businesses in particular makes a significant contributions in addressing socio economic problems such as unemployment, poverty, income inequalities, political stability and economic growth among others (Musara & Gwaindepi, 2014). The study stated by Fekadu 2015, MSEs have been recognized as engines of growth and development throughout the world (Munyori & Ngugi, 2014). The MSE operations worldwide plays a pivotal role by adding value to the economy by creating jobs, enhancing income, lowering costs and adding business convenience (Fatoki, 2012; Katua, 2014). MSEs are now widely recognized as a major component in the growth and development of emerging economies. They are found to be one of the most reliable economic development and livelihood strategy, especially during economic turbulence (Kamoyo, Muranda, & Mavhim, 2014). Further, small scale business has been recognized as a feeder service to large-scale industries (Fabayo, 2009).

MSEs plays a significant role in terms of their employment generation capacity, quick production response and their adaptation to weak infrastructure and use of local resources, and as a means of developing indigenous entrepreneurial and managerial skills for sustained industrialization. The Ethiopian government is now faced with two key policy problems, namely the creation of jobs or employment opportunities to alleviate the widespread poverty and the

creation of an internationally competitive industrial structure. These two problems are closely linked, as job creation is often necessary to replace jobs lost due to structural change and international competition (Demeke, Guta and Ferede, 2006). The vision of the MSE sector is to see "created competitive and convenient base for industry development". Major objectives of MSE development are: (FDRE, 2011)

The promotion of Small Micro and Medium Enterprises (SMMEs) is the focus of considerable interest in the world (Perks, 2010). Micro & Small Enterprise Development Program in Ethiopia meaningfully has been given due attention by government since 2004/2005. Of course, in 1996/97 National Micro and Small Enterprise Strategy was developed by the government. (A.A MSEs Development Bureau, 2017)

Ethiopia has the basic structures in place for supporting MSEs. Several government agencies are involved in MSE development. MoTI is the key ministry for enterprise development. Following the 1997 MSEs Development Strategy, the Federal Micro and Small Enterprises Development Agency (FeMSEDA) was established by the council of ministers regulation number 33/1998 to lead and stir Ethiopia's MSE development. The agency has been established as an autonomous government institution under the supervision of the Ministry of Urban Development and Construction. The primary goal of the agency is to implement meticulously the strategies mentioned above. To implement the MSE policies and strategies, Regional Micro and Small Enterprise Development Agencies (ReMSEDAs) have been established. Also, MSE policy implementation involves a lot of other government agencies including TVETs, MFIs, Ministry of Urban Development, Housing and Construction (MoUDHC) and other institutions. In addition to creating a conductive business environment for MSE growth, Ethiopia extends direct policy support to MSE operators. The direct policy support includes access to markets, access to finance, access to industrial extension, access to training and technological support (Assefa, Zerfu and Tekle,, 2014; Solomon, 2010, Yodit, 2015)

2.7. MSEs DEVELOPMENT IN ADDIS ABABA

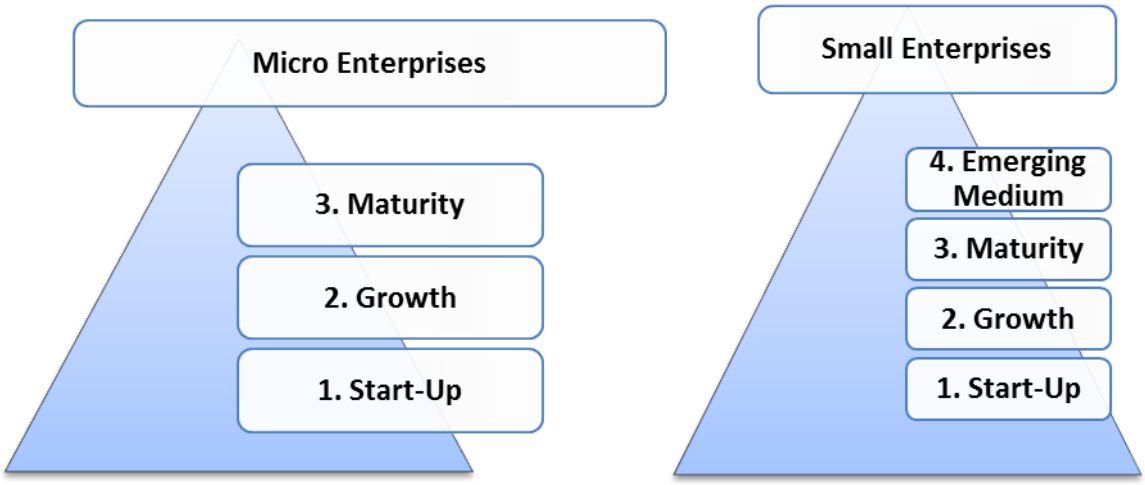
Micro & Small Enterprise Development Program in Ethiopia meaningfully has been given due attention by government since 2004/2005. Of course, in 1996/97 National Micro and Small Enterprise Strategy was developed by the government. However, the degree of recognition to the sector with regards to job creation and the alleviation of abject poverty among impoverished

youth & women were not sufficient. Until 2004/2005, the national strategy was implemented by Federal SMEs Development Agency organized only at national level. Because of this, it was very difficult to make the strategy practical specially in delivering business development service for SMEs operators. Thus, by considering the critical role of the sector and the constrained faced by SMEs operators since 2004/2005 the government of Ethiopia decide to establish SMEs coordinating body at regional level. (A.A. SMEs Development Bureau, Konjit 2015)

Some of growth oriented sectors are in the manufacturing sector: hollow block and precast beam, Metal& engineering, textile and garment, leather products, wood work products, agro processing and handicraft products as well as in the construction sector: sub-contract (electrical installation, sanitation, metal work/grill, ceramics), building material production, cobble stone production, traditional way of mining extraction.

2.7.1. TYPES OF ENTERPRISES GROWTH STAGE

FIGURE 2.1. TYPES OF ENTERPRISES GROWTH STAGE



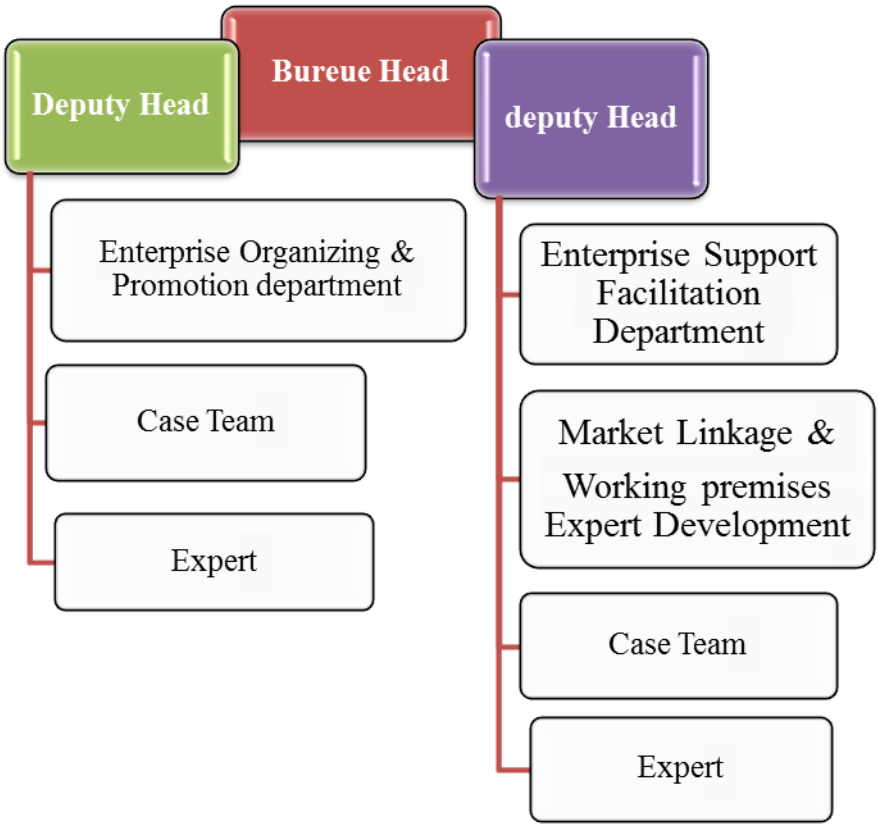
Source: Addis Ababa SMEs Development Bureau (2015)

Accordingly, SMEs development Agencies are set up in all regions, even sub branch offices at zone/district level. The system helps to support a lot of SMEs and thereby to create job opportunity for unemployed youth and women. Currently the government amends SMEs strategy with the objective of that in addition that the sector play alleviating poverty & reducing unemployment, to help out the sector to play its pivotal role as a base to medium and large scale industry. The strategy is implemented all over the country. In amending the strategy a lot of

experiences had took from different countries especially from India, Japan and Malaysia. (Addis Ababa City Administration MSEs Development Bureau)

2.7.2. ORGANIZATIONAL STRUCTURE OF MSES DEVELOPMENT

FIGURE 2.2. ORGANIZATIONAL STRUCTURE OF SMES DEVELOPMENT



Source: Addis Ababa SMEs Development Bureau (2015)

2.8. CHALLENGES OF MSES DEVELOPMENT IN ETHIOPIA

In Ethiopia, MSEs are confronted with various problems, which are of structural, institutional and economic in nature. Lack of capital, working premises, marketing problems, shortage of supply of raw materials and lack of qualified human resources are the most pressing problems facing MSEs. Although the economic policy of Ethiopia has attached due emphasis to entrepreneurship values and appreciation of the sector's contribution to the economy, there are still constraints related to infrastructure, credit, working premises, extension service, consultancy, information provision, prototype development, imbalance preferential treatment and

many others, which therefore need proper attention and improvement. It is in this context that the Ethiopian Micro and Small Enterprises Development Strategy was conceived and developed (Ministry of Trade and Industry, 1997).

Research stated by ABIYU JIRU stated that, "Research has shown that in order to achieve the contributions made by MSEs and ensures them to grow; it is required to overcome series challenges such as: financial constraints, marketing constraints, managerial constraints, infrastructural constraints and others because they are the common and major factors in making businesses to fail (Okpara, 2011). As Ishengoma & Kappel, (2008) reveals, the factors hindering the potential growth of MSEs in sub-Saharan countries are limited access to credit and market, business services like marketing information, networking, short-term training and these challenges account for the reasons why many MSEs fail/cannot survive and grow. Most of the time the common constraints indicated by different researchers are: attitude of the society towards the enterprises, financial support constraints and lack of access to loans, skills problem to run the business and meet the objectives, lack of smooth supply and availability of raw materials, lack of less working premises, unavailability of markets, unfamiliarity with technology, risk of being vulnerable than big companies and threatened by scarce resources, fierce and increased competition from different dimensions are the major bottlenecks holding back the growth of MSEs."

Following other researches (Schmitz 1999) performance is measured in terms of output, employment, annual sales, net profit, average quality of products, average speed of delivery and price. (Tegegne, 2007)

Due to given low attention to MSEs, there are common challenges identified including lack of internal expertise, Lack of relevant informational resources and supporting services, Time pressures and short planning horizons, Ad-hoc or minimal systems, especially in relation to strategic decision making, Low awareness of environmental impacts and risks and Perception of higher costs and financial risk.(Young, 2010)

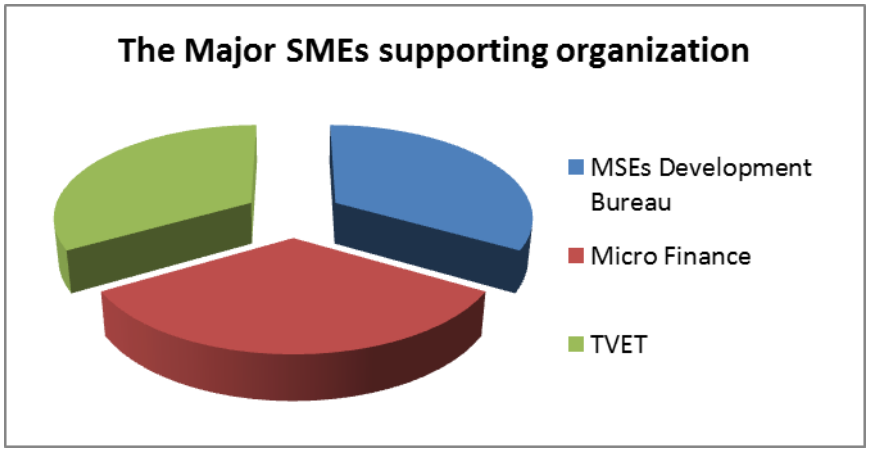
According to AAMSEB study conducted by Konjit, there are two broad Challenges face MSEs. *Enterprises Attitude* and *Enterprises face lack of market, finance*, skill, etc. Under enterprises attitude including:

1. **Rent seeking attitude:**
    a. Enterprise formation just to get and sell/lease limited government supports (e.g. Working premises)
    b. Using inappropriate construction material for housing development
    c. Violation of contracts
2. **Miss-utilization of government support:**
    a. Like transferring premises to third party
    b. Reluctant to repay loan on time
3. **Dependency**
    a. Always hang around government market
    b. Unwilling to save, some of them are not visionary (an intent to snatch gov't support)

2.9. THE MAJOR MSES SUPPORTING ORGANIZATIONS

In city government of Addis Ababa MSEs strategy, task force to organized among tough major MSEs supportive organizations are three (figure 2.3). A.A. MSEs Development Bureau, .Micro Finance & A.A. TVET.

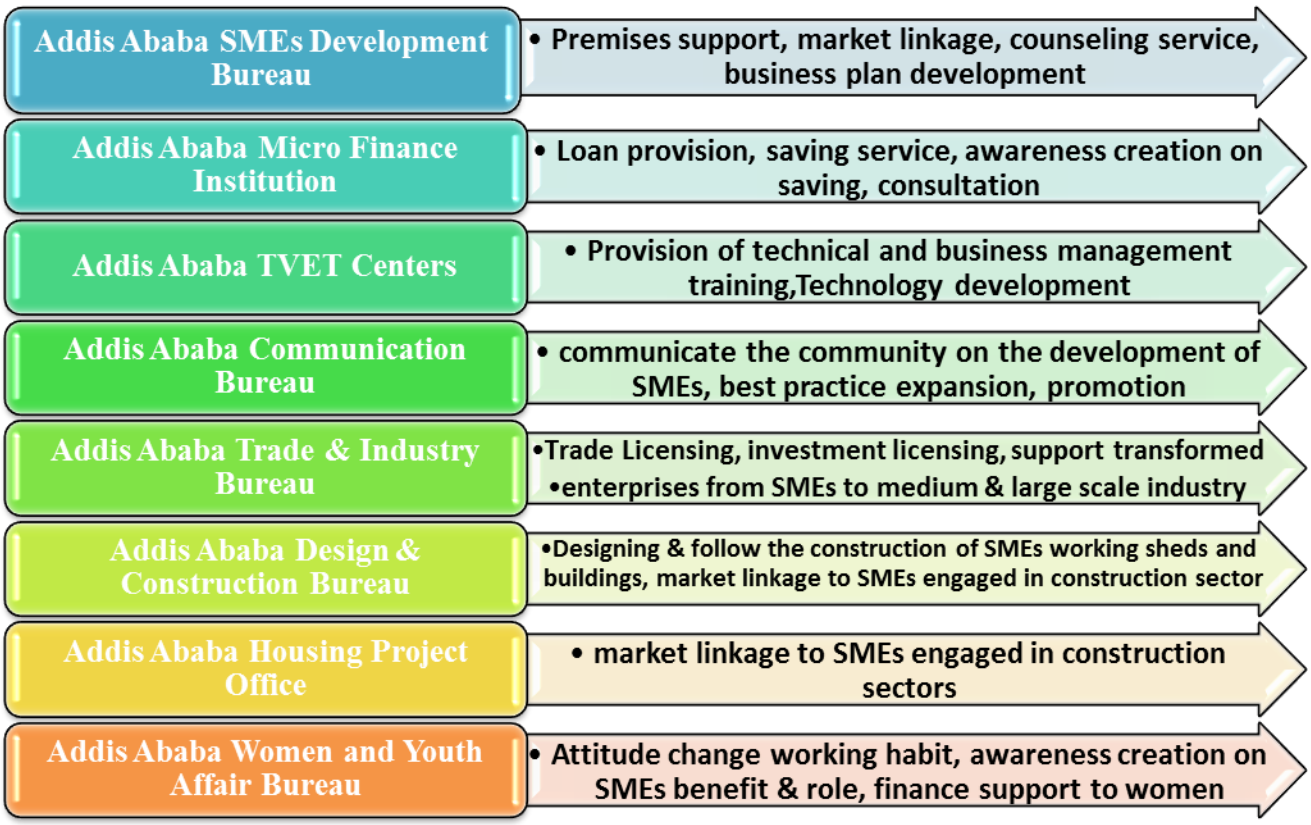
FIGURE 2.3. THE MAJOR SMES SUPPORTING ORGANIZATION



Source: Addis Ababa SMEs Development Bureau (2015)

2.10. FORMATION OF MSES COUNCIL OR STEERING COMMITTEE

FIGURE 2.4. FORMATION OF MSES COUNCIL OR STEERING COMMITTEE



Source: Addis Ababa SMEs Development Bureau (2015)

2.11. ENTRY OF MSES AS SUBCONTRACTORS

In this study, subcontracting is defined as commitments to supply and work or provides services with documents of agreement. Subcontracting does not necessarily entail a rigid and exclusive contract. While subcontractors can supply of metal works (such as handrail, guiderail etc.), ceramic works, electrical installation works and sanitation works.

Subcontracting is not a permanent agreement. Subcontracting is possible under the forms of captive value chains, relational value chains and modular value chain. Subcontractors must meet the demands of a parent company (SHDE & HDPO) at three critical points: (i) price reduction by some targeted percentage within a certain time span, reflecting efforts to reduce costs; (ii) high reliability in quality assurance; and (iii) high reliability in keeping up with the delivery schedule. On the other hand, parent companies support improvements in production efficiency by subcontractors through technical assistance, such as training subcontractors' employees and

dispatching engineers to subcontractors' factories. Moreover, learning through repeated transactions with a particular parent company results in new skills being developed in addition to the basic technological capability that subcontractors accumulate. Asanuma (1989) referred to this accumulated learning as a relation-specific skill and noted that the effect could be expected from competitive spot bidding if the transaction was repeated for certain period (SHUJI,2011).

In knowledge based production, knowledge is the main input. There are two types Of knowledge that satisfy two conditions: (1) knowledge that is used for solve specific problems e.g. know-how or expertise; and (2) knowledge that is embodied in the human mind and is thus talent. Under these two restrictions, knowledge is not a public and free good. The acquisition of knowledge is costly, because all learning takes place inside individual human heads" (Simon 1991, p.125).

2.12. EMPIRICAL EVIDENCE

2.12.1. MSEs View

MSEs play great role in utilizing local resources and are labor intensive (FMSEDA, 2012). According to the Central Statistic Authority (2003), almost 50% jobs created in Ethiopia are attributable to MSE of which 974,676 micro and 31,863 are small enterprises, which accounts for 99.40% and 0.46% respectively. In addition, micro enterprises and small enterprises provide employment opportunities to 89.75% and 0.91% respectively.

Based on a Study on Growth of Micro and Small Enterprises in Addis Ababa City Administration stated by Arega, Muhammed & Daniel, "Empirical evidence from the U.S. (Evans, 1987; Dunne et al., 1989) and from the developing world (Chuta, 1989) has repeatedly supported the inverse relationship between firm growth and both firm age and size that is hypothesized by Jovanovich's theory. Sectorial differences in growth rates have been shown by Phillips and Kirchhoff (1988) for small firms in the U.S. and by Chuta (1989) for enterprises in Nigeria.

Based on study on Key Characteristics of Rural Construction SMEs a case of Malaysia stated by Ernawati Mustafa Kamal1 and Roger Flanagan, 2014;

> *"In the Malaysian construction industry, more than 90% of registered construction companies are SMEs (Construction Industry Development Board [CIDB], 2011). They play an important role as general contractors on small and medium-sized projects and as sub-*

contractors to large construction companies. It is government policy for the SMEs to be more productive, efficient and able to deliver higher-quality products. The government also aims for the Malaysian construction industry to be a world-class innovative and knowledgeable global solution provider (CIDB, 2006). To achieve this aim, the government with its CIDB has recognised the necessity to merchandise the industry, introduce new construction techniques and technologies and create less dependency on labour to improve the quality, productivity and performance of the industry. Despite the government's and CIDB's efforts to improve the industry, there is little evidence of success, and the industry continues suffering from many problems. Malaysia has experienced a two-tier construction industry. Most large construction companies are concentrating in urban areas and penetrating the overseas market. Most SMEs that operate in rural areas are still operating in a traditional method using an inefficient, slow, and labour-intensive work system (Kamal and Flanagan, 2012)." Studies / Deutsches Institut für Entwicklungs politik, 2014.

A study by Yodit 2015 stated that "The contribution of a MSE to housing development and construction largely depends on how it deals with challenges including threats and constraints. Micro, Small and Medium Enterprises (MSMEs) with their small size and their lack of economies of scale are to a great extent disadvantaged by globalization and trade liberalization. In addition, at the local level, they have to deal with challenges and constraints including unfavorable legislation and regulation, poor co-ordination and support, limited access to finance, inadequate training, deficient marketing and sales policy, poor networking, deficient infrastructure, and inappropriate technology. Climate change presents a challenge that all have to deal with. (Nlandu Mamingi, 2011)."

The study stated by Fikadu Goshu Fufa, 2015; "MSEs have been recognized as engines of growth and development throughout the world (Munyori & Ngugi, 2014). The MSE operations worldwide plays a pivotal role by adding value to the economy by creating jobs, enhancing income, lowering costs and adding business convenience (Fatoki, 2012; Katua, 2014). MSEs are now widely recognized as a major component in the growth and development of emerging economies. They are found to be one of the most reliable economic development and livelihood strategy, especially during economic turbulence (Kamoyo, Muranda, & Mavhim, 2014).

Analysis paper made in June 2011 for the success factors of MSEs in Addis Ababa shows there is no significant difference on the performance of MSEs operating in Addis Ababa in relation to the age difference of the principal owners, and in relation to education the research paper shows those MSE operators who have education of 10+3 and above shows higher performance and growth compared with the others. (Tiruneh, 2011).

2.12.2. Housing Development and Construction View

Housing development and construction in the city government of A.A, empirical literature describes that, "Addis Ababa has seen its fair share in the evolution of housing since the liberation of the Italian regime in 1941. The population continued to grow at a faster rate after wards, with the response of a subdivision of existing lots and residential buildings to expand the supply of affordable rental dwellings (Index Mundi, 2015). The housing built was as a response to the demand for housing for the urban poor. As a result the houses were poorly built, substandard, did not have proper foundations and basic facilities such as private toilets, kitchens or connections to water lines" (Balcha, 2014).

Okuwoga (1998) stated that the performance of the construction industry is considered as a source of concern to both public and private sector clients. Karim and Marosszeky (1999) studied performance measurement using Key performance indicators (KPIs). KPIs enable a comparison between different projects and enterprises to identify the existence of particular patterns. The specialist contractors hoped that the data trends observed will provide insight into certain inefficiencies that are prevalent in the market. They intend to use the data expose these inefficiencies and as a basis for industry development (Karim and Marosszeky, 1999).

In summary, there are no as such remarkable researches made to assess "The impacts of Micro and Small Enterprises on housing Development and construction" in the country especially in Addis Ababa. But almost none the researches done in the country have the drawback of Micro and Small Enterprises on housing Development and construction in relation with Housing development and construction. The pervious researches made only positive impact of MSEs out of housing development and construction in the country. All researchers in the world focused only the contribution, role, growth, development advantage of MSEs without the consideration of drawback of MSEs on construction sector of the country especially in A.A.

CHAPTER THREE

RESEARCH DESIGN AND METHODOLOGY

3.1. DESCRIPTION OF THE STUDY AREA

3.1.1. CITY GOVERNMENT OF ADDIS ABABA (A.A)

Addis Ababa is the largest as well as the dominant political, economic, cultural and historical city of Ethiopia Emperor Menilek II founded Addis Ababa in 1886 and later in 1892 it became the capital city of Ethiopia (Zewde, 2002). Addis Ababa is home to the United Nations Economic Commission for Africa (UNECA) and the African Union (AU). It has the status of both a city and a state. It is the capital of federal government and a chartered city. The total population of Addis Ababa was estimated to 4 million in 2018. For administrative purpose currently the entire city is divided in to 10 sub-cities. In those 10 sub cities a total of 99 woreda's are currently found. Each administration is further divided into Kebles (local administration). The 10 sub cities found in city are Akaki Kaliti, Nefas Silik, Lafto, Kolfe Keraniyo, Gullele, Lideta, Kirkos, Arada, Addis Ketma, Yeka and Bole (BoFED, 2016). The sub cities are also divided in to Woreda's and providing basic public services at local level.

In Addis Ababa, Micro and Small Enterprise Program started since year 1996. it is the highest city in terms of size, MSEs concentration in Ethiopia. Almost all of the sub-cities are faced with socio-economic problems as unemployment, housing problem and the inhabitants migrate to find job. Most of the populations of the sub cities fall in medium and lower living standards, and are engaged in low standard informal activities (Kidane, 2015).

"In the other ways, the former Minister Arkebe Equbay was the driving force behind the programme during his time as Mayor of Addis Ababa between 2003 and 2005. His main goal was to build low-cost housing in Addis Ababa. He made a proposal to the German Technical Corporation (GTZ) office to which they responded by setting up an office in Addis Ababa and commencing the design of the pilot condominium housing project in the neighborhood of Bole Gerji. The pilot project consisted of 750 residential units along with office and commercial units. GTZ managed the project on behalf of the city government and the project was extremely successful in terms of cost and time. When the government suggested building upwards of 40,000houses every year, GTZ declined to continue their direct involvement with project design and implementation, instead taking an advisory role. To achieve such ambitious targets, GTZ

recommended that the government create a new office specifically for housing development, which they did in 2005 by establishing the Addis Ababa Housing Development Project Office (HDPO).At the start of the programme, the Mayor created a steering committee, composed of the Bureau Heads of the Addis Ababa City Administration and representatives from GTZ and MH Engineering, an Ethiopian design and engineering consulting firm. Later, the Housing Development Project Office assumed full management of the programme and a Board of Governors containing all members of the former steering committee, except the GTZ representative, was created."(Yodit, 2015).The Addis Ababa City Administration is the managing agency for the Integrated Housing Development Program /IHDP/ in Addis Ababa. The office is responsible for the selection of new sites; the allocation of government resources; the extraction of funds from the city's budget to finance construction; the acquisition

FIGURE 3.1 ADMINISTRATIVE MAP OF ADDIS ABABA

Source: Administrative map of Addis Ababa, Internet (2019)

One of poverty eradication strategies of the government of Ethiopia in urban areas is creating job opportunity by organizing unemployed youth and other unemployed members of society in MSEs. In Addis Ababa, MSEs Program started since year 1996. The current socio economic

infrastructure facility does not comply with the increasing number of unemployed people, therefore, taking the fact into consideration the city administration has given due emphasis for the development of these sectors by providing training, improved technologies as well as giving them priority to get access to credit facilities and market (BoFED, 2013).

The survey shows uneven geographical distribution of the MSEs in the 10 largest cities of Ethiopia, where Addis Ababa has the lion's share. Addis Ababa alone accounted for about 67% of the 4,553 small enterprises in operation in 2016/17. In terms of sectoral distribution, three sectors namely furniture and wood working, food and beverage, and metal working workshops are the most important sub-sectors, accounting for about 63.72% of manufacturing MSEs. Some areas prioritized for government support are manufacturing sector, Construction materials production (precast and brick) and construction sector (Contracting, sub-Contracting, cobble stone and Sub-contracting for housing development and infrastructure construction) in the selected major cities in Ethiopia. (Yodit, 2015).

3.2. RESEARCH DESIGN

Research design is described as a plan, structure and strategy of investigation conceived so as to obtain answers to research questions (De Vos, 2002).However, this research work is descriptive type of research intends to show drawback of MSEs on housing development and construction. *The research was conducted by using descriptive research design*. According to Kothari (1985) descriptive research is one of the most widely used methods in social science research. It is used to obtain information concerning the current status of the phenomena to describe "what exist" with respect to variables identified by the researcher or conditions in a situation. It also provides the number of times something occurs, frequency, lend itself to statistical calculations such as the average number of occurrences or central tendency. It also provides an accurate account of characteristics of a particular individual, event or a group in real-life situations (Saunders and Lewis, 2007).Yin (2009 p. 9-10) has suggested that for 'what' research questions descriptive type of research has a distinct advantage when looking for explanations on issues that cannot be measured in terms of raw frequencies or statistical incidence. In other words, it is mainly deals with the "description of the state of affairs as it is at present (Kumar, R. 2008), and there is no control over variables in descriptive research.

3.3. RESEARCH APPROACHES

Regarding the nature of the research questions that can be address in this paper and in order to achieve the stated objective, mixed research approach (qualitative and quantitative)was used for this study. According to Hall (1996), using both strategies is due to gradually agreed realization by social scientists to compensate the problems associated with both strategies by the strength of the other. The mixed research approach is useful to capture the best of both qualitative and quantitative approaches. Qualitative approach is suitable to understand the problem and concept of the phenomenon under study and involve naturalistic interpretive approach; whereas, the quantitative approach is to discover answers to questions through application of scientific procedures (Brett, 2007). Therefore, with this consideration the qualitative and quantitative approach are adopted for this research purpose.

Quantitative aspects which focused upon the data with numeric nature was selected to address the research objective that aimed to assess the existing problems and *qualitative* type also helps to compensate the deficiency of quantitative analysis and provide a more *explanatory power*.
Thus, the study was employed both research approach of data collection and analysis to keep its validity and reliability.

3.4. SAMPLE DESIGN

According to Kothari (2004) a sample design is a definite plan for obtaining a sample from a given population. It refers to a technique or the procedure the researcher would adopt in selecting items for the sample. This section also includes study and target population, sample frame, sample size, and sampling units for the study area.

3.4.1. Study and Target Population

According to Kothari (1990) a population is the *group* that you want to study for your investigation and, about which you make a conclusion. A research population is generally a large collection of individuals or objects that is the main focus of a scientific query. A population is a *set* of entities in which all measurements of interest to the researcher are presented (De Vos, 2002). Welman and Kruger (1999), define population as encompassing the *entire collection of units* about which we wish to make conclusions. It is for the benefit of the population that

researches are done. However,***the study and target populations*** are AASHDE & AAHDPO and three direct concerned department/ officers (MSEs coordinators, civil engineers and construction input administration officers) with a total of amount **920 participants** in the study area.

3.4.2. Sampling Frame and Unit

Sampling frame is a list or set of directions for identifying all elements in a study population (Kothari 2004). ***Sampling Unit*** of the study is 920 individuals as shown below (*Table 3.1*)

TABLE 3.1 SAMPLE FRAME AND UNIT

S. No	Direct Concerned expert	AASHDE	AAHDPO	Total Population
1	MSEs Coordinators	15	54	69
2	Civil Engineers	105	153	258
3	Construction Input Administration Officers	108	99	207
4	Consultant (Civil Engineers)	20	36	56
5	Contractors (Civil Engineers & Construction Input Administration Officers)	300	30	330
	Total	548	372	**920**
Total Number of Population are :- 920				

Source: Field Survey (2019)

3.4.3. Sample Size

As the Human Resource of the two housing project office shows, there are relatively 920 direct concerned Officers under 18 project office of AAHDPO with total amount of 372 officers and 5 branch office including head quarter of AASHDE with total amount of 548 officers with the total of 920 population selected for this study as listed on Table 3.1 Accordingly, from this total population the sample size was proposed and questionnaire was distributed for 125 officers depending on Table 3.3 below. However, from these distributed questionnaires, only 112 questionnaires were filled and returned back on time having 89.6 percent response rate.

3.5. SAMPLING METHOD

A sample is a sub-set (small proportion) of a population selected to represent the population for observation and analysis. The researcher was employed through both probabilities (stratified random sampling) and non-probability sampling (quota and purposive) methods was used.

In selecting the representatives following the method of proportional allocation under which the sizes of the samples from different strata are relatively kept proportional to the sizes of the strata. Stratified sampling is a commonly used probability method that is superior to random sampling because it reduces sampling error (Cresswell, 2003). Stratified sampling is a technique that divided or classified the total population in to various classes/groups which is individually homogeneous. It is also the process of dividing members of the population into homogeneous subgroups before sampling (Särndal and Carl-Erik, 2003) from 920 populations.

Quota sampling is the non-probability equivalent of stratified sampling. This means that quota sampling and stratified sampling are the same but at the same time different since there is no randomization in selecting the elements in the case of the former. Like stratified sampling, the researcher first identifies the stratums and their proportions as they are represented in the population. Then convenience or judgment sampling is used to select the required number of subjects from each stratum. This differs from stratified sampling, where the stratums are filled by random sampling. The population is first segmented into mutually exclusive sub-groups, just as in stratified sampling. Then judgment used to select subjects or units from each segment based on a specified proportion.

Purposive sampling is a common non-probability sampling method. The researcher selects the sample based on judgment. This is usually an extension of convenience sampling. In purposive or judgmental sampling, the researcher does not necessarily have a quota to fill from various strata as in quota sampling, but he just picks the nearest possible respondent as in convenience sampling. Here, the researcher uses his own judgment about which respondents to choose, and picks only those who best meet the purposes of the study. The obvious advantage of purposive or deliberate sampling is that the researcher can use his research skill and prior knowledge to choose respondents.

The sample for this study consisted of the two housing project program offices in responding the questionnaires and 125 individuals were selected as representative of the total population of 920. Questionnaires were distributed to randomly for a total of 125 Officers according their strata after their stratification into their three homogenous job position.

TABLE 3.2 SAMPLING TECHNIQUES

No	Respondents	Sample procedures	Data collection Method
1.	Director of MSEs (SHDE)	Stratified sampling	Unstructured Interview
2	MSEs Head (HDPO)		
3	Civil Engineers Head(HDPO)		
4	Construction Input administration Head (SHDE)		
5	Consultant Head (HDPO)		
6	Contractor Head (SHDE)		
7	Branch deputy manager (SHDE)		
8	Civil Engineer	Stratified sampling	Questionnaire
9	Construction Input administration Officer		
10	**MSEs officers**		

Source: Field Survey (2019)

In determining the sample size from total population of 920, Malhorta Naresh, Marketing Research: An Applied Approach, (2007) was used to select the fifth stage consisting501-1200 with high sample size. Although it is possible to follow the six stage (1201-3200) with sample size of medium i.e. 125 similar to the fifth stage of high sample size.

These samples were selected from each stratum using relatively proportionate allocation in relation to the percentage of total population.

TABLE 3.3. SAMPLE DETERMINATIONS

STAGE	POPULATION SIZE	SAMPLE SIZE		
		Low	**Medium**	**High**
1	51−90	**5**	**13**	**20**
2	91−150	**8**	**20**	**32**
3	151−280	**13**	**32**	**50**
4	281−500	**20**	**50**	**80**
5	501−1200	**32**	**80**	***125***
6	1201−3200	**50**	***125***	**200**
7	3021−10,000	**80**	**200**	**315**
8	1001−35000	**125**	**315**	**500**
9	35001−150000	**200**	**500**	**800**

(Source: Malhorta Naresh, Marketing Research: an applied approach, 2007)

3.6. METHOD OF DATA COLLECTION

In achieving the objective of the research, the research was conducted using **both primary and secondary sources of data**. These data were helpful in reaching on right conclusion about the research idea. So that in order to assess information related to the study, the researcher uses mainly primary data.

3.6.1. Primary Sources of Data

Primary data is the one which is collected by the investigator himself for the purpose of a specific study, such data is original in character and is generated by surveys conducted by individual (Bhattachryya,2006). Primary data was collected from AASHDE and AAHDPO through the use of questionnaire which is open ended and closed ended, personal interview also used. The researcher uses this method of data collection in order to address the research objective and to acquire relevant data.

3.6.2. Secondary Source Data

Secondary data were gathered from written documents, annual and monthly reports, newspapers, published and unpublished sources available to those factors in the given organizations, directive, brochures and different website/internet. Ethiopia and Addis Ababa Statistic agency /ESA/AASA/ and Federal and Addis Ababa MSEs bureau are the source of raw data such as directives, rules and regulations and proclamations and policies of MSEs.

3.7. METHOD OF DATA ANALYSIS AND INTERPRETATION

The main target of data analysis is to summarize the collected data and organize them in order to draw appropriate conclusion from the findings. Since the type of research study is descriptive and data gathering tools are questionnaires and interview. The method of data analysis was analyzed using frequency and percentages with the help of tables and graph. The quantitative data were analyzed and interpreted using percentages and the qualitative data analysis was expressed in terms of attitudes and opinion. Tabulation also used to arrange data in a table or other summary format to facilitate the process of comparison of various data analysis.

However, the researcher use descriptive data analysis and the process of data coding, cleaning, sorting, and making connection of the collected data are excuted.

3.8. RELIABILITY AND VALIDITY

One of the broadest, reliability and validity address issues about the quality of the data and appropriation of the methods used in carrying out the research. Validity addresses whether a research explain or measures what you said would be measuring and explaining. Reliability, address how accurate your research methods and teaching produce data. Hence, one way of avoiding internal validity treats is by submitting same questionnaires to all subjects and interviewing them consistently under the same condition. Regarding of that, internal validity are avoided by administering the same treatments to all the respondents and interview. The reliability of data was attained through triangulating or cross checking results from experience of concerned department employees/officials/experts, newspapers/reports, and concerned public bodies in the study area. This can ensure the research validity, reliability, and representativeness on the study area.

3.9. ETHICAL CONSIDERATION

Before the research was conducted on the selected two housing project office of concerned departments; the researcher informed the participants of the study about the objectives of the study, and was consciously consider ethical issues. The general ethical issues arise at each stage of a research process. To undertake the research the necessary approval and permission was obtained from A.A.U. Department of Public Administration and Developmental Management. A covering letter was attached to the interview/questionnaire ensuring participants anonymity and confidentiality that information obtained from them would not be disclosed to the third party.

Hence, the respondent's rights to privacy, to be fully informed consent, confidentiality, anonymity, were addressed individually. ***Some*** Name and other identifying information were used in the study.

CHAPTER FOUR

4. DATA PRESENTATION, ANALYSIS, AND INTERPRETATION

This chapter deals with presentation, analysis, and interpretation of the data obtained through questionnaire and interview of primary and secondary data. Both quantitative and qualitative information have been organized and presented in tables and charts. In addition, you will look at deeply the respondent's opinion towards the impacts of MSEs Enterprise on housing development and construction. Therefore, to this end, the data gathered through questionnaire and interview result are presented, analyze, and interpreted; from respondent of AASHDE and AAHDPO are presented.

In order to make this presentation as much clear as possible, related information obtained through questionnaires were tabulated and followed by subsequent analysis and interpretation to come up with main findings. In addition to this, the data gathered through interview is utilized to elaborate major facts related to the study area.

The q*uestionnaire* which is used for this study is designed only to capture the impacts of MSEs especially negative impacts of MSEs on housing development and construction project especially quality of the products, delay in relation to MSEs operator performance. The researcher asked the respondents to state the awareness and both advantage and drawbacks of the MSEs on A.A. housing Project on open-ended and close-ended questions were. Short *interview* was held with 7 /seven/ interviewee respondent (i.e. Director of MSEs, Head of MSEs, Civil Engineers, Construction Input Administration, Consultant Civil Engineers, Contractors both Civil Engineers, Construction Input Administration) in order to get information based on his/her opinion, attitude and others related issues in the study area.

Response rate refers to the ratio of people who answered the questionnaire divided by the number of individuals in the sample and usually exp6ressed in the form of percentage whereas low response rate introduce bias. For this study, the researcher has distributed questionnaires with a sample of 125 individuals, and 112 questionnaires were returned; this indicates that (90%) out of the (100%) questionnaires were collected while remaining 13 individuals with (10%)

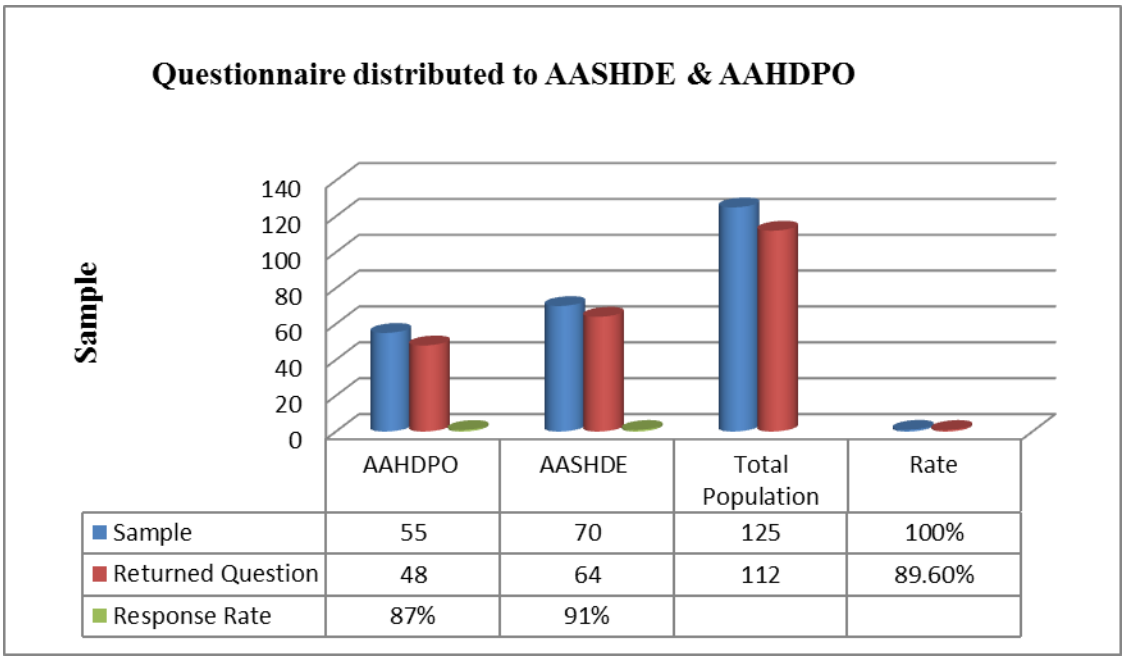
response rate did not return the questionnaires. Therefore 90% response rate which are considered as sufficient to enable this study for discussion.

4.1. RESPONDENTS BIOGRAPHICAL INFORMATION

In this section biographical information of the respondents ***in the sample* size** are presented here is based on the data obtained from all respondents in the housing project offices under different tables that show Response Rate, gender composition, age distribution, educational qualification, work experience, work position and finally Training about MSEs.

4.1.1. RESPONSE RATE OF QUESTIONNAIRE AND INTERVIEWS

FIGURE 4.1.QUESTIONNAIRE DISTRIBUTION

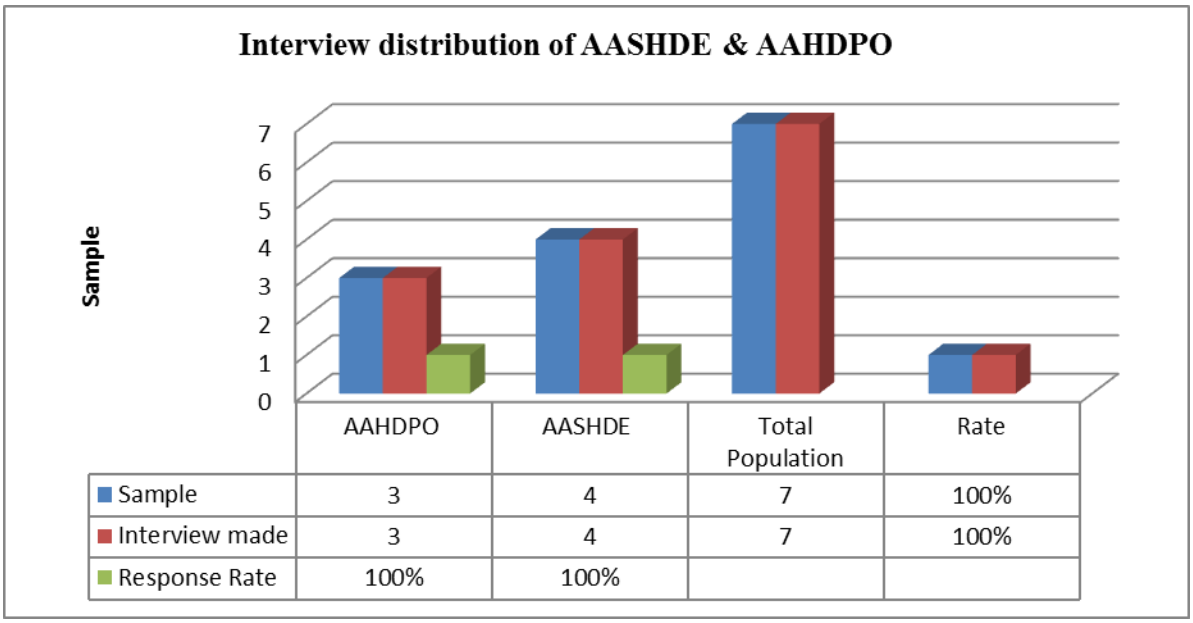


Source: compiled from the questionnaire (2019)

Fig. 4.1 above shows the Questionnaire for AAHDPO, the respondents samples were 55, For AASHDE respondents that are working on the study area were 70. Total numbers of sample are 125. In the case of AAHDPO, Out of 55 samples of respondents, returned questionnaire are 48 which account 87%. In the case of AASHDE, Out of 70 samples of respondents, returned questionnaire are 64, which account 91%. The total number of sample was 125, out of 125 samples, 90% were returned which is high rate.

➢ Interviews also made with direct concerned officials/experts/researchers and for of both project office. In the case of interviews, the right officials answer all questions forwarded from the right office.

FIGURE 4.2 INTERVIEWS DISTRIBUTION



Source: compiled from the questionnaire (2019)

The above Figure 4.2 above shows, interviews for each organizations. The AAHDPO samples were 3 (official, Team Leader and MSEs Supervisor), For AASHDE 4 (official, Team Leader and MSEs Supervisor, Deputy manager of branch office). Total numbers of sample for interview are 7 employees. In the case of the two public bodies; response rate is 100% successful.

TABLE 4.1 RESPONDENT BIOGRAPHICAL INFORMATION

1. GENDER COMPOSITION OF THE RESPONDENT						
Gender	Freq.	Rate				
Male	64	57%				
Female	48	43%				
Total	112	100%				
2. AGE RANGE OF THE RESPONDENT						
Age Ranges	AASHDE		AAHDPO		Total	
	Freq.	%	Freq.	%	Freq.	%
<25 Years	5	7.81	4	8.33	9	8.04
26-35	42	65.63	29	60.42	71	63.39

36-45	13	20.31	10	20.83	23	20.54
> 46	4	6.25	5	10.42	9	8.04
Total	64	100	48	100	112	100
3. EDUCATIONAL LEVEL THE RESPONDENT						
Educational Level	AASHDE		AAHDPO		Total	
	Freq.	%	Freq.	%	Freq.	%
Primary school	0	0.00	0	0.00	0	0
Secondary school	0	0.00	0	0.00	0	0
Vocational school	0	0.00	5	10.41	5.00	5.21
diploma	3	4.68	7	14.58	10	9.63
BA/BSc Degree	51	79.68	24	50	75	64.84
Masters Degree	10	15.62	12	25	22	20.31
Total	64	100%	48	100%	112	100%
4. WORK EXPERIENCE THE RESPONDENT						
work Experience	AASHDE		AAHDPO		Total	
	Freq.	%	Freq.	%	Freq.	%
<1 Years	4	6.25	0	0.00	4	3.57
1-2 years	3	4.69	2	4.17	5	4.46
3-5 years	33	51.56	9	18.75	42	37.50
>5 years	24	37.50	37	77.08	61	54.46
Total	64	100	48	100	112	100%

5. JOB POSITION OF THE RESPONDENT				
Job Position	AASHDE	AAHDPO	Population	Rate
MSEs Officers & coordinators	17	14	31	27.68
Civil Engineers	23	10	33	29.46
Construction Input Admin. Officers	24	24	48	42.86
Total	64	48	112	100%
6. TRAINING OF THE RESPONDENT				
Training on MSEs	YES	NO	TOTAL	RATE
AASHDE	16	48	64	57.14
AAHDPO	12	36	48	42.86
TOTAL	28	84	112	100.00

Source: compiled from the questionnaire /owned survey (2019)

The following percentages were calculated, including the no response category". This category refers to those respondents to whom the particular query did not apply.

When the survey results were broken down, as shown in table 4.1, gender composition of respondent; 64 respondents were male and 48 of the respondents were female. This constitutes 57% and 43% of the respondents respectively. The number of female respondents is lower hence in some of the departments, which are included in the sample taken, the number of female respondents is lower and even in some sub departments there are no female employees.

According to the data of age distribution of respondents above highlights the point that distribution of respondents who are incorporated in the research work. The researcher divided respondents' age into four age groups ranging <25-46>. As shown in the table, 71 respondents, that holds 63.39% of the respondents fail under the age among 26-35. Therefore, they have the potential to contribute effectively and may be taken the forefront role in successful of the study. The next highest range is the age category among 36-45 constitutes almost 23 (20.54%) of the total number of the respondents. Hence, many of the respondents between the ages 26-35 in the departments under study are found in the organizations.

Educational backgrounds of the respondents clearly shows that majority of the work force 75 respondent that holds 64.84% of the respondents have BA/BSC degree. This implies the majority of the respondents have satisfactory level of education to respond the questions. However, there are also a significant number of respondents at Master's degree level. This constitutes 20.31% or 22 employees. From this we can understand that the respondents can clearly understand and answer the questions they asked and give viable information.

This implies that, in City government of Addis Ababa, during past 14 years there was all level of educational qualification to hire in housing project. But after the past 5 years the level of education was at least diploma level for city administration offices and bureaus. Now a days, especially in housing development and construction area the city government of A.A. believed that individuals who work with them should have at least first degree.

This number also indicates only 12 participants out of 112 are relatively less educated 7 & 5 individuals who have diploma and vocational school certificate. Even though educational

qualification didn't aimed to be assesses in the study, it implies lack of knowledge have impact on respondent opinion about establishment of MSEs and what they did or objectives.

Analysis paper made in June 2011 for the success factors of MSEs in Addis Ababa shows there is no significant difference on the performance of MSEs operating in Addis Ababa in relation to the age difference of the principal owners, and in relation to education the research paper shows those MSE operators who have education of 10+3 and above shows higher performance and growth compared with the others. (Tiruneh, 2011)

As sex, age and educational qualification of individuals are different; individuals also differ in their work experience durations. Respondents were asked to indicate the experience year they have deep knowledge about MSEs and the data collected shows on the following. As shown in the table 4.1, the work experience of the respondents who working in the organizations are experienced. The majority of the respondents /61 or 54.46% individuals have an experience with in the interval of> 5 years and above and this is important to respond the questionnaires and to find out the MSEs impact on housing development and construction through their experience.

The main reason for this is, there is the high number of employees who serve the organization above 5 years. The next higher numbers of respondents are who work between years' experience and it is about 37.50%. This shows that the numbers of respondents are well experienced to respond the valid question.

In contrast to this, the numbers of respondents who work less than one year and between 1-2 years are 4 and five respectively or it is about 3.57% and 4.46 % of the total respondent.

With regard to job position of respondents in the study area, 48 respondents or about 42.86% who works as Construction Input Administration Officers are the highest respondent rate. The next higher working position is 33 (29.46%) civil engineers who are work on both project offices in same department, and the remaining 31 about 27.68 are MSEs coordinator and officers.

This indicates that the numbers of respondent who are in Construction Input Administration position are those who work on directly from Manufacturing and subcontracting works of MSEs .This is also important to get different responses from different job position.

As table 4.1 above in the inquiry made to identify whether direct concerned officers have taken trainings in relation to MSEs, considerable number of respondents claimed that they did not yet get any training, while the rest responded that they have taken trainings organized by MSEs department. One of the fundamental reasons that these 75 % or 84 respondents are not taking training due to there is no pay attention to MSEs departments. Training and educations play important role in enhancing human capital by improving the quality of labor. Ellis (2000: p,33) argued that human capital is made real by investment in education and training, and labor as an asset is made operative by being free from illness or debilitating health problems .

This shows that there is inequality, even though the majority of the MSEs have no receive training, essential knowhow and skill about MSEs. The study also shows that the number of respondents who take training is 28 or 25%. Even though taking training didn't aimed to be assesses in the study, it implies lack of knowledge have impact on housing development and construction.

4.2. RESPONDENTS OPINION TOWARDS THE IMPACTS OF MSES ON HOUSING DEVELOPMENT

4.2.1. Positive Impacts of MSE

This part of the questionnaire deals with the Employees Opinion towards the impacts of MSEs on Housing Development and construction in A.A. are presented under different tables and graphs. The researcher believe that the response of employees show the fact about MSEs working performance (See Annexes)

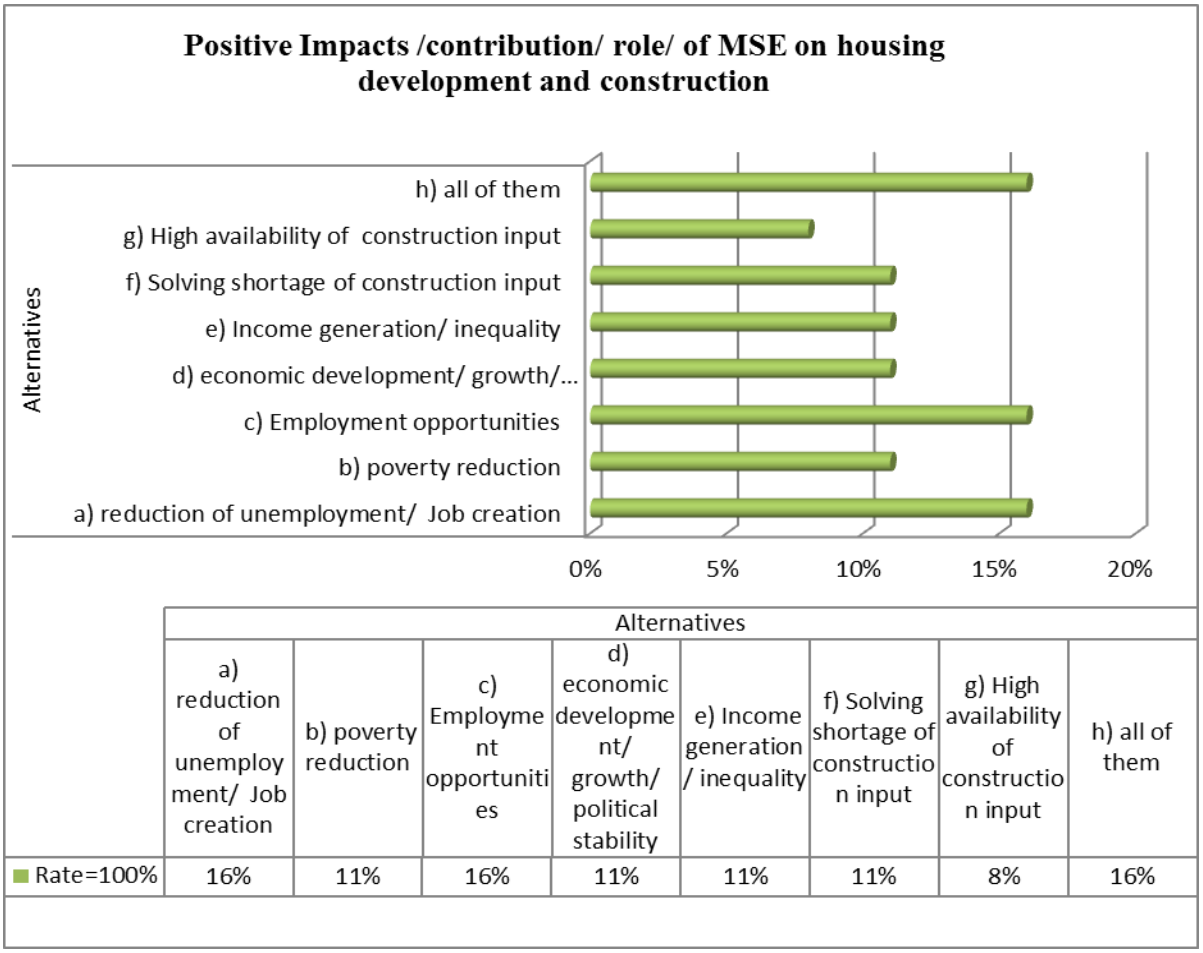
The importance of MSEs in general and new businesses in particular makes a significant contributions in addressing socio economic problems such as unemployment, poverty, income inequalities, political stability and economic growth among others (Wasihun & Paul, 2010), (Musara & Gwaindepi, 2014).

As shown in the Figure 4.3 below, the respondents who returned **questionnaires** believe that positive impact or role of MSEs on housing construction and development are accounted for 16%. The second majority of the respondents which is 11%, replied that alternative b), d), e) and f) is the contribution of MSEs on study area.

With regard to the **interviewees' opinion**, Out of 7 interviewee 5 or 71% agreed that MSEs have many roles for the city administration especially in construction sector; alternatives shown above are acceptable by theses interviewee.

The role of Micro and Small Enterprises (MSEs) in socio-economic development as a means for generating sustainable employment and income is increasingly recognized. In developing countries, the MSE sector is the largest source of employment and income generation activity, particularly for the urban population (Wasihun & Paul, 2010)

FIGURE *4.3* .POSITIVE IMPACTS OF MSES



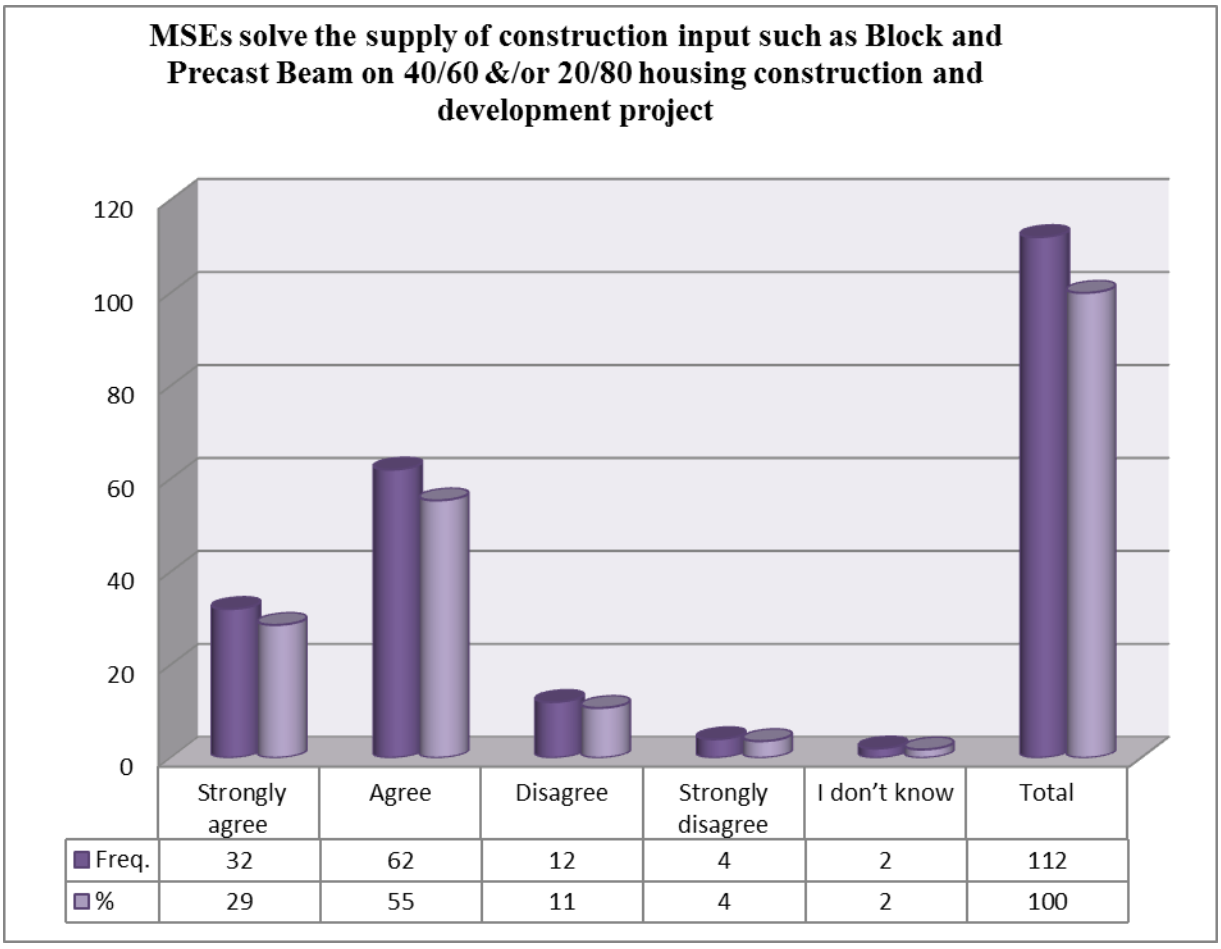
	Alternatives							
	a) reduction of unemployment/ Job creation	b) poverty reduction	c) Employment opportunities	d) economic development/ growth/ political stability	e) Income generation / inequality	f) Solving shortage of construction input	g) High availability of construction input	h) all of them
Rate=100%	16%	11%	16%	11%	11%	11%	8%	16%

Source: compiled from the questionnaire (2019)

4.2.2. MEs solve the supply of construction input

MSEs have been recognized as engines of growth and development throughout the world (Munyori & Ngugi, 2014). MSEs remain an important contributor to provide Construction inputs for the city administration housing development and construction projects

FIGURE 4.4. THE SUPPLY OF CONSTRUCTION INPUT



	Strongly agree	Agree	Disagree	Strongly disagree	I don't know	Total
Freq.	32	62	12	4	2	112
%	29	55	11	4	2	100

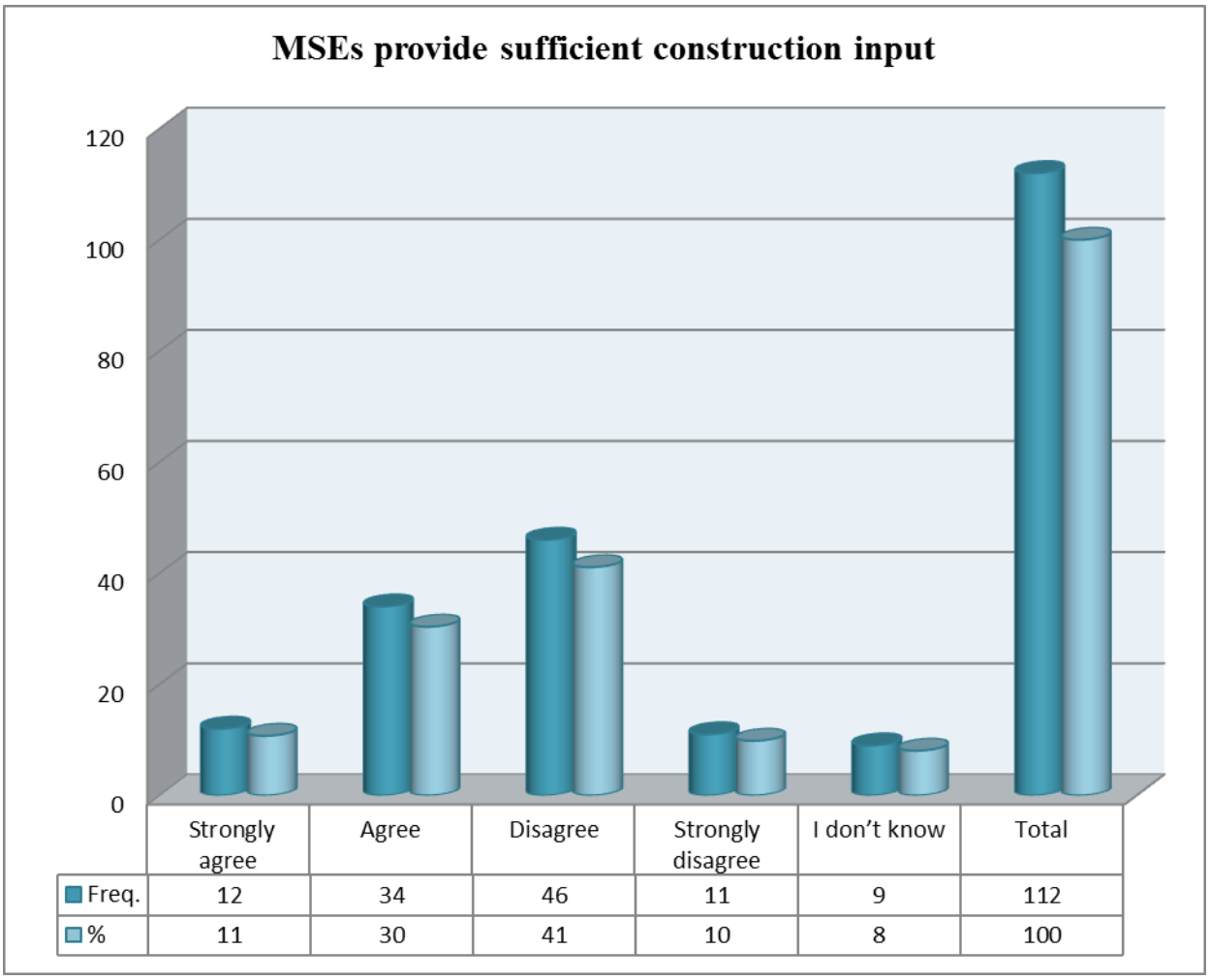
Source: compiled from the questionnaire (2019)

Based on Fig. 4.4, most of respondents from questioner, the majority more than 60% i.e. 62 (55%) agree MSEs solve the supply of construction input. In relation to this; ***the interview*** *states by Mr. Habte Nigussie, head of MSEs co-ordination department*, MSEs has advantage to solve and provide housing construction inputs for the city government of A.A. As a policy the city administration of A.A. has policy to build residential housing for better living standard of the

societies. Beside this construction input for housing development, the administration office provides manufacturing MSEs to provide Precast Beam and block with different size. as well as increase competitiveness in manufacturing of construction inputs and facilitate market access. To manage with this situation, it is necessary to create opportunities for all people, especially the poor.

4.2.3. MSEs provide sufficient construction input on time

FIGURE 4.5 TIME OF CONSTRUCTION INPUT



	Strongly agree	Agree	Disagree	Strongly disagree	I don't know	Total
Freq.	12	34	46	11	9	112
%	11	30	41	10	8	100

Source: compiled from the questionnaire (2019)

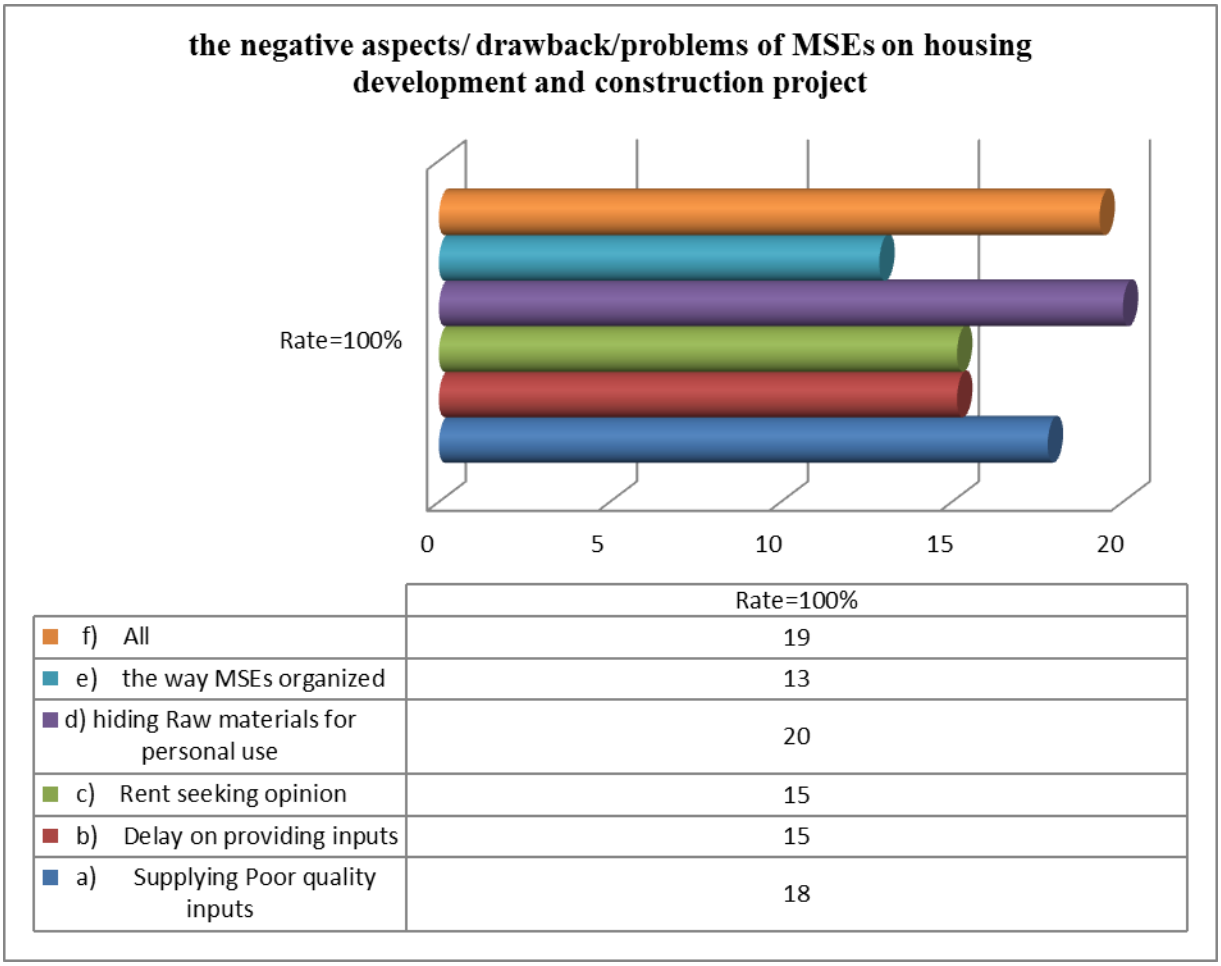
Fig. 4.5 shows that from questionnaire number of respondent 46 (41%) disagree on the construction input do not provided by MSEs; while interview conducted by the interviewee,

almost half of the interviewee believes that MSEs do not provide construction input within the given period of time.

This implies that, due to providing sufficient construction input on time, MSEs are reason to delay the housing project.

4.2.4. The negative Impact of MSEs

FIGURE 4.6 THE NEGATIVE IMPACT OF MSES



	Rate=100%
f) All	19
e) the way MSEs organized	13
d) hiding Raw materials for personal use	20
c) Rent seeking opinion	15
b) Delay on providing inputs	15
a) Supplying Poor quality inputs	18

Source: compiled from the questionnaire (2019)

According to EFDR Ministry of Urban Development & Housing, 2016, the practice of selling and producing poor quality products such as precast and brick and the desire to make quick

profits is more common than the practice of making modest profits by producing and selling good quality products and services.

As shown in the fig. 4.6 respondents who returned *questionnaires* 20% replied that hiding (**ቅሸባ**) Raw material for personal use such as cement and Ref. Bar is the highest 19% of respondent believe that all of the alternative would be the fact about negative impact of MSEs and 18% of them agreed that supplying poor quality construction input is the drawback of MSEs. Rent seeking and delay on providing input is the 3rd highest response on effects of the MSEs which is accounted for 15%.

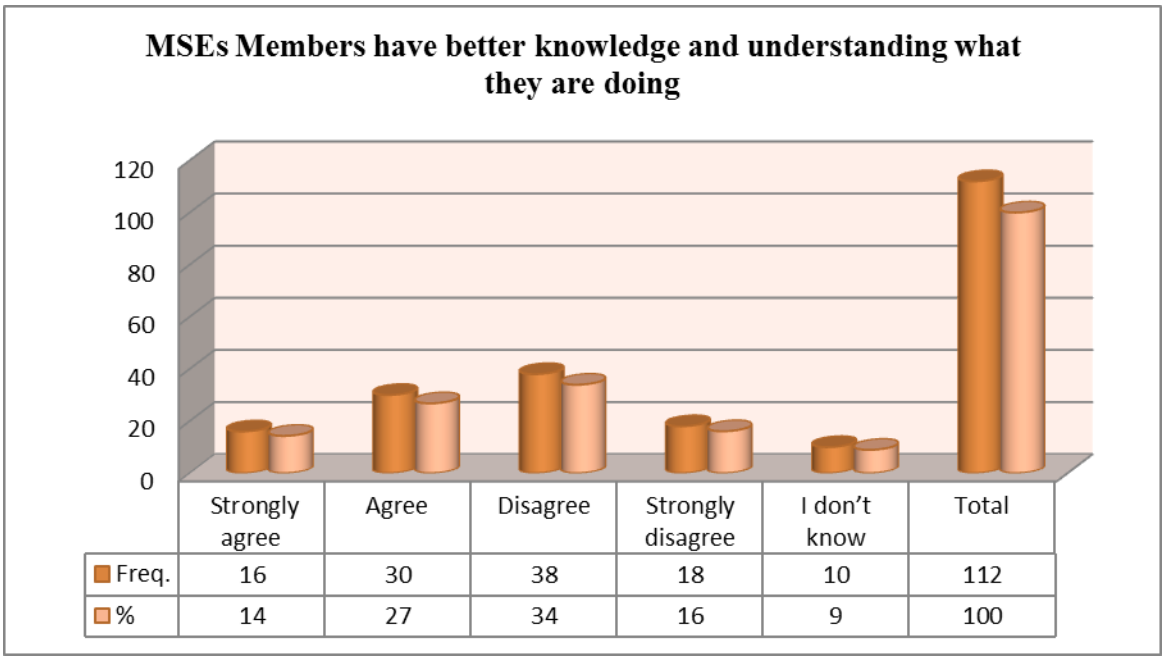
interviewee stated by w/ro Meskrem Abatu "*MSEs Plays important role in housing development by providing hollow block and precast beam but there are also some challenges are faced such as MSEs members who joined the formed group lately did not get any training and the balance of the focus of MESs higher officials in demanding MSEs for politics than housing development and construction and poor supportive supervision by project offices are exhibited"*

The general negative attitude towards MSEs is the core challenge and takes different manifestations of which the most important are; Lack of knowledge of the potential of MSEs. These attitudes and the behavior that results undermine the attractions and benefits of hard work and self-reliance.

Given the low uptake of sustainability measures within Small enterprises, it is clear that the benefits outlined above are insufficient for many Small enterprises to overcome the barriers and challenges in implementing sustainable practices Common barriers identified include (Young, 2010).

4.2.5. Knowledge and understanding of MSEs Members

FIGURE 4.7 KNOWLEDGE AND UNDERSTANDING OF MSES MEMBERS



	Strongly agree	Agree	Disagree	Strongly disagree	I don't know	Total
Freq.	16	30	38	18	10	112
%	14	27	34	16	9	100

Source: compiled from the questionnaire (2019)

Figure 4.7 above illustrate, in the inquiry made to explore whether the MSEs operators have no knowledge34 (30%) (The lion share) of the respondent agreed that they have no knowledge about MSEs what they are doing. While 27% of the respondents are agreeing about the MSEs have knowledge what they are doing. According to interview I held with Ato Habte, "*some challenges are faced such as MSEs members who joined the formed group lately did not get any training and poor supportive supervision by project offices are presented".* This can lead us to the conclusion that MSEs in the study area have no acquired knowledge for what they are doing. In the same way, 14% (16) respondents also strongly agree on the issue.

In literature, as knowledge is one of the crucial attributes that boosts human capital, MSEs are playing pivotal role towards human capital improvement. According to Mullat and Wolday (1997), training comprises various aspects: formal, technical, and vocational training for various individuals who left school. Therefore, knowing something or what you are doing is expected to

improve the capacity of individuals so as to respond to better incentives and use the market effectively. Ryan (2005) connected individual's duration, education and trainings with human capital that will lead to greater productive capacity. This shows that there is inequality, even though the majority of the MSEs have no knowledge and skill about the work.

Nevertheless, distribution of the interviewee shows that majority of them believe that MSEs have sufficient knowledge but there are challenges, which face on the members but there is a few lack of experience and back ground knowledge.

One the Key informant from AASHDE MSEs coordinator added that;- *Basically, the Addis Ababa MSEs development bureau has training schedule but practically do not apply but there is initiative from individuals who work the working position and there are MSEs coordination officers to improve their knowledge, even there is fact the training is crucial in that it gives them direction ,understanding, and working framework but there is no practical application. [Ato Habte Nigussie]*

4.2.6. Challenges/ limitation of MSEs to produce block and precast Beam

Disruption of electric power and water, lack of raw material, delay on contract agreement to perform the given work, lack of working premises, management skill, knowledge, training, finance, absence of the right person at the right position and absence of coordination etc are the major problems of MSEs on housing construction area.

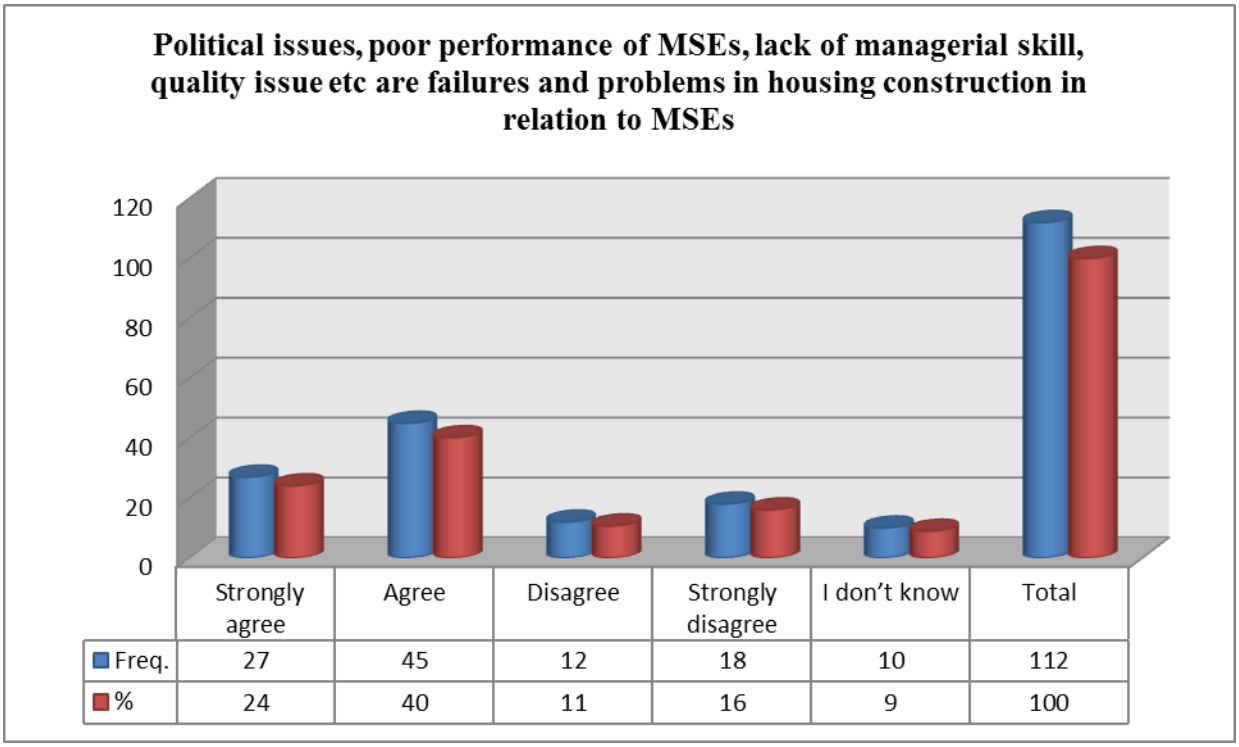
In Addis Ababa, MSEs are confronted with various problems, which are of structural, institutional and economic in nature. Lack of capital, working premises, marketing problems, shortage of supply of raw materials and lack of qualified human resources are the most pressing problems facing MSEs. These major problems are responded by respondent on questionnaire and it is the opinion of the interviewees too.

Research has shown that in order to achieve the contributions made by MSEs and ensures them to grow; it is required to overcome series challenges such as: financial constraints, marketing constraints, managerial constraints, infrastructural constraints and others because they are the common and major factors in making businesses to fail (Okpara, 2011).

According to Ethiopia Regulation No.33/1998 (FDRE, 1998), to coordinate implementation of the strategy is clearly stated. For the success of MSEs, there is strategically implementation. To improve MSEs efficiency, the major supportive institutes such as MSEs Development Bureau/MSEDB/, Micro Finance /MF/ and Addis Ababa Technical and Vocational Education Training /AATVET/ should support them properly. (AAMSEDDB, 2015)

4.2.7. Failures and problems on housing construction

FIGURE 4.8 FAILURES AND PROBLEMS OF HOUSING CONSTRUCTION



	Strongly agree	Agree	Disagree	Strongly disagree	I don't know	Total
Freq.	27	45	12	18	10	112
%	24	40	11	16	9	100

Source: compiled from the questionnaire (2019)

On fig 4.8 above, 40% (45) of the majority respondents have said that they are agreed on the failure of the housing project is due to MSEs. The interviewee with W/ro Genet, also prove that, she believed that *"MSEs have their own influence for delay on construction of residential housing, but there are a lot of reasons such as disruption of electric power and water, lack of raw material, delay on contract agreement to perform the given work, lack of working premises, management skill, knowledge, training, finance, absence of the right person at the right position etc. are the major problems of MSEs on housing construction"*

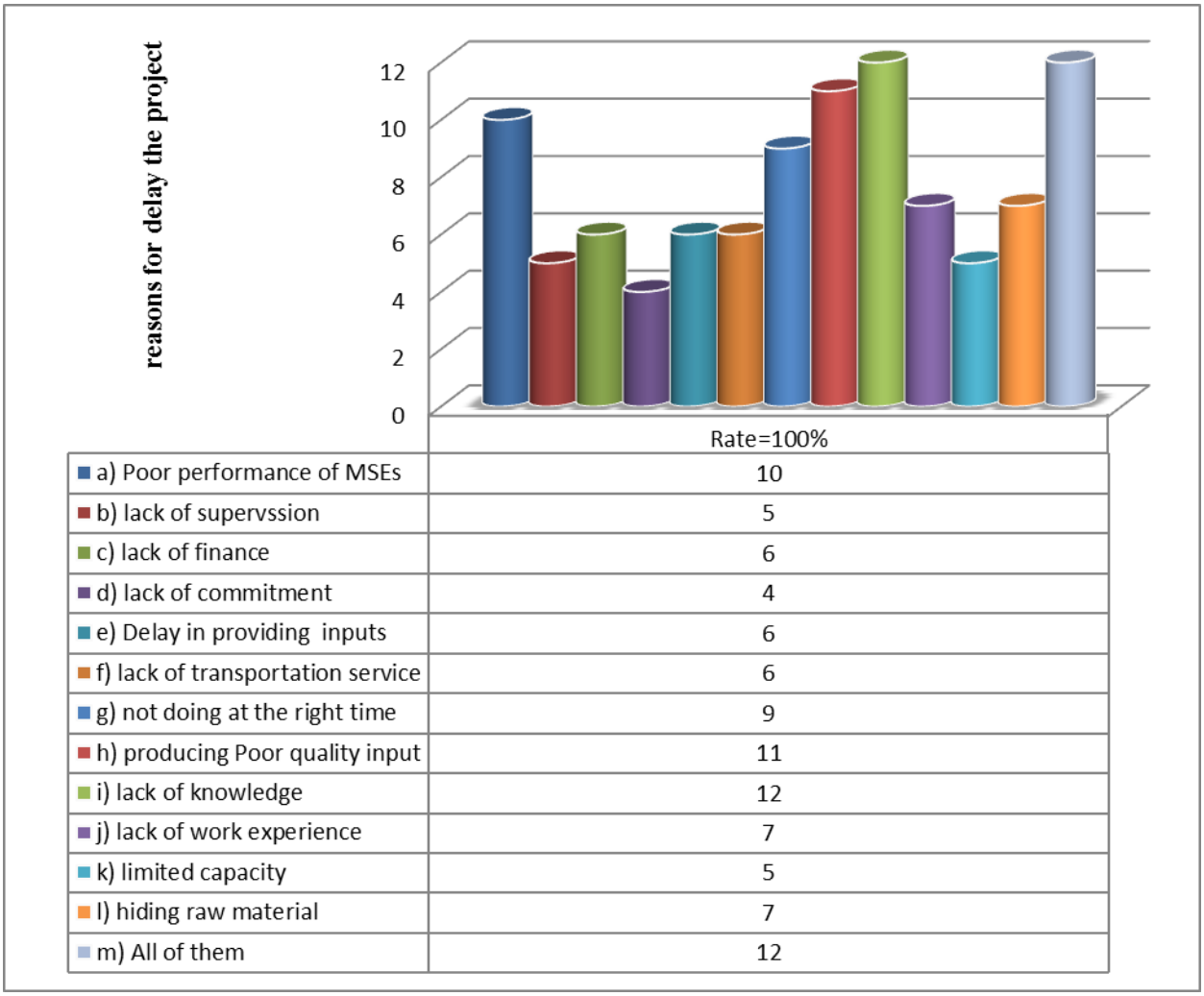
The interview I hold with Ato Tamiru, *"most enterprise has a single owner this result in poor performance. The facts that describe most of MSEs operated by one person; any decision pass through this single person, he may has a lack of managerial skill"*

In Ethiopia, MSEs are confronted with various problems, which are of structural, institutional and economic in nature. Lack of capital, working premises, marketing problems, shortage of supply of raw materials and lack of qualified human resources are the most pressing problems facing MSEs. Although the economic policy of Ethiopia has attached due emphasis to entrepreneurship values and appreciation of the sector's contribution to the economy, there are still constraints related to infrastructure, credit, working premises, extension service, consultancy, information provision, prototype development, imbalance preferential treatment and many others, which therefore need proper attention and improvement. It is in this context that the Ethiopian Micro and Small Enterprises Development Strategy was conceived and developed (Ministry of Trade and Industry, 1997).

This implies that majority of respondent agreed on these factors are problems in HDC program in Addis Ababa.

4.2.8. Reasons for delay on housing development and construction

FIGURE 4.9 REASONS FOR DELAY



	Rate=100%
a) Poor performance of MSEs	10
b) lack of supervssion	5
c) lack of finance	6
d) lack of commitment	4
e) Delay in providing inputs	6
f) lack of transportation service	6
g) not doing at the right time	9
h) producing Poor quality input	11
i) lack of knowledge	12
j) lack of work experience	7
k) limited capacity	5
l) hiding raw material	7
m) All of them	12

Source: compiled from the questionnaire (2019)

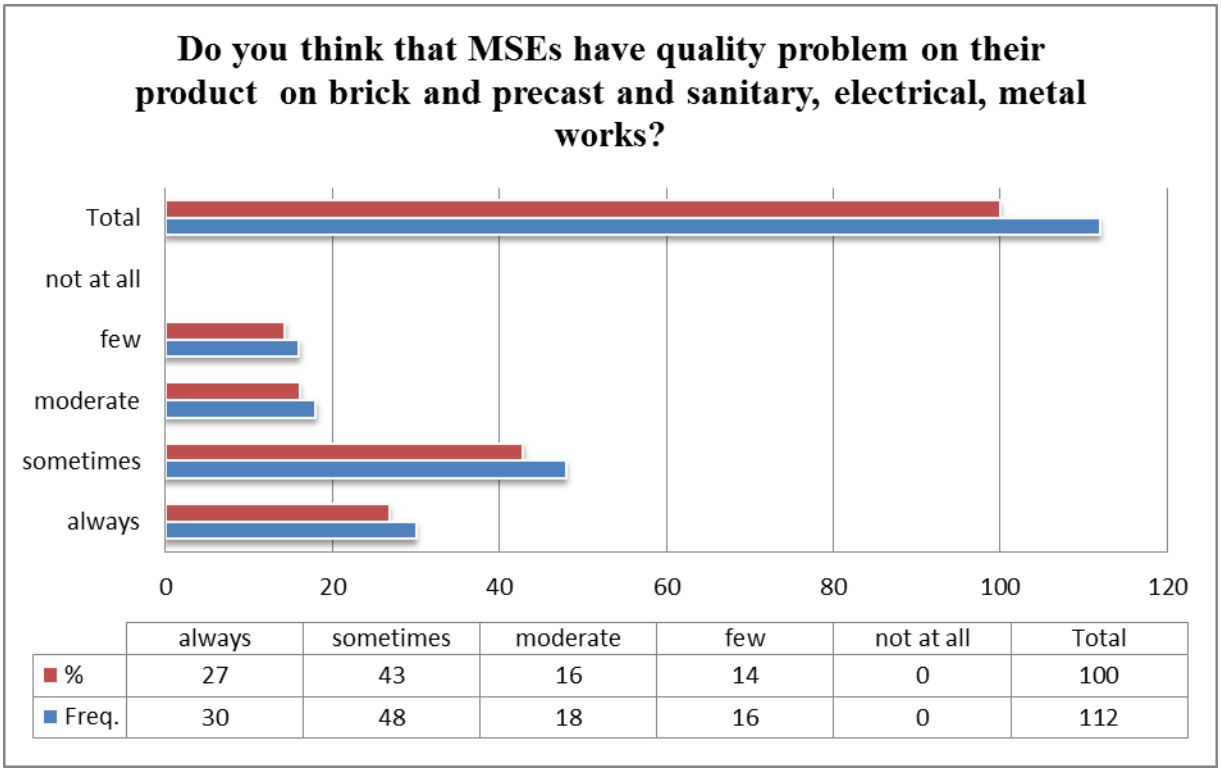
Fig. 4.9 above, the result shows that 12% of the respondents agree all alternatives are reasons for delay on housing development and construction in relation to MSEs in the same rate lack of knowledge is accounted to 12% of the respondent. The interview I was hold also believe that all alternatives are may the result of delay as known factors in the construction sector. Proclamation (number unknown) the lack of locally available cement caused major construction delays for condominium projects.

This implies that, there are a lot of factors for delay of housing construction in relation to MSEs and this is resulted in supplying poor quality inputs, High wastage of time and city's wealth, Delay on providing raw material, producing under the specified quality standard, Rent seeking opinion and Hiding (in Amharic **ቅሸባ**) Raw material for personal use such as cement and Ref. bar.

Theoretical literatures also support that, reason of failures in project is the result of delay. Delays are insidious often resulting in time overrun, cost overrun, disputes, litigation, and complete abandonment of projects (Sambasivan and Soon, 2007). Delay in construction is a global phenomenon (Sambasivan and Soon, 2007) affecting not only the construction industry but the overall economy of countries as well (Faradi and ElSayegh, (2006).

4.2.9. Quality problem of MSEs

Figure 4.10 Quality problems of MSEs



	always	sometimes	moderate	few	not at all	Total
%	27	43	16	14	0	100
Freq.	30	48	18	16	0	112

Source: compiled from the questionnaire (2019)

The above fig. 4.10 shows, majority of respondents 48 (43%) agree that there is quality problem on their product and works. 30 (27%) of the respondent also believe that always there is quality problem issue arise.

The interview conducted with Ato Abdiwaq Chalchisa Torben head of MSEs at AASHDE, "there are few quality problems in our organization in relation to MSEs" said that.

The general negative attitude towards MSEs is the core challenge and takes different manifestations of which the most important is the lion share for quality problem and then lack of knowledge of MSEs. These attitudes and the behavior that results undermine the attractions and benefits of hard work and self-reliance. The practice of selling and producing poor quality products such as precast beam and block in different size and the desire to make quick profits is more common.(EFDR Ministry of Urban Development & Housing, 2016).

To conclude that, the data which have been above about MSEs, if there is low quality product and subcontract works, due to poor performance of MSEs, MSEs affect the housing development for short term and for long term there is high incidence to the people of registered the residential houses. Performance is measured in terms of output, employment, annual sales, net profit, average quality of products, average speed of delivery and price. (Tegegne, 2007). And this indicate that Micro and Small Enterprises (manufacturing) suffer from poor efficiency and low productivity because of their poor quality and unreliable raw material supplies, outdated machineries and relevant training supports. Thus, one can understand that the MSEs are affect the housing development and construction in A.A by medium.

4.2.10. Housing development and construction effect on MSEs

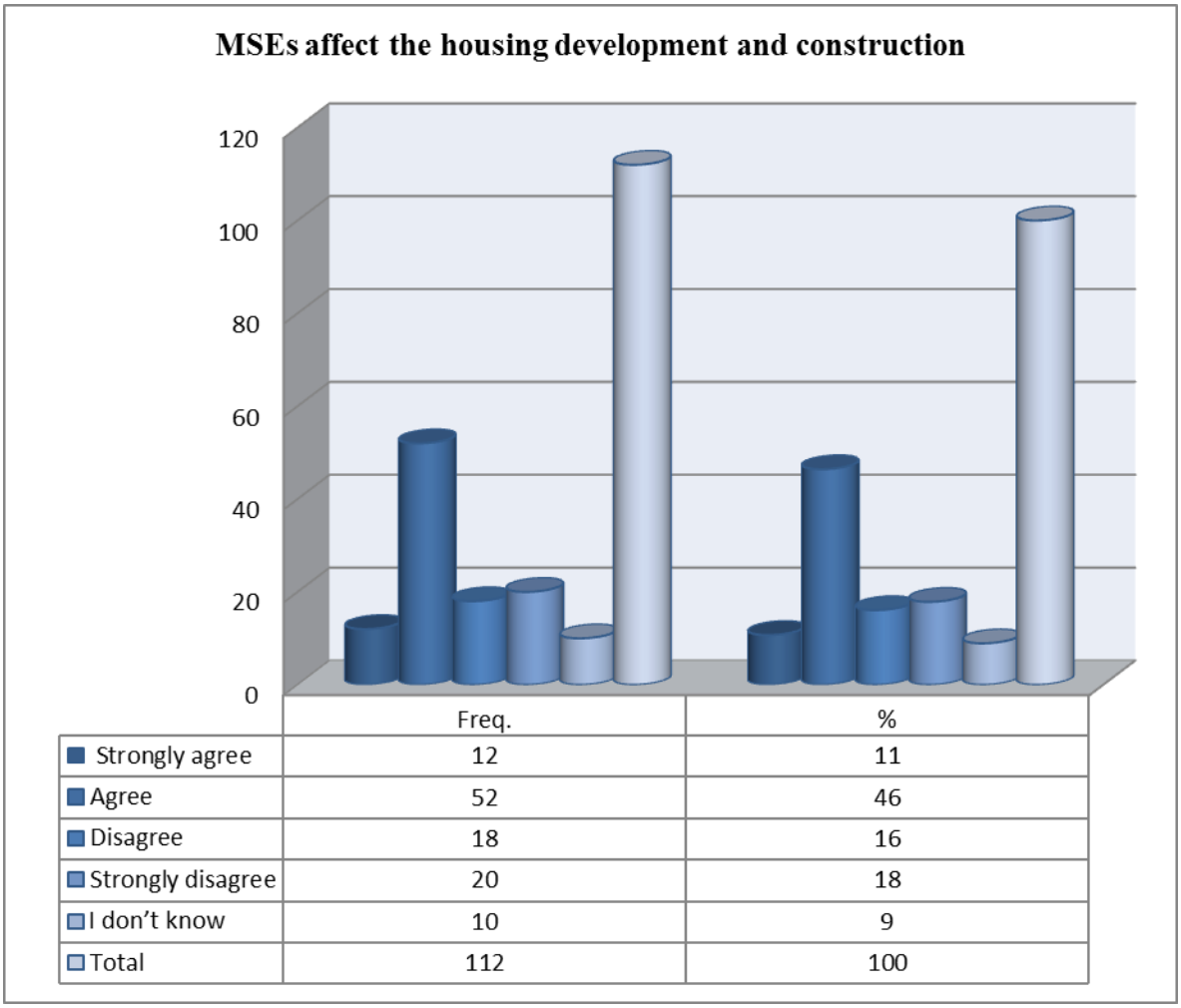
The practice of selling and producing poor quality products such as precast beam and block and the desire to make quick profits is more common than the practice of making modest profits by producing and selling good quality products and services. (EFDR, Ministry of Urban Development & Housing, 2016).

As shown in Fig. 4.11 below, majority of respondent 52 (46%) MSEs affect the housing development and construction in AASHDE & AAHDPO. As well as 12 (11%) respondent strongly agree MSEs affect the project. 20 (18%) respondent strongly disagree MSEs are not

affect the housing development and construction. When we come to the interviewees' opinion, Out of 7 interviewee, 4(57%) of them are disagree for this question. This indicates that MSEs affect the housing construction industry.

In developing countries, like Ethiopia, Addis Ababa, the economic importance of MSEs is similarly higher. In Ethiopia, for example, as discovered by the CSA survey of 2003, MSEs account for the bulk of non-agricultural economic activities and nearly 95.6% of total industrial employment.

FIGURE. 4.11 MSES EFFECT ON HOUSING DEVELOPMENT AND CONSTRUCTION



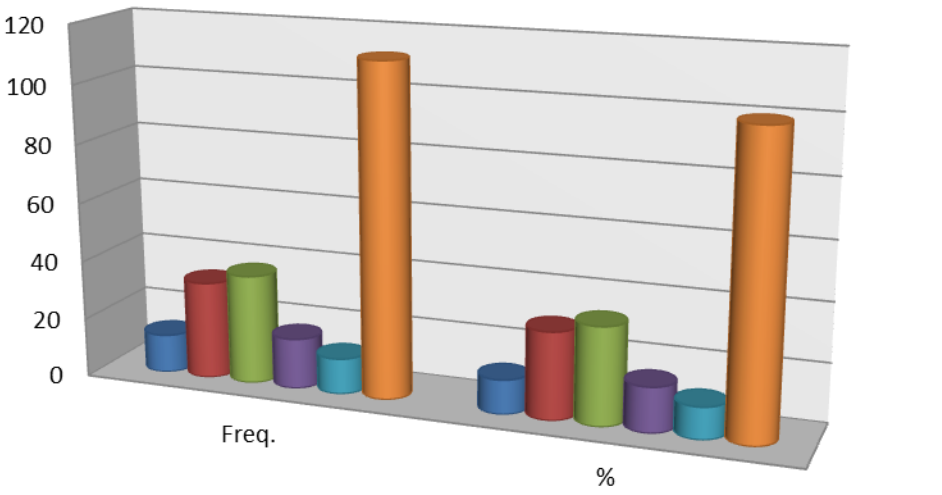
	Freq.	%
Strongly agree	12	11
Agree	52	46
Disagree	18	16
Strongly disagree	20	18
I don't know	10	9
Total	112	100

Source: compiled from the questionnaire (2019)

4.2.11. Level of impact to affect the housing development and construction

The respondents level of understanding of the MSEs impact on housing development and construction on A.A. city administration shown in the Figure 4.12 below, out of 112 respondent, 37 (33%) or Majority of the respondents replied that the level of MSEs housing development & construction at medium level affect the project. Out of 112 (100%), 17 (15%) of respondent agree there is low level of negative effect of MSEs on the study area. based on interview, 3% of the interviewee believe that there is medium level of MSEs in the study area.

FIGURE 4.12 LEVEL OF IMPACT



	Freq.	%
very high	13	12
high	33	29
medium	37	33
low	17	15
very low	12	11
Total	112	100

Source: compiled from the questionnaire (2019)

Through the interview held with AAHDP construction input Administration and distribution department head at Yeka Project office, Ato Mengist Tamiru, *MSEs government structure is now working exclusively with those MSEs however to be strengthen them should develop new structure or restructure as much as possible. Though we cannot be generalized all manufacturing and subcontractors of MSEs, the long-live or quality of housing is put in danger. He added, the last training was held in 2014 for some coordinators only. Including, late agreement, supply of raw materials for producing the product and doing the subcontract works, lack of inadequate manufacturing premise and lack of support in training.*

CHAPTER 5

5. SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATION

5.1. SUMMARY OF THE FINDINGS

In this chapter, the researcher tries to summarize the above major findings of the study focusing on the main theme of the paper. At the end, the study draw a conclusion based on the analysis of the available data. Finally, based on the conclusion, the researcher recommends some points that enable to find out the impacts of MSEs on housing development and construction in the case of AASHDE and AAHDPO.

The analysis of the data helped to draw the following findings:

- ✓ Almost the entire respondent selected for this study is directly related to the study area.
- ✓ According to the data:- 71 respondents, that holds 63.39% of the respondents fail under the age among 26-35; force 75 respondent that holds 64.84% of the respondents have BA/BSC degree; The majority of the respondents have an experience with in the interval of > 5 years and above (out of the respondents 112 who responded the questions, 61 of them (54.46%) are failing in this category);, Out of the employees (112) who responded the questions 48 respondents, (about 42.86%) are that works Construction Input Administration Officers are the highest respondent rate; 75 % or 84 respondents are not taking training.
- ✓ The majority more than 60% i.e. 62 (55%) agreed MSEs solve the supply of construction input.
- ✓ Majority of the respondent 46 (41%) disagree on the construction input do not provide within the given period of time by MSEs.
- ✓ Respondents who returned questionnaires 20% replied that hiding (ቅሸባ) Raw material is the highest. 19% of respondent also believe that all alternative would be the fact about negative impact of MSEs and 18% of them agreed that supplying poor quality construction input is the drawback of MSEs. Rent seeking and delay on providing input is the 3rd highest response rate on negative effects of the MSEs, which is accounted for 15%.

- ✓ In the inquiry made to explore whether the MSEs operators have or have no knowledge 34 (30%) (the lion share) of the respondent agreed that they have no knowledge about MSEs what they are doing. While 27% of the respondents are agree about the MSEs have knowledge what they are doing.

- ✓ The respondents level of understanding of the MSEs impact on housing development and construction on A.A. city administration shown in the Figure 4.17, out of 112 respondent, 37 (33%) or Majority of the respondents replied that the level of MSEs housing development & construction at medium level affect the project. Disruption of electric power and water, lack of raw material, delay on contract agreement to perform the given work, lack of working premises, management skill, knowledge, training, finance, absence of the right person at the right position etc are the major problems of MSEs on housing construction area.
- ✓ The study also reveals that 40% (45) of the majority respondents have said that they are agreed on the failure of the housing project is due to MSEs. The result shows that 12% of the respondents agree all alternatives are reasons for delay on housing development and construction in relation to MSEs. there are a lot of factors for delay of housing construction in relation to MSEs and this is resulted in Supplying Poor quality inputs, High wastage of time and city's wealth, Delay on providing raw material, producing under the specified quality standard, Rent seeking opinion and Hiding (in Amharic language (ቅሸባ) Raw material for personal use such as cement and Ref. bar.
- ✓ Majority of respondents 48 (43%) agree that there is quality problem on their product and works.
- ✓ Majority of respondent 52 (46%) MSEs affect the housing development and construction in AASHDE & AAHDPO.

- ✓ The respondents level of understanding of the MSEs impact on housing development and construction on A.A. city administration shown in the Figure 4.17, out of 112 respondent, 37 (33%) or Majority of the respondents replied that the level of MSEs housing development & construction at medium level affect the project.

5.2. CONCLUSION

According to the findings, MSEs Plays important role in housing development by providing hollow concrete block and precast beam but there are also some challenges are faced such as MSEs members who joined the formed group lately did not get any training and poor supportive supervision by project offices are presented. MSEs in the study area also have no acquired knowledge for what they are doing. Considering factors that are rated as major problem, the city administration continuously not provide training for MSEs coordination unit. The last training was held in 2014 for some coordinators only. Including, late agreement, supply of raw materials for producing the product and doing the subcontract works, lack of inadequate manufacturing premise and lack of support in training.

Promoting the MSEs sector so as to create an enabling economic development by reducing unemployment and creating a more equitable distribution of wealth is the overall ambition of government support initiatives in Addis Ababa. These initiatives had to ultimately lead to producing quality product and works in the study area.

Training and development approach ensure that employees and MSEs operators have a consistent experience and background knowledge, the consistency is particularly relevant for what they are doing. The city also needs to work harder or find more innovative ways to engage with the study area. The research believed that only a narrow section of the MSEs knows about the study area impact.

Finally, the survey results indicate that Micro and Small Enterprises (manufacturing) suffer from poor efficiency and low productivity because of their poor quality and unreliable raw material supplies, outdated machineries and relevant training supports. So necessary measure can be taken from the government and non-government institutions to ensure MSEs will be effective and efficient.

5.3. RECOMMENDATION

Based on discussions, analysis and findings, the study suggests the following recommendations to solve the negative impact of MSEs on housing development and construction.

- The city government of A.A should have a sustainable plan for the schemes which includes training the MSEs operators, MSEs coordinators, civil engineers, construction input administration officers to sustain HDC program effectively

- The major constraints identified in the study affect housing development and construction is mainly the poor performance and quality of the MSEs. To suggest that the housing project offices should control by perpetual method of quality testing system (laboratory) with collaboration of Ethiopian Quality Conformity Assessment Organization. Inanition, Periodic supportive supervision should be made by MSEs coordinators to assist and answer MSEs questions on time. The role MSEs play in forming housing development by supplying construction inputs, however the housing project office should be strict quality controlling system.

- The city government of A.A should improve the skill of the MSEs Coordinators and operators through upgrading their knowledge. This including; the design of metal works should be based on the MSEs perception.

- As training and capacity building plays important role for better production, quality, marketing and profitability, AASHDE & AAHDPO concerned officers as well as MSEs operators should get training adequately. Moreover, those who have already taken the training also require refresher trainings. Any other additional trainings are often given to the representatives of MSEs, those who trained should cascade the training to others for they are there for common interest. In knowledge based production, knowledge is the main input. There are two types of knowledge that satisfy two conditions: (1) knowledge that is used for solve specific problems e.g. know-how or expertise; and (2) knowledge that is embodied in the human mind and is thus talent. Under these two restrictions, knowledge is not a public and free good. The acquisition of knowledge is costly, because "all learning takes place inside individual human heads" (Simon 1991)

- City government of A.A has more resources for MSEs which are not yet tapped, to improve the quality of MSEs operation, to geographically expand and cover larger community through MSEs, the government should reduce the political interest and maximize on the socio-economic issues and changes attitude of MSEs operators and community.
- To protect hiding (**ቅሸባ**) of Raw material for personal use such as cement and Ref. Bar and Rent seeking, the city government of Addis Ababa should create new MSEs operator structure or if it happened, city government of Addis Ababa should terminate and sue the MSEs operator.

5.4. FURTHER RESEARCH

Based on the findings of this research, further research is recommended in this area especially on the negative impact of MSEs on housing development and construction in city government of A.A

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ANNEXES

ANNEX A

ADDIS ABABA UNIVERSITY

SCHOOL OF GRADUATE STUDIES

COLLEGE OF BUSINESS AND ECONOMICS

DEPARTMENT OF PUBLIC ADMINISTRATION AND POLICY

QUESTIONNAIRE TO BE FILLED BY: AASHDE AND AAHDPO

(Concerned Officers, Consultant and contractors)

The purpose of this questionnaire is to gather primary data in order to **assess The Impacts of MSEs on Housing Development and Construction: In the Case of City Government of Addis Ababa with particular reference: Saving Houses Development Enterprise (AASHDE) and Addis Ababa Housing Development Project Office (AAHDPO).** Your response will be used only for conducting research for the completion of Master of Arts in Public Management and Policy. Your response will kept in confidentially and will not be used for any other purpose. Therefore, you are kindly required to respond by choosing and give additional explanation of required. You don't need to write your name on the questionnaire and since the data is processed and analyzed in aggregation your individual answer cannot be separately identified. Your cooperation in giving genuine and frank answers in the questionnaire is highly crucial to obtain relevant and reliable information for the success of this study. Thank you for your cooperation.

QUESTIONS	PLEASE CIRCLE THE MOST APPROPRIATE ANSWER
A. **PERSONNEL QUESTION**	
1. Gender	a) Male b) Female
2. Age	a) Below 25 years old b) 26 – 35 years old c) 36 – 45 years old d) Above 46 years old
3.Level of education	a) Primary school Grade 1 to 8 b) Secondary school Grade 9-10/12 c) Vocational school /level 1-4 /

	d) diploma e) BA/BSc Degree f) Masters Degree g) Other specify _____
4. What is your profession?	Please Specify, e.g. MSEs Coordinator, _____
5. Work experience in the 40/60 &/or 20/80 housing construction and development project?	a) <1 years b) 1-2 years c) 3-5 years d) Above 5 years
6. Do you receive training regarding MSEs?	a) Yes b) No If your answer is Yes, in which area please specify _____
B. WHAT ARE THE IMPACTS OF MSEs ON HOUSING DEVELOPMENT AND CONSTRUCTION?	
POSITIVE IMPACTS	
1. What are the Positive Impacts /contribution/ role/of MSE on housing development and construction? **(more than one answer is possible)**	a. reduction of unemployment/ Job creation b. poverty reduction c. Employment opportunities d. economic development/ growth/ political stability e. Income generation/ inequality f. Solving shortage of construction input g. High availability of construction input h. all of them i. other Please Specify _____
2. MSEs solve the supply of construction input such as brick and precast on 40/60 &/or 20/80 housing construction and development project?	a) Strongly agree b) Agree c) Disagree d) Strongly disagree e) I don't know
3. MSEs provide sufficient construction input for 40/60 &/or 20/80 housing construction and development project on time?	a. Strongly agree b. Agree c. Disagree d. Strongly disagree e. I don't know
NEGATIVE IMPACTS	

4. What are the negative aspects/ drawback/problems of MSEs on housing development and construction project? **(more than one answer is possible)**	i. Supplying Poor quality inputs ii. Delay on providing inputs iii. Rent seeking opinion iv. Hiding (ቅሸባ) Raw material for personal use such as cement and Ref. bar v. the way MSEs organized vi. All vii. Other please specify _____
5. MSEs Members have better knowledge and understanding what they are doing?	a) Strongly agree b) Agree c) Disagree d) Strongly disagree e) I don't know
6. What are the challenges/ limitation of MSEs on housing development and construction to produce brick and precast in addition: electrical Installation, Sanitary work, and metal work such as handrail, guardrail, balcony and terrace?	Please specify _____
7. Political issues, poor performance of MSEs, lack of managerial skill, quality issue etc are failures and problems in housing construction in relation to MSEs	a) Strongly agree b) Agree c) Disagree d) Strongly disagree e) I don't know
	a)
8. What are the reasons for delay on housing development and construction in relation to MSEs? **(more than one answer is possible)**	b) Poor performance of MSEs c) Luck of supervision and follow-up from public body, Consultant and contractors d) Lack of finance e) Lack of commitment f) Delay in providing product inputs g) Lack of transportation service h) Not providing products/works at the right time

	i) Producing Poor quality input, this result in failure in laboratory test /standard/ j) Lack of knowledge k) Lack of work experience l) limited capacity m) Hiding (ቅሸባ) Raw material for personal use n) All o) Other please specify _____
9. Do you think that MSEs have quality problem on their product on brick and precast and sanitary, electrical, metal works?	a) Always b) Sometimes c) Not at all d) Few e) Very few
C. TO WHAT EXTENT MSEs AFFECT HOUSING DEVELOPMENT AND CONSTRUCTION?	
10. MSEs affect the housing development and construction?	a. Strongly agree b. Agree c. Disagree d. Strongly disagree e. I don't know
11. To what level MSEs affect the housing development and construction?	A. Very high B. High C. Medium D. Low E. Very low

If you have any comment, you are welcome

Thank you

ANNEX B

ADDIS ABABA UNIVERSITY

SCHOOL OF GRADUATE STUDIES

COLLEGE OF BUSINESS AND ECONOMICS

DEPARTMENT OF PUBLIC ADMINISTRATION AND POLICY

Research Title: Assessing the Impacts of MSEs on housing development and construction in City government of Addis Ababa: with particular reference Addis Ababa Saving Houses Development Enterprise (SHDE) and Addis Ababa Housing Development Project Office (HDPO)

INTERVIEW CHECKLIST FOR 20/80 AND/OR 40/60 Officials and Senior Officers, Head, Team Leaders, Directors

1. What are the impacts of MSEs on housing development and construction in City Government of Addis Ababa?
    1.1. Positive impacts
    1.2. Negative impacts

2. What are the factors that affect construction of housing in City Government of Addis Ababa in relation to MSEs?

    2.1. How do you assess the performance of MSEs?

3. To what extent MSEs affect housing Development and construction in City Government of Addis Ababa?

እዝል ሀ

በአዲስ አበባ ዩኒቨርስቲ

የድኅረ ምረቃ ትምህርት ቤት

የቢዝነስና ኢኮኖሚክስ ፋኩሊቲ

የሕዝብ አስተዳደርና ልማት አመራር ክፍል

የሕዝብ አስተዳደርና ፖሊሲ

በአ.አ.ቁጠባ ቤቶች ልማት ኢንተርፕራይዝ (40/60) እና በአዲስ አበባ ቤቶች ልማት ፕሮጀክት ቢሮ (20/80) : (ቁ.ቤ.ል.ኢ. እና ቤ.ል.ፕ.ቢ.)፡- ጉዳዩ በቀጥታ የሚመለከታቸው ግለሰቦች፤ አማካሪዎችና ሥራ ተቋራጮች የሚሞላ መጠይቅ

የዚህ መጠይቅ መሰረታዊ አላማ ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር የቤቶች ግንባታና ልማት ላይ ያላቸውን አዎንታዊና አሉታዊ ተጽዕኖ የዳሰሳ ጥናት በማካሄድ የመጀመሪያ ደረጃ መረጃ ለመሰብሰብ ነው፡፡ የዚህ መጠይቅ አላማ በህዝብ አስተዳደርና ፖሊሲ /Public Management and Policy/ የማስተርስ ዲግሪ ማሟያ ብቻ ሲሆን የሚሰጡት ምላሽም ምስጢሩ እንደተጠበቀ ሆኖ ለመመረቂያ ጽሁፍ/ ጥናት አገልግሎት ብቻ የሚውል ነው፡፡ ስለዚህ ለተጠየቀው ጥያቄ ትክክለኛ መልስ ይሆናል የሚሉትን በማክበብ እና ተጨማሪ ማብራሪያ የሚፈልጉትን ጥያቄዎች ማብራሪያ በመስጠት ምላሽ እንዲሰጡበት በአክብሮት ይለመናሉ፡፡ በዚህ መጠይቅ ላይ ስምዎትን መጻፍ አይጠበቅብዎትም፡፡ የተሰበሰበው መረጃ የሁሉም ምላሽ በአንድ ላይ ተጨምቆ መተንተን ከጀመረ በኋላ እርስዎ የሰጡት ምላሽ ለብቻው እንደማስረጃ አይጠቀስብዎትም፡፡ ለዚህ ጥናት እርስዎ የሚያደርጉት ትብብርና የሚሰጡት ትክክለኛ ምላሽ መጠይቁ እውነተኛና አስተማማኝ መረጃ ለማግኘት ወሳኝ ነው፡፡ ስለ መልካምና ቀና ትብብርዎ ክብረት ይስጥልን፡፡

ጥያቄዎች	ለተጠየቀው ጥያቄ ትክክለኛ መልስ ይሆናል የሚሉትን በማክበብ ምላሽዎን ያስቀምጡ
ሀ. የግል ሁኔታዎን የሚመለከቱ ጥያቄዎች	
1. ጸታ	a) ሴት b) ወንድ
2. ☐እድሜ	a) ከ25 ዓመት በታች b) ከ26-35 ዓመት

	c) ከ36-45 ዓመት d) ከ46 ዓመት በላይ
3. የትምህርት ደረጃ	a) አንደኛ ደረጃ /ከ 1 to 8 ክፍል b) ሁለተኛ ደረጃ ከ 9-10/12 c) ቴክኒክና ሙያ ከ ደረጃ 1-4 / d) ኮሌጅ ዲፕሎማ e) የመጀመሪያ ዲግሪ f) ሁለተኛ ዲግሪ g) ሌላ ካለ እባክዎ ይግለጹ_____
4. እየሰሩበት ያለው የሥራ መደብ/ ሙያዎት ምንድነው ?	እባክዎ ይግለጹ, ለምሳሌ፡- የጥቃቅንና አነስተኛ ማህበራት /ጥአማ/ አስተባባሪ, የግብዓት ባለሙያ፤ የግንባታ ማሃንዲስ _____
5. የሥራ ልምድ በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት?	b) ከ አንድ ዓመት ያነሰ b) ከ 1-2 ዓመት c) ከ 3-5 ዓመት d) ከ 5 ዓመት በላይ
6. ስለ ጥቃቅንና አነስተኛ ማህበራት /ጥአማ/ ስልጠና ወስደዋል?	a) ወስጃለሁ b) አልወሰድኩም መልስዎ ወስጃለሁ ከሆነ፤ በምን ዘርፍ ነው? እባክዎ ይግለጹ_____
ለ. ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ ያላቸውን አዎንታዊና አሉታዊ ተጽዕኖ ምን ምን እንደሆኑ በተመለከተ	
አዎንታዊ ተጽዕኖ	
1. ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ ያላቸውን አዎንታዊ ተጽዕኖ/ ሚና/ አስተዋጽኦ ምን ምን ናቸው? **(ከአንድ በላይ መልስ መስጠት ይቻላል)**	b. የሥራ አጥ ቁጥር መቀነስ/ የሥራ ፈጠራ c. ድኅነት ቅነሳ d. የሥራ ዕድል e. የኢኮኖሚ ልማትና እድገት/ የፖለቲካ መረጋጋት f. የገቢ ምንጭ/ ፍትሃዊ የሃብት ክፍፍል g. የግንባታ ግብዓት እጥረትን መቅረፍ h. የግንባታ ግብዓት በከፍተኛ ደረጃ ማግኘት i. ሁሉም መልስ ናቸው j. ተጨማሪ ሌላ መልስ ካለዎት እባክዎ _____
2. ጥቃቅንና አነስተኛ ማህበራት በአዲስ	a) በጣም እስማማለሁ

አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት የግንባታ ግብዓት ለምሳሌ የብሎኬትና የፕሪካስት እጥረትን ይቀርፋሉ?	b) እስማማለሁ c) አልስማማም d) በጣም አልስማማም e) እኔ አላውቅም
3. ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት የግንባታ ግብዓት በወቅቱ ያቀርባሉ?	a. በጣም እስማማለሁ b. እስማማለሁ c. አልስማማም d. በጣም አልስማማም e. እኔ አላውቅም
አሉታዊ ተጽዕኖ	
4. ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ ያላቸውን አሉታዊ ተጽዕኖ/ ገጽታ/ ደካማ ጎን/ ምን ምን ናቸው? **(ከአንድ በላይ መልስ መስጠት ይቻላል)**	a) ጥራቱ የተጓደለ የግንባታ ግብዓት አቅርቦት b) የግንባታ ግብዓት አቅርቦት በወቅቱ አለማቅረብ c) የኪራይ ሰብሳቢነት አመለካከት መኖር d) የግብዓት ቅሸባ /የሲሚንቶ፣ የብረት/ ወዘተ መኖር e) ማህበራቱ የሚደራጁበት መንገድ ትክክል አለመሆን f) ሁሉም መልስ ናቸው g) ተጨማሪ ሌላ መልስ ካለዎት እባክዎ ይግለጹ _____
5. ማህበራት ስለሚሰሩት ስራ የተሸለ እውቀትና ግንዛቤ አላቸው?	a. በጣም እስማማለሁ b. እስማማለሁ c. አልስማማም d. በጣም አልስማማም e. እኔ አላውቅም
6. ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ብሎኬትና ፕሪካስት ለማምረት እንዲሁም የኤሌክትሪክ ሥራ፣ የሳኒተሪ ሥራ፣ የሴራሚክ ሥራ እና እንደ ሃንድሬይል፣ ጋርድሬይል፣ ፣ ባልኮሊ እና ቴራስ የብረታብረት ሥራ	እባክዎ ይግለጹ _____

ለመስራት ያጋጠማቸው ፈታኝ ሁኔታዎችና ያለባቸው ውስንነት ምን ምን ናቸው?	
7. ከጥቃቅንና አነስተኛ ማህበራት ጋር በተያያዘ የፖለቲካ ጉዳይ፣ ደካማ የሆነ የማህበራት የሥራ አፈጻጸም፣ የአመራር ችሎታ ማነስ፣ የጥራት ጉድለት ጉዳይ እና ወዘተ በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ችግሮችና ውድቀት ናቸው፡፡	a. በጣም እስማማለሁ b. እስማማለሁ c. አልስማማም d. በጣም አልስማማም e. እኔ አላውቅም
8. ከጥቃቅንና አነስተኛ ማህበራት ጋር በተያያዘ በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት መዘግየት ምን ምን ናቸው	a) የማህበራቱ ደካማ ሆነ አፈጻጸም b) በቁ.ቤ.ል.ኢ፣ በቤ.ል.ፕ.ቢ.. በኮንሰልታንትና በኮንትራክተር በኩል የክትትል ማነስ c) የገንዘብ እጥረት d) በስራ ላይ ቁርጠኛ አልመሆን e) የግንባታ ግብዓት አቅርቦት በወቅቱ አለማቅረብ f) የትራንስፖርት አገልግሎት እጥረት g) የጥራቱ የተጓደለ የግንባታ ግብዓት አቅርቦት h) የኪራይ ሰብሳቢነት አመለካከት መኖር i) የእውቀት/የክህሎት ክፍተት መኖር j) ውስን አቅም መሆን k) የግብዓት ቅሸባ / በጥሬ እቃ ማለትም የሲሚንቶ፣ የብረት/ ወዘተ መኖር l) ሁሉም መልስ ናቸው m) ተጨማሪ ሌላ መልስ ካለዎት እባክዎ ይግለጹ _____
9. ጥቃቅንና አነስተኛ ማህበራት በብሎኬትና በፕሪካስት ምርት ላይ እንዲሁም በኤሌክትሪክ፣ በሳኒተሪ በብረታብረት ሥራዎች ላይ የጥራት ችግር አለባቸው ብለው ያምናሉ?	i. ዘወትር ii. አልፎ አልፎ iii. የለባቸውም iv. በጥቂቱ v. በጣም በጥቂቱ

10. ጥቃቅንና አነስተኛ ማህበራት በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ አለታዊ ተጽዕኖ አሳድረዋል	a. በጣም እስማማለሁ b. እስማማለሁ c. አልስማማም d. በጣም አልስማማም e. እኔ አላውቅም
11. በምን ያህል ደረጃ ነው ጥቃቅንና አነስተኛ ማህበራት በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ አለታዊ ተጽዕኖ ያሳደሩት	a. እጅግ በጣም ከፍተኛ b. በጣም ከፍተኛ c. መካከለኛ d. ዝቅተኛ e. እጅግ በጣም ዝቅተኛ

ማንኛውም አይነት አስተያየት ከለዎት እንቀበላለን

እናመሰግናለን

እዝል ለ

በአዲስ አበባ ዩኒቨርስቲ

የድኅረ ምረቃ ትምህርት ቤት

የቢዝነስና ኢኮኖሚክስ ፋኩሊቲ

የሕዝብ አስተዳደርና ልማት አመራር ክፍል

የሕዝብ አስተዳደርና ፖሊሲ

የጥናቱ ርዕስ፡- ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር የቤቶች ልማትና ግንባታ ላይ ያላቸው አዎንታዊና አሉታዊ ተጽዕኖ የዳሰሳ ጥናት፡ በአዲስ አበባ ቁጠባ ቤቶች ልማት ኢንተርፕራይዝ እና በአዲስ አበባ ቤቶች ልማት ፕሮጀክት ጽ/ቤት

የቃለ መጠይቅ ዝርዝር፡- ለሁለቱም መ/ቤቶች ባለሥልጣናት (የክፍል ኃላፊዎችና አመራሮች)

a. **ጥቃቅንና አነስተኛ ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ ያላቸውን አዎንታዊና አሉታዊ ተጽዕኖ ምን ምን ናቸው?**

1.1. **አዎንታዊ ተጽዕኖ**

1.2. **አሉታዊ ተጽዕኖ**

2. **ጥቃቅንና አነስተኛ አምራች ማህበራት በአዲስ አበባ ከተማ አስተዳደር በ-40/60 &/or 20/80 ቤቶች ልማትና ግንባታ ፕሮጀክት ላይ ያላቸውን አሉታዊ ተጽዕኖ/ መግለጫዎች ምን ምን ናቸው?**

3. **በምን ያህል ደረጃ ነው ጥቃቅንና አነስተኛ ማህበራት የአዲስ አበባ ከተማን ቤቶች ልማትና ግንባታ ተጽዕኖ ያሳደሩት?**

ANNEX C

PHOTOGRAPHS FOR SELECTED MANUFACTURING MSES IN THE STUDY AREA


SHDE


HDP


AASHDE BRANCH 2 OFFICE
guardrail


ASHDE BRANCH 4 OFFICE


AAHDPO


AAHDPO


AAHDPO


AAHDPO


AAHDPO


PRECAST BEAM


PRESMAK-P41


Hollow Concrete Block /HCB