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Addis Ababa University  
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## **URBAN REDEVELOPMENT-INDUCED DISPLACEMENT AND TEMPORARY RESETTLEMENT**

### **THE CASE OF RESIDENTS DISPLACED FROM LEGEHAR TO BASHA WOLDE CHILOT CONDOMINIUM**

This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University for partial fulfilment of all requirements for the degree of Master of Science in Housing and Sustainable Development.

Master Thesis

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This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC), Addis Ababa University in partial fulfillment of the requirements for the degree of Master of Science in Housing and Sustainable Development.

Title of thesis:

**Urban Redevelopment-Induced Displacement and Temporary Resettlement: The Case of Residents Displaced from Legehar to Basha Wolde Chilot Condominium**

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## **Declaration**

I declare that, this thesis is prepared for the partial fulfillment of the requirements for the degree of Master of Science in Housing and Sustainable Development entitled “*Urban Redevelopment-Induced Displacement and Temporary Resettlement: The Case of Residents Displaced from Legehar to Basha Wolde Chilot Condominium*” is my original research work prepared independently by my own effort with the close guidance and supervision of my advisors. I also declare that this thesis has not been presented for a degree in any university, and all sources that I used or quoted have been acknowledged by means of complete references.

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## **Certification**

Here with, we state that Tseday Tesfaye Fesseha has carried out this research work on the topic entitled “*Urban Redevelopment-Induced Displacement and Temporary Resettlement: The Case of Residents Displaced from Legehar to Basha Wolde Chilot Condominium*” under our supervision and it is sufficient for submission for defense.

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## **Abstract**

*Displacement of inner city residents followed by resettlement usually takes place for the implementation of urban redevelopment projects. These projects are either comprehensively planned early on, including the plans of resettlement, or otherwise enabled based on the need of the actors who initiated them. The latter context usually encounters complications at implementation and displacement with resettlement proceeds haphazardly. Also, the resettlement could take place as temporary: it is the uncertain stage and city officials sometimes promise permanent resettlement. Hence, sudden displacement coupled with the unreliability of temporary resettlement affect the displaced people in the housing, economic and social aspect. In Addis Ababa, a redevelopment project is underway in Legehar. For the implementation of these projects, 170 households are displaced from government-owned properties and have temporarily resettled to Basha Wolde condominium. The temporary relocatees are accommodated in studio and one bedroom condominium units as renters of the government. This paper aims to document and assess the processes and outcomes of the displacement and temporary resettlement, which are induced by Legehar redevelopment project. The research employed case study method and used qualitative and quantitative data that are collected through key informant interviews, questionnaires, life stories and direct observations. The result of the research disclosed that the process of the temporary resettlement is disorganized: legal framework of temporary resettlement is absent, a resettlement action plan wasn't devised and the principles of displacement and resettlement weren't taken into account. Nonetheless, the displaced residents are benefitted with the accessibility and habitability of the temporary accommodation that has good access to services and infrastructure. In addition, although the temporary accommodation has higher rental price compared to Legehar house, it is still considered affordable compared to the price of similar housing units in the city. The research recommends that: a temporary resettlement policy must be formulated, resettlement action plan should be prepared and implemented for every resettlement, early informed consent should be ensured, socio-economic consideration and community participation should be ensured.*

**Keywords:** *Redevelopment-induced displacement, temporary resettlement, resettlement process, resettlement outcome, Legehar relocatees*

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## **List of abbreviations and glossary of local terms**

### **Abbreviations**

<b>AACGPDC</b>	Addis Ababa City Government Plan and Development Commission
<b>AAHDAB</b>	Addis Ababa Housing Development and Administration Bureau
<b>AALBDC</b>	Addis Ababa Land Bank and Development Corporation
<b>AALDURA</b>	Addis Ababa Land Development and Urban Renewal Agency
<b>AARH</b>	Addis Ababa Rental Housing (locally called Kiray Betoeh)
<b>AACA</b>	Addis Ababa City Administration
<b>BRT</b>	Bus Rapid Transit
<b>CDA</b>	Construction Design Agency
<b>CESCR</b>	Committee on Economic, Social and Cultural Rights
<b>EDRE</b>	Ethio-Djibouti Railway Enterprises
<b>EPRDF</b>	Ethiopian People’s Revolutionary Democratic Front
<b>ETB</b>	Ethiopian Birr
<b>FDI</b>	Foreign Direct Investment
<b>FDRE</b>	Federal Democratic Republic of Ethiopia
<b>HDC</b>	Housing Development Corporation
<b>HH</b>	Household
<b>HHs</b>	Households
<b>HRBAR</b>	Human Right Based Approach to Resettlement
<b>IHDP</b>	Integrated Housing Development Program

<b>IRR</b>	Impoverishments Risks and Reconstruction
<b>LDP</b>	Local Development Plan
<b>LRP</b>	Legehar Redevelopment Project
<b>LRT</b>	Light Rapid Transit
<b>MCC</b>	Main City Center
<b>NGO</b>	Non-Government Organization
<b>OECD</b>	Organisation for Economic Co-operation and Development
<b>OHCHR</b>	Office of the Higher Commission for Human Rights
<b>PASDEP</b>	Plan for Accelerated and Sustained Development to End Poverty
<b>PMAC</b>	Provisional Military Administrative Council
<b>PMO</b>	Prime Minister Office
<b>PPP</b>	Private Public Partnership
<b>RAP</b>	Resettlement Action Plan
<b>SLF</b>	Sustainable Livelihood Framework
<b>SPSS</b>	Statistical Package for the Social Sciences
<b>UDP</b>	Urban Development Policy
<b>ULDMP</b>	Urban Land Development and Management Policy
<b>UN</b>	United Nation

### **Glossary of Local Terms**

**Kebele**      the smallest administrative unit in Ethiopia

<b>Woreda</b>	an administrative unit that is one level higher than kebele
<b>W/ro</b>	a local term used to refer to a married woman
<b>W/rt</b>	a local term used to refer to a unmarried woman
<b>Ato</b>	a local term used to refer to an adult male
<b>Injera</b>	a staple Ethiopian food
<b>Gulit</b>	a street vending activity in which a person sits on roads and sells items (mainly grocery items)
<b>Freeholder</b>	a person who is in legal possession of a freehold building and/or land
<b>EDRE house dweller</b>	a dweller that lives in a house that is built by EDRE
<b>EDRE property dweller</b>	a dweller that lives in enclosed space of EDRE property that were warehouses, train compartments and/or offices. OR  A household that lives in a constructed house by themselves on EDRE owned open area

## General notes

- Unless specified, all pictures, maps, tables, and figures are produced by the author.
- To protect the identification of informants, given names are changed.
- Measurement system used is metric system.
- All years are in Gregorian calendar.
- All money is in Ethiopian birr: 1 USD= 51.10 ETB, as of Apr 11, 2022.

# CHAPTER 1: INTRODUCTION

## 1.1 Background of the study

*“Treating resettlement as a mechanism only to get people out of the way of a project has proved to be the cause of untold human misery” (Cernea 1997, p. 22)*

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Urban redevelopment is a long-term process that has complex components that range from conducting site study and describing the objectives of a project early on, with its implementation strategies, through incorporating stakeholders and ensuring cooperation, to executing the project and managing it subsequently (Tarnikul and Hoskara 2019). To execute redevelopment projects, displacement with resettlement is a common practice that takes place. Any redevelopment-induced displacement and resettlement necessitate the preparation of resettlement action plan; though the level of detail and scope varies due to the magnitude and complexity of the resettlement (World Bank 2004). This plan demonstrates the procedures a resettlement has to follow, its implementation schedules, and the actions it will take to compensate and resettle the displaced people. If the resettlement plan is implemented adequately as well, redevelopment can be seen as a development opportunity for existing residents as it could result in improvements of their livelihood and well-being (Cernea 1988, International Finance Corporation 2002, World Bank 2004). Therefore, a good resettlement can be attained when governments want and commit themselves to use policy and resources to enforce resettlement plans in a lawful manner that respect people’s right (Cernea 1996).

Nonetheless, the resettlement in many cases of redevelopment projects is an occurrence that is levied by governments on residents: it lacks community engagement and puts residents with no choice than to only agree and accept land expropriation order (Cernea 1996, World Bank 2004). In some cases, the resettlement could take place as temporary. Temporary resettlement is the ‘transitional stage’ where relocatees move out of their original neighborhood and live in a temporary accommodation, but not transferred into their final housing. Thus, as it has no

particular time span, the unreliability of this stage generally affects peoples' perception and trust in their government (Li, Ham and Kleinhaus 2019).

Recently, a temporary resettlement took place in Addis Ababa without legal framework basis, an action plan and implementation schedule. It happened as a result of the need to implement a redevelopment project in Legehar<sup>1</sup>. This redevelopment comprises of two separate yet distinct projects in it. One is a foreign direct investment mixed use project while the other is a condominium housing project. Due to these, more than hundred households are displaced and temporarily resettled to Basha Wolde condominium, in proximity to Legehar. This study intends to document and assess the processes and outcomes of the resettlement practice. It is part of a research in the chair of housing at EiABC that came out of an overarching theme "urban redevelopment, displacement and resettlement in Addis Ababa", which is led by the main advisor.

The significance of this study is twofold. First documenting the planning approach and implementation process of urban redevelopment-induced displacement is significant because it gives knowledge about the conception approach of urban redevelopment-induced displacement. Second, studying the processes and outcomes of redevelopment-induced temporary resettlement is equally important. It reveals the implementation approaches of the resettlement and its outcomes as experienced by relocatees. These contribute to the literature gap and serves as an input for formulating temporary resettlement policy.

## **1.2 Problem statement**

Urban areas have always been on the process of physical transition which is driven by political, economic, and social reasons (Roberts 2000) . This transition, noted as redevelopment, often leads to the displacement and resettlement of existing inhabitants from the project site. In practice, the responsible influence for resettlement triggered by urban economic growth is the private sector while it is the government if it is triggered by service and infrastructure improvements, slum upgrading programs and non-urban programs (Cernea 1993). In most cases, actors that commanded a development activity at the start have the upper hand to guide the

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<sup>1</sup> The name Legehar came from the French word 'La Gare' meaning train station.

planning process which during implementation causes controversy between and among stakeholders, including the project affected people; in order to adhere to political and economic objectives (Gomersall 2018). In response to this, resettlement commonly takes place haphazardly in ad-hoc manner (Cernea 1993) levied by governments on inhabitants: hardly taking account of their interests (Terminski 2013). In addition, the resettlement could sometimes be promised by city officials as temporary, although the displaced people aren't usually allowed to return after the completion of the redevelopment project since the site gets more valuable (Cernea 1993). This affects people's perception towards the actors of the redevelopment and the project as a whole because of the uncertainty of the time span (Li, Ham and Kleinhaus 2019).

Generally speaking, resettlement is “the result of pressure for other use of land” (Davidson, et al. 1993, p. 3). It is a consequence of major development programs where the displacement disrupts people's way of life and production system (Cernea 1988). These don't mean that resettlement never brings benefits. If properly planned and mobilized with adequate resources: with the engagement of the affected community and consideration of their economic and cultural characteristics, it results in improvements and benefits. (Cernea 1993). Moreover, the principles and procedural requirements of development-based evictions and displacement should be taken into account to ensure the rights of displaced people in resettlement planning. This includes: early informed consent, community consultation and participation, and resettlement assistance (OHCHR 2007, OHCHR and UN-Habitat 2014).

Redevelopment projects usually consist of different stages with different targets in the course of time (Goetz 2013) . For this reason, the content of resettlement also varies over time since changes occur in objectives and complexities of redevelopments, legal frameworks, stakeholders and targeted communities (Kleinhans and Kearns 2013, Li, Ham and Kleinhaus 2019). As Goetz (2013) mentions: time is as an aspect that affects relocatees experiences and perceptions due to the likely alteration of plans during implementation. In response to this, Li and others mention that: by breaking down the time dimension of resettlement, the sequence of events relocatees go through, their experiences at pre-demolition, transitional and post-relocation stages of resettlement, and the factors that affect their experiences can better be explored and understood (Li, Ham and Kleinhaus 2019). More to this are the consideration of policy, context, process and

outcome since a “one-lable-fits-all approach” of resettlement study is inappropriate (Kleinhans and Kearns 2013). Nonetheless, many resettlement studies focus on the consequence of a project on inhabitants that are displaced and resettled (Goetz 2013). In addition, the studies overlook the pre-demolition and transition stage of resettlement and very few of them focus on the experience of relocatees at the latter stage (Li, Ham and Kleinhaus 2019).

Addis Ababa is a capital city whose development is stimulated by the establishment of the city administration and the introduction of railway transport in the early years of the 20<sup>th</sup> century (Berhe, et al. 2017) which in the course of time became a seat to many international organizations. Due to these, the city is undergoing a high rate of economic growth with its attractiveness to businesses and investments (UN-Habitat 2017) accompanied by the practice of large scale redevelopment and resettlement of inner city inhabitants, commonly to peripheries (Hassen and Soressa 2018). Given these practices that are trend in the city, one can expect that some of the circumstances that are discussed on the first paragraph of this sub-section exist in this city as well. Recently, a temporary resettlement to Basha Wolde condominium took place between late 2019 and 2020 to carry out a redevelopment project in Legehar where part of the project is presumed to be an on-site permanent resettlement site for the temporarily resettled people from Legehar. The rationale of the study is the temporality of the resettlement and the idea of on-site permanent resettlement. First, it explores Legehar redevelopment project, to a small extent, to answer the conception of the displacement. Then, it focuses on the pre-demolition (pre-displacement) and transitional stage of the resettlement with an aim to document and assess the process and outcome of the temporary resettlement.

### **1.3 Objective of the research**

#### **1.3.1 General objective**

The general objective of the research is to **explore and assess the processes and outcomes** of Legehar redevelopment-induced displacement and temporary resettlement.

<b>Specific objectives</b>	<b>Research Questions</b>
To explore the initiation approach and implementation plan of a displacement that is induced by Legehar redevelopment project	How was the displacement of Legehar residents initiated and planned?
To assess the process of Basha Wolde condominium temporary resettlement in view of Legehar relocatees experience	How did the temporary resettlement to Basha Wolde condominium take place?
To assess the outcome of Basha Wolde condominium temporary resettlement in view of Legehar relocatees experience	What are the outcomes of Basha Wolde condominium temporary resettlement?

### **1.3.2 Specific objectives**

1. To explore the initiation approach and implementation plan of a displacement that is induced by Legehar redevelopment project
2. To assess the process of Basha Wolde condominium temporary resettlement in view of Legehar relocatees experience
3. To assess the outcome of Basha Wolde condominium temporary resettlement in view of Legehar relocatees experience

### **1.4 Research Questions**

1. How was the displacement of Legehar residents initiated and planned?
2. How did the temporary resettlement to Basha Wolde condominium take place?
3. What are the outcomes of Basha Wolde condominium temporary resettlement?

### **1.5 Scope of the study**

#### **1.5.1 Thematic scope**

The focus of the research is the sequential happenings in Legehar redevelopment- induced displacement and temporary resettlement practice. The thematic scope is limited to the pre-demolition (pre-displacement) and transition stage of Basha Wolde condominium temporary

resettlement. The Legehar redevelopment project is explored to a small degree to give a background and understanding of the thematic issue. Accordingly, it assesses the undergone processes and outcomes of the displacement and temporary resettlement that is induced by the ongoing redevelopment project.

### **1.5.2 Spatial scope**

The spatial scope of the research is limited to Legehar redevelopment project site and the Basha Wolde temporary resettlement site.

## **1.6 Significance of the research**

Several literatures discuss that urban redevelopment-induced resettlement may have both positive and negative effects on the immediate community. These effects have to be studied for they are affecting and will continue to affect inhabitants in the physical, social and economic aspect. The significance of this research is twofold.

- Documenting the planning approach and implementation process of urban redevelopment- induced displacement is significant because it gives knowledge about the conception approach of urban redevelopment-induced displacement.
- Studying the processes and outcomes of redevelopment-induced temporary resettlement is equally important. It reveals the undergone processes of the resettlement and its outcomes as experienced by relocatees. This serves as an input for formulating temporary resettlement policy.

## **1.7 Limitations of the research**

The research is exclusively intended to study processes and outcomes of redevelopment-induced displacement and temporary resettlement. At the time of conducting the research, the researcher encountered some challenges: firstly, getting access to the relevant data from the responsible administrative bodies was difficult as there were hesitations to disclose information. In order to address this, the researcher carefully described that the research is an academic research that is part of a research in the chair of housing at EiABC that came out of an overarching theme “redevelopment, displacement and resettlement in Addis Ababa”. In doing so, the researcher managed to gather the relevant data. Secondly, lack of written references about the

redevelopment-induced displacement plan was encountered which may cause information gap. In response to this, the researcher took extended time and conducted multiple key informant interviews from among the administrative stakeholders that participated in the redevelopment and resettlement.

## **1.8 Ethical considerations**

Prior to conducting the survey questionnaire and key informant interview, the researcher gave a brief description of the research to the interviewees. Equally, the researcher appeared naïve and flexible about the case; to allow interviewees to freely provide answers and explanations about the questions that are carefully worded. Similarly, the researcher explained that the interviewees have the right to skip questions they don't feel comfortable to answer and pull out from contributing to the research as a whole. Interviewees were also informed that their names would be kept anonymous, if they are willing to give, unless they want it to be public. To this end, nearly all relocatee interviewees stated that they prefer not to give out their names for the survey questionnaire. Hence, name of interviewees was changed for the study.

## 1.9 Organization of the thesis

The research paper is organized in five chapters that are presented as follows.

*Table 1.1: Organization of the research*

Chapter No.	Chapter name	Content
1	Introduction	It contains background of the study, problem statement, objective of the research, research questions, scope, significance and limitation
2	Literature review	It discusses relevant and related concepts in different sub topics: displacement, resettlement, urban redevelopment, theoretical framework, and contextual review
3	Research Methodology	It discusses the research design and methodology that is used for the research. It comprises: choice of research method, case selection, data collection technique, sampling technique, data analysis technique and data presentation
4	Result and discussion	It presents the results of the research by analyzing and discussing it with regard to theories and previous studies
5	Conclusion and recommendation	It presents the summary of result, conclusion and puts recommendations about redevelopment-induced displacement and temporary resettlement practice in urban areas
Reference		
Annexes		

## **CHAPTER 2: LITERATURE REVIEW**

### **2.1 Introduction**

This chapter presents definitions, theories, and key concepts that are within the thematic scope of this study. The issues covered in the literature review are: displacement and resettlement, urban redevelopment, and contextual review of their practice in local context.

### **2.2 Displacement and resettlement**

#### **2.2.1 Displacement**

A number of scholars define displacement in different ways outlining a common objective; i.e. physical departure, deterioration of livelihood, and deprivation of access to resources. To discuss, (Bartolome, et al. 2000) defines displacement as an occurrence in which physical relocation is the major outcome experienced through loss of land, loss of social and economic ties. To Davidson and others, it is the action of being pushed out of a place and/or land where one lives because of market pressure or other forces (Davidson, et al. 1993)

However, from the perspectives of displaced people, displacement is beyond the above definitions. It has a disruption anxiety and impoverishment threats for it is not only losing home but also jobs, small businesses and access to surrounding services (Cernea 1993). To this end, it can be said that displacement is continually a disruptive process with acute problems being loss of jobs and site related earnings (Cernea 1988, 1993). International Finance Corporation (2012) refers to this as: wage-based and enterprise based livelihoods, and states that they are challenges that are difficult to maintain since they are commonly tangled to a particular location. Equally, the people to be displaced suffer from fewer housing opportunities, increased rents, and questionable quality of dwelling (Kleinhans and Kearns 2013). Moreover, Goetz (2013) explains that displacement from public housing has no apparent positive result on job occupation and wages of people and due to this; it shall cause greater economic insecurity, for at least in the short term. With regard to community, Cernea (1988) discusses that the effect of displacement is a socio-cultural process that disorganizes communities and breaks up social ties. Conclusively, displacement can be seen as the outcome of development that imposes technical and economic

choices at the expense of society and environment (Bartolome, et al. 2000); making it a harsh occurrence that violates basic human rights (Terminski 2013).

### **2.2.2 Resettlement**

When defining resettlement, displacement is a principal entity. Terminski (2013) states that, resettlement is a more process related form of displacement that could take place voluntarily or involuntarily. Of these, involuntary resettlement often puts relocatees to encounter risks than opportunities (Cernea 1996) and is thus never the primary objective of development programs but is rather a consequence (Cernea 1997). Davidson and others stress this type of resettlement as “the result of pressure for other use of land” (Davidson, et al. 1993, p. 7) while Cernea similarly opine that “treating resettlement as a mechanism only to get people out of the way of a project has proved to be the cause of untold human misery” (Cernea 1997, p. 22). Cernea (1996) perceives involuntary resettlement by its implementation approach stating and explaining its two modes of processes: displacement and rehabilitation. Displacement indicates how assets such as land are possessed to make ways for development projects while rehabilitation implies to the “fate of the displaced people” (Cernea 1996, p. 75) as it involves the reconstruction of livelihoods by assisting the displaced people to rebuild their livelihoods; but, the former doesn’t necessarily give rise to the latter. In conclusion, involuntary resettlement in development programs is an occurrence that is levied and dealt by governments on inhabitants; for it lacks community participation and puts inhabitants with no choice than to only agree and accept the land expropriation order (Cernea, 1996; International Finance Corporation, 2002; World Bank, 2004).

In view of these, a lot of organizations such as the IFC and World Bank have formulated principles that ought to be practiced, in involuntary resettlement, in order to minimize and/or avoid the negative impacts people could face as a result of development activities. In view of these, a recent article by Ploeg and Vanclay (2017) posed a discussion that these principles don’t accentuate on the human rights of project affected people and its significance in resettlement planning. Accordingly, they demonstrated HRBAR (Human Right Based Approach to Resettlement) with IFC principles as its basis and yet modified it to comply with human rights (shown in italics in the box below). HRBAR illustrates that resettlement activities not only need

to mitigate or avoid impacts but should also make contribution to sustainable development by placing the notion of human right at its core.

- To avoid, and when avoidance is not possible, minimize displacement by exploring alternative project designs *with the meaningful participation of affected communities*.
- To avoid forced eviction *in all circumstance*.
- To avoid, and when avoidance is not possible, minimize the adverse social, environmental, economic and human rights impacts from land acquisition or restrictions on land use by: (1) *obtaining the free, prior and informed consent of project affected peoples*; (2) *providing full and fair compensation for loss of livelihoods*; (3) *restoring and improving access to essential public services at resettlement sites*; (4) ensuring that the resettlement process is implemented based on the principles of *full access to information, the meaningful participation of those people affected, the right to remedy and the protection of the family, community and child*; (4) *ensuring that the resettlement process and activities are adapted to vulnerable groups, and*; (5) *establishing an accountability mechanism for ensuring successful resettlement outcomes*.
- To improve the livelihoods and standards of living of displaced persons *by respecting the human rights enshrined in the International Bill of Human Rights and other relevant human rights standards, and to contribute to the further realization of human rights of both economically and physically displaced*.
- To improve living conditions among physically displaced persons through *fulfilling the right to adequate housing and security of tenure, and to respect all other related human rights*.

*Box 4: HRBAR (Ploeg and Vanclay 2017)*

Resettlement is often used interchangeably with relocation; but, it is more than relocation for it includes specific actions to support relocatees in the new site (Davidson et al., 1993). In this research, both terms are used which they mean to refer the aforementioned definitions of involuntary resettlement.

Regarding the options of resettlement, alternatives vary from project to project for social, economic, political, and environmental reasons. Davidson and others categorize and elaborate

resettlement possibilities in to six groups as; no resettlement, partial resettlement, on-site resettlement, resettlement to nearby and multiple sites, resettlement to peripheries and distant sites. Of these: (i) on-site resettlement- is an alternative taken when population densities are relatively low that makes it possible to gather and house the members of an affected community into a single area thus making room for upcoming project without the need to relocate the affected community to another site. (ii) resettlement to nearby and multiple sites- people are relocated to several small sites near their former habitat to minimize the impact of displacement that can be caused by full resettlement. This option is taken into account when full resettlement is necessary and the extent it is desired depends on the structure of the community and on the land market (Davidson, et al. 1993).

#### **2.2.2.1 Temporary resettlement**

The content of involuntary resettlement varies over time since changes occur in objectives and complexities of redevelopments, legal frameworks, stakeholders and targeted communities (Kleinhans and Kearns 2013, Li, Ham and Kleinhaus 2019). Nevertheless, it takes place as either temporary or permanent. Li and others refer to the temporary resettlement as ‘transitional stage’ and define it as; relocatees move out of their original neighborhood and live in a temporary accommodation, but not transferred into their final housing. In many of these happenings, actors that enforced a development activity at the outset have the upper hand to guide the planning process which during implementation causes controversy between and among stakeholders, including the project affected people; in order to adhere to political and economic objectives (Gomersall 2018).

With respect to this, various scholars talk over the possible circumstances of the transition stage. To mention, the temporality of the transition stage is often a promise than reality for it doesn’t allow the temporarily displaced people to return back upon the project completion (Cernea 1993); it is the unreliable stage of resettlement as it either has no fixed time span or the time span varies from what is promised by governments; and the uncertainty generally affects peoples’ perception and their trust in their government (Li, Ham and Kleinhaus 2019). For this research, the terms resettlement and relocation intend to refer to involuntary temporary resettlement.

## **2.3 Urban redevelopment**

Urban areas are platforms of dynamic change that reflect outcomes and processes that cause environmental, physical, social, and economic transitions. This is further defined and connoted by the term ‘urban redevelopment’, ‘urban renewal’, and ‘urban regeneration’ that are used over different periods and interchangeably (Roberts 2000). Couch (1990) uses the term urban renewal and describes it as a physical change which is an unavoidable outcome of social and economic pressures on urban areas. Nonetheless, Robert’s definition of urban regeneration goes beyond physical change. He states that it is as an interventionist activity that comprises the public, private and community sector with in its comprehensive vision to deal with urban problems by creating improved changes in the spatial, economic and environmental conditions of urban areas (Roberts 2000) . This is also explained as a process by other scholars to help to thoroughly understand what redevelopment is and for this, the research took the definition of Tarnikul and Hoskara. Tarnikul and Hoskara (2019) perceive urban redevelopment as; a long-term process that has complex components that range from conducting site study and describing the objectives of a project early on, with its implementation strategies, through incorporating stakeholders and ensuring cooperation, to executing the project and managing it subsequently. With these comprehensions of what redevelopment is, the following sections attempt to clarify FDI and PPP with respect to redevelopment practices.

### **2.3.1 Private public partnership (PPP) in urban redevelopment**

As urban redevelopment is a long-term process; a strong vision with clear objectives, thorough participation of stakeholders, protecting the interests of affected communities, and stakeholders’ persistent transparency during lifecycle of the project should be intact to ensure PPP credibility (Moskalyk 2011, Amirtahmasebi, et al. 2016). Moreover, the project initiating partner should set criteria to test the project viability in order to help in selecting the PPP model type that could be suitable for the work (Moskalyk 2011) . For example; as Amirtahmasebi et al. explain: land possession means have to be clearly defined as to how a government makes use of it such as subsidizing, leasing and selling the land.

Amirtahmasebi et al. (2016) also present and discuss the theoretical prerequisites a city has to fulfill if it aims to attract private developers to its vision of redevelopment ground and maintain

equally beneficial partnership with the public sector. These prerequisites discussed are: i) legal system where rights of property and contract are accredited and applied, ii) firm regulatory structure where laws and administrative processes are clear and free from bias, iii) firm financial framework where financial responsibilities of government bodies such as the municipality are known and clear, iv) political stability where transition process is recognized that could be implemented upon change in political parties and municipal administration, v) market strength where existing market situations are strongly formed so that they endure and spring up from the future development activity. With these prerequisites, PPP can come to effective realization with recognition of features such as: how the partnership is managed and resourced which evokes the legal system a city practices; partnership approach which indicates the operational agreement; the clarity of roles and responsibilities of each partners; each partners understanding of each other's objective and expertise and supporting each other pursuing clear communications with flexibility (McQuaid 1994, Carter 2000).

### **2.3.1.1 Foreign direct investment (FDI) and its implication on urban redevelopment**

Generally speaking, FDI takes place when an investor from a foreign country secures and manages an asset in another host country (World Trade Organization 1996) . OECD (2002) discusses that FDI is an essential part of an operational global economic system that is a main catalyst of development. It further asserts that the host countries benefit from economic development, human capital enhancement, technology spillovers, and investment attractiveness beyond what could be achieved from local investment. But all this benefit isn't to its potential drawbacks which OECD points out that it includes; repatriation of profit, environmental hazard, social disruption and incongruity with local community.

In the case of the developing world, recently, FDI is perceived to be rising considerably in many cities, particularly in the real estate sector (Gholipour 2012) . To this end capital cities have become the preferred destinations for such investments due to being channels that connect national economy to that of worldwide (Abubakar and Doan 2017, Kloosterboer and Noorloos 2017) . In Africa, many governments enable FDI in urban redevelopment because the demands that arise from their urban growth exceed their managerial and financial capacity; hence, places them on the lookout for other development possibilities (Kloosterboer 2019) . In addition to this,

urban population growth; the rising demand to acquire foreign developed properties; and willingness of politicians and government officials can be causes that contribute to the interest and invitation of FDI to join in the redevelopment playground (Watson 2013).

Despite the enablement of FDI in urban redevelopment, many scholars opine that it is enormously degrading cities. Watson (2013) affirms that FDI plans contradict and/or override existing master plans with no stakeholder consultation and participation while Abubakar and Doan (2017) presume it as a top-down implementation model that is context-independent for it emphasizes on physical aspect of design and it disregards socioeconomic issues. Further, they restructure cities by commonly requiring the change of land uses as per location choice of the investors (Kim 2019). As Terrefe states; “While these urban fantasies in different African cities might at first sight appear to emulate the same catalogue of real-estate options....., the operational mechanisms of their implementation are historically and spatially contingent and revealing of very unique dynamics.” (Terrefe 2020, p. 6). For these reasons, sudden displacement and relocation have become its inevitable outcomes in cities (Watson 2013, Kloosterboer and Noorloos 2017) . Nonetheless, there are countries around the world that disregard such investment so as to protect the local property market and minimize public discontent that arise because of it (Rogers and Koh 2017).

### **2.3.2 Factors for a successful resettlement with urban redevelopment projects**

Urban redevelopment projects bring many benefits despite their happening at the cost of the likely displacement and involuntary resettlement. Nonetheless, if this resettlement is planned and implemented adequately, it can be seen as a development opportunity thus could result in improvements of people’s livelihood and societal well-being (Cernea 1988; International Finance Corporation 2002; World Bank 2004). Coupled with this, there are scholars that discuss resettlement as a political topic. For instance, Cernea (1996, p. 8) indicates the path to a good resettlement as “resettlement works when governments want it to work”, i.e. it is attained when governments commit themselves to use policy and resources to enforce resettlement plans in a lawful manner that respect people’s right. Equally, Davidson and others mention resettlement as a political issue that comes out fruitful when political coalition is gained. In relation to this, they opine that any development project should constitute a resettlement objective and plan, if it may

cause, yet with no coercion when the objectives can't be met (Davidson, et al. 1993) . But to Bartolome and others, it is beyond this matter for it is affected by what they call the power element. This is to say, there exists an authoritative influence in some people that have lawful, administrative, and military access to force other people to abide by their instruction and move. Thus, a resettlement plan and implementation need also effectively deal with the power element to bring about success to it (Bartolome, et al. 2000).

## **2.4 Theoretical framework**

### **2.4.1 Resettlement Action Plan (RAP)**

The starting point of resettlement is the setback which is caused by the loss of key productive assets that displaced people and the encounters of relocation agencies on the way to achieving it (Cernea 1988). Hence, it is highly important that a plan be formulated to positively influence resettlement and use it as an opportunity for development and rehabilitation.

IFC (2002) defines RAP as: a document that is prepared by the responsible bodies of resettlement, commonly government organizations, which demonstrates the procedures a resettlement has to follow, its implementation schedules, and the actions it will take to compensate and resettle affected people. It further states that, in preparing RAP; responsible bodies need to be considerate of the economic and cultural characteristics of the population to be displaced so as to minimize the adversaries they could face in their new habitat. World Bank (2004) opines that all projects that necessitate involuntary resettlement require RAP; despite the varying level of detail and scope that arise due to the magnitude and complexity of the resettlement. Similarly, IFC (2002) states that the level of RAP planning and the difficulty of its implementation may vary based on the number of people resettled or the size of the land area acquired. But, there is more to it. Cernea stresses that the backbone of RAP is the development package which incorporates the set of provisions aimed at reconstructing the production base of those relocated. He continues by stating the approaches of achieving the resettlement plan as land-based and non-land based strategies that are dependent on land and employment respectively (Cernea 1988).

It can be agreed that the objective of RAP is to ensure that livelihoods of project affected people are improved and restored in a way that they are physically established and economically sustained in their new habitat. To ensure the objectives, RAP has components that aim to explore, assess and analyze social, economic, physical and environmental situation of an area and its populations which is to be affected by an upcoming development project. To this end, IFC (2002), presents and discusses the components of RAP as; (i) Identification of project impacts and affected communities- RAP must primarily identify all people that are to be affected by a project along with its impacts. It comprises the displaced people from where land expropriation took place and the people at the receiving site where the displaced people are to be relocated to, known as host community. A series of steps are to be followed to identify affected people and project impacts. It includes preparation of thematic maps of both sites, socioeconomic surveys of affected population, inventory of assets, and consultation with affected population, (ii) Legal framework for acquisition and compensation- it describes all policies, laws, regulations that are relevant to resettlement planning and implementation. It encompasses legal and administrative procedures, land acquisition, entitlement, and registration procedures, and laws and regulations that relate to responsible actors of resettlement, (iii) Compensation framework- this framework should include compensation guidelines that are formulated by the host government and methods to be used to value losses in absence of these guidelines, eligibility criteria for compensation and assistance, and when and how compensation is to be paid, (iv) An explanation of resettlement assistance and restoration of livelihood activities; wage based and enterprise based livelihoods that are dependent on a location should be considered thoroughly to avoid loss and ensure continuity, (v) A detailed budget and implementation schedule- all costs of resettlement need accurately be assessed to estimate and determine the RAP budget. This includes land acquisition costs, compensation costs for physical displacement and lost assets, other expenditures such as training, management and monitoring costs, and contingencies. Then, this budget has to be linked with a detailed implementation schedule for all resettlement activities. The implementation schedule is projected to highly adhere to time; necessitating that it should avoid raising peoples' expectation caused by commencing field activities before the project begins or else affects project implementation caused by delays, (vi) Description of organizational responsibilities- the RAP must delineate details on roles and responsibilities of all bodies that are

involved in a resettlement. It is important that a central resettlement coordinating committee is established to coordinate RAP with appropriate skill mix and coordination amongst the responsible bodies so as to ensure better project realization, (vii) Framework for public consultation, participation and development planning, (viii) Description of provisions for redress of grievances, and (ix) Framework for monitoring, evaluation and reporting.

These components need therefore be thoroughly conducted and gathered to ensure the effectiveness of the resettlement plan. Otherwise, problems such as project delays, compensation disputes, and institutional inability to prepare adequate replacement resources for resettlers would arise during project execution (World Bank 2004) . The following section presents a thorough review of principles that help to study redevelopment and resettlement practices so as to ensure a successful realization of resettlement in the execution of development projects.

### 2.4.2 Considerations in studying resettlement

When studying resettlement, Kleinhans and Kearns (2013) acclaim the importance of full consideration of policy, context, process, and outcome to avoid researchers biased descriptions.

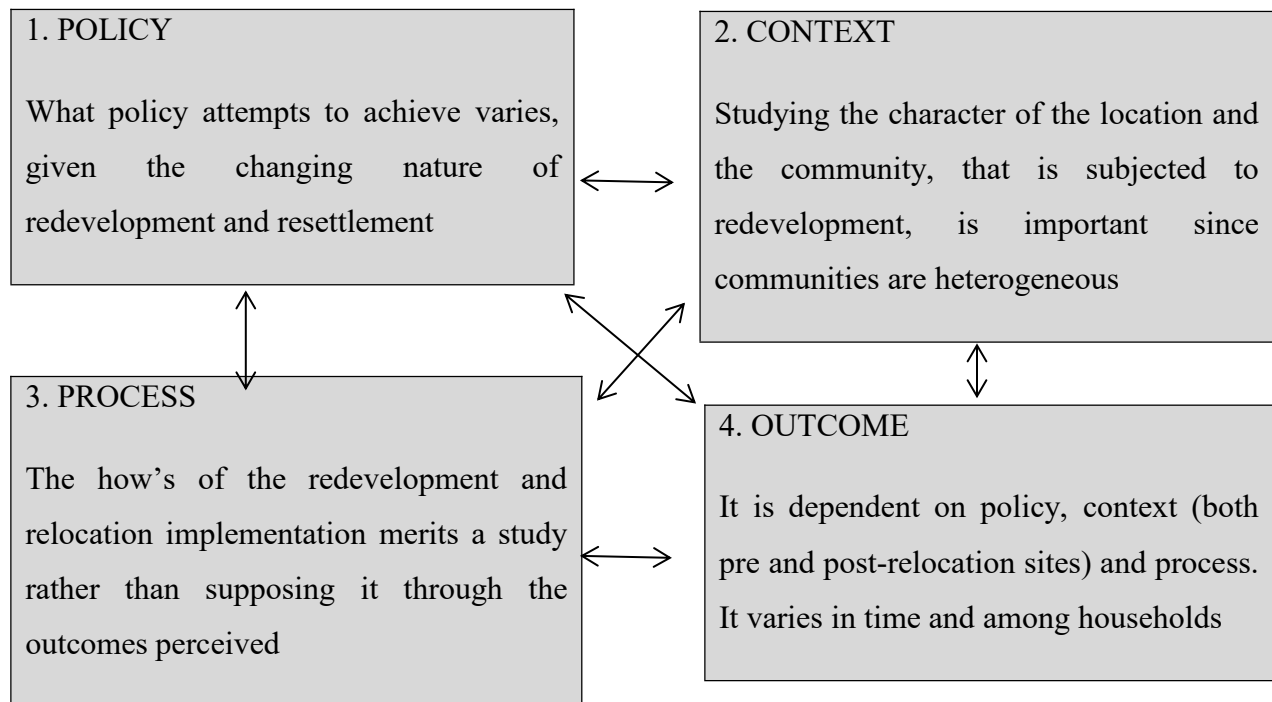


Figure 2.1: Considerations in studying relocation based on (Kleinhans and Kearns 2013)

In addition to these, time is another consideration that is discussed by quite a few scholars; for it helps understand processes in sequences and relocatees experience. For instance, Li and others discuss that time enables the sequential categorization and comprehension of events in involuntary resettlement; (i) pre-demolition stage is the stage where the ‘to be displaced’ people are informed that they have to move out from their neighborhood but they live in it and isn’t demolished yet, (ii) transitional stage is the stage where the ‘to be displaced’ people become relocatees as they are moved out of their neighborhood and they began to live in a temporary accommodation but are not housed to their final housing yet, and (iii) post-relocation stage is the stage where relocatees have moved into a permanent housing (Li, Ham and Kleinhaus 2019). Likewise, Goetz (2013) mentions time as an aspect that affects relocatees experiences and perceptions due to the likely alteration of plans (both redevelopment and resettlement) during implementation.

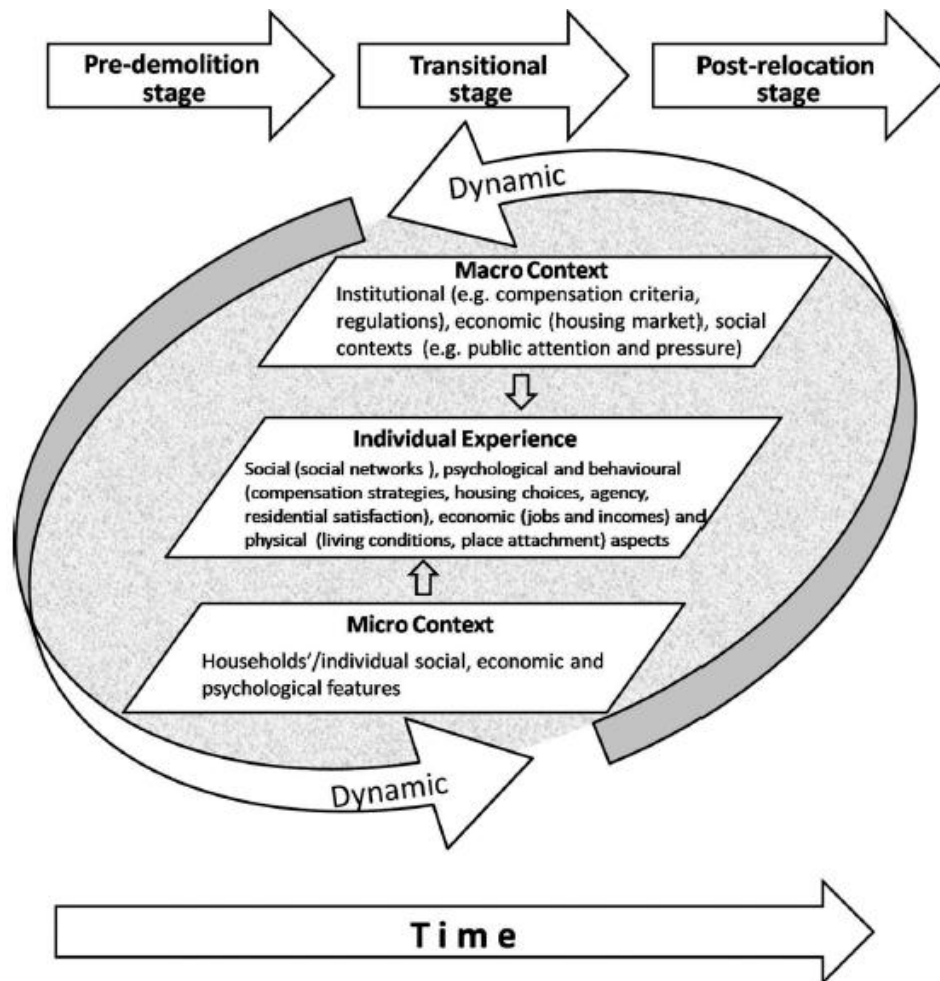


Figure 2.2: Conceptual model for understanding the experiences of relocatees during forced relocation in urban restructuring, (Li, Ham and Kleinhaus 2019)

These sequences of an event, taking place with time, have separate procedural requirements. Human right council of the United Nation condemns the practice of involuntary resettlement by clarifying the steps a resettlement has to follow, the principles of human right to adequate housing, and the importance of human right in resettlement planning; in order to avert impacts and ensure the respect of ones right to adequate housing (OHCHR 2007).

**Prior to eviction**

- Alternatives to eviction should be considered first and if it is inevitable, eviction impact assessment should be carried out

- Appropriate notice to all potentially affected people that eviction is under consideration. This include an explanation on (i) the absence of rational alternative, (ii) comprehensive detail of the proposed alternative and that there will be public discussion on it, and (iii) considered measures to minimize effects of displacement
- The rights of the affected people to full and early informed consent, meaningful consultation and participation should be secured; authorities should in advance (i) effectively disseminate relevant information regarding the development project and its benefits, along with planning and implementation of the resettlement, (ii) facilitate the provision of legal and technical advices for the potentially affected people about their rights and options, (ii) provide opportunities for the potentially affected people, to challenge the displacement decision, to present and/or comment on alternative proposals, and to express their demands
- The relocation site has to be located in close proximity to the original site of the potentially affected peoples' neighborhood. Further, all resettlement measures such as home construction, provision of water and electricity at the relocation site must be completed before the displaced people are moved out from their original neighborhood
- The affected people should be given a minimum of 90 days' notice prior to the relocation date
- Compensation for material and non-material losses, including transportation cost should be made for all the people to be displaced. And as much as possible, communities shouldn't be separated/ dispersed so as to preserve their social interaction

#### **During eviction**

- Authorities should deliver clear information regarding the actions that will be carried out
- It is mandatory that government officials and representatives be present on the site with formal identification and authorization, during the happening of the displacement. Likewise, they have to take measures to ensure that nobody is exposed to violence or indiscrimination acts
- Neutral observers should be present during eviction, to ensure that no force, violence and intimidation take place

- Eviction shouldn't take place in festivities, harsh weather, evening, school examination and election periods

#### **After eviction**

- All people faced with involuntary resettlement should gain access to appropriate remedies that include; assistance to those unable to provide themselves such as in livelihood sources and child education, access to legal guidance, assistance and provision for safe and secure return of temporary relocatees, ensuring participation of the temporary relocatees in the planning and management of the return (permanent relocation) process

*Box 5: Principles and procedural requirements to carrying out development based eviction and displacement; based on (OHCHR 2007, OHCHR and UN-Habitat 2014)*

Granted the above notions, it is important to comprehend what meaningful participation should be like. IFC (2012) discoursed that meaningful participation includes early informed consultation and participation of the affected people regarding the displacement, compensation fees, location of resettlement site, housing alternatives, and means of livelihood restoration options so that project impacts are minimized and favorable outcomes are met. And notably, economic damage of projects should be evaluated early on and compensation be made at full replacement cost by considering the market value at the given time (World Bank 2004, International Finance Corporation 2012), because livelihood activities people embark on are important providers to their well-being (Smyth and Vanclay 2017). To make this work, authorities should set meeting platforms to disseminate information and further allow project affected people to raise questions, receive responses and defy decisions made by authorities (Amnesty International 2012). Even though consultation is uneasy, costly and time taking at the early stage, it is cost-effective in its outcomes since positive development impacts will be enhanced (Cernea 1993, Amnesty International 2012); or else the miseries that are observed in many involuntary resettlements will keep to happen (Ploeg and Vanclay 2017).

Last in order is outcome. There are various literatures that discuss the outcomes of resettlement. Davidson and others grouped the consequences of resettlement into four groups as: i) housing and other living costs: because costs in the resettlement site such as housing, transportation and

other living expenditures may perhaps increase ii) employment and earnings: because those earnings that are tangled to a particular location may discontinue or else are minimized, iii) community effects: because peoples may suffer immaterial losses such as losing social life, local customs and place attachment, and iv) other costs such as rehabilitation measures and assistances that may be compulsory (Davidson, et al. 1993) . Similarly, Kleinhans and Kearns (2013) mention that the outcomes of resettlement could be in the housing, economic, social and psychological dimension pointing out that these outcomes are affected by the contrast between the pre-relocation and post-relocation neighborhood. In anyway, the outcomes of resettlement largely differ from peoples' former way of living (Cernea 1996).

### **2.4.3 Theoretical models for redevelopment and resettlement practices**

Granted the above discussions, there are various theories that are used in the study of development. Noteworthy are DFID'S sustainable livelihood framework (SLF) and Cernea's IRR model. The IRR model of resettlement has three pillar concepts, i.e. impoverishments, risks and reconstruction. Risk portrays the displacement which Cernea classify it into eight as landlessness, joblessness, homelessness, marginalization, food insecurity, increased morbidity, loss of access to common property and social disarticulation. Further, impoverishment reveals behavioral responses of affected people to the resettlement and rehabilitation represents the supporting mechanisms to uphold the affected people in response to the risks and impoverishment (Cernea and McDowell 2000). However, this model isn't to its drawbacks. Acknowledging its simplicity and practical approach, Smyth and Vanclay criticize the model as being biased because it solely presents a negative connotation of resettlement and development projects (Smyth and Vanclay 2017) . The other framework studies use is DFID's sustainable livelihood framework (SLF). SLF portrays that development has to be people-centered, participatory, and sustainable to be done with stakeholders' collaboration so as to ensure lasting improvements in response to poverty that could be caused by development projects (Ashley and Carney 1999, Department for International Development 1999). Yet again, Smyth and Vanclay (2017) speak of SLF in its exclusivity to livelihood; and thus, it misaligns with the essential matters in resettlement studies, i.e. community.

With these insights and further consideration of human right requirements and other international standards, Smyth and Vanclay developed the ‘social framework’ which they affirm that it considers the context (space), time and value dimension; it can be used at any stage of a project cycle; and its places of interest in the social issues contribute to well-being of people. Likewise, they point towards the importance of; laboring situation of affected people and the livelihood activities they rely on, exhaustively considering communities in redevelopment and resettlement activities both of which contribute to peoples’ and community well-being. In sum, giving due consideration for the indicators of social framework is important for they have a strong correlation with ambition and capability of peoples in pursuing what they want (Smyth and Vanclay 2017) or else the physical condition of a space could affect people’s mental and physical wellbeing (OHCHR 2007).

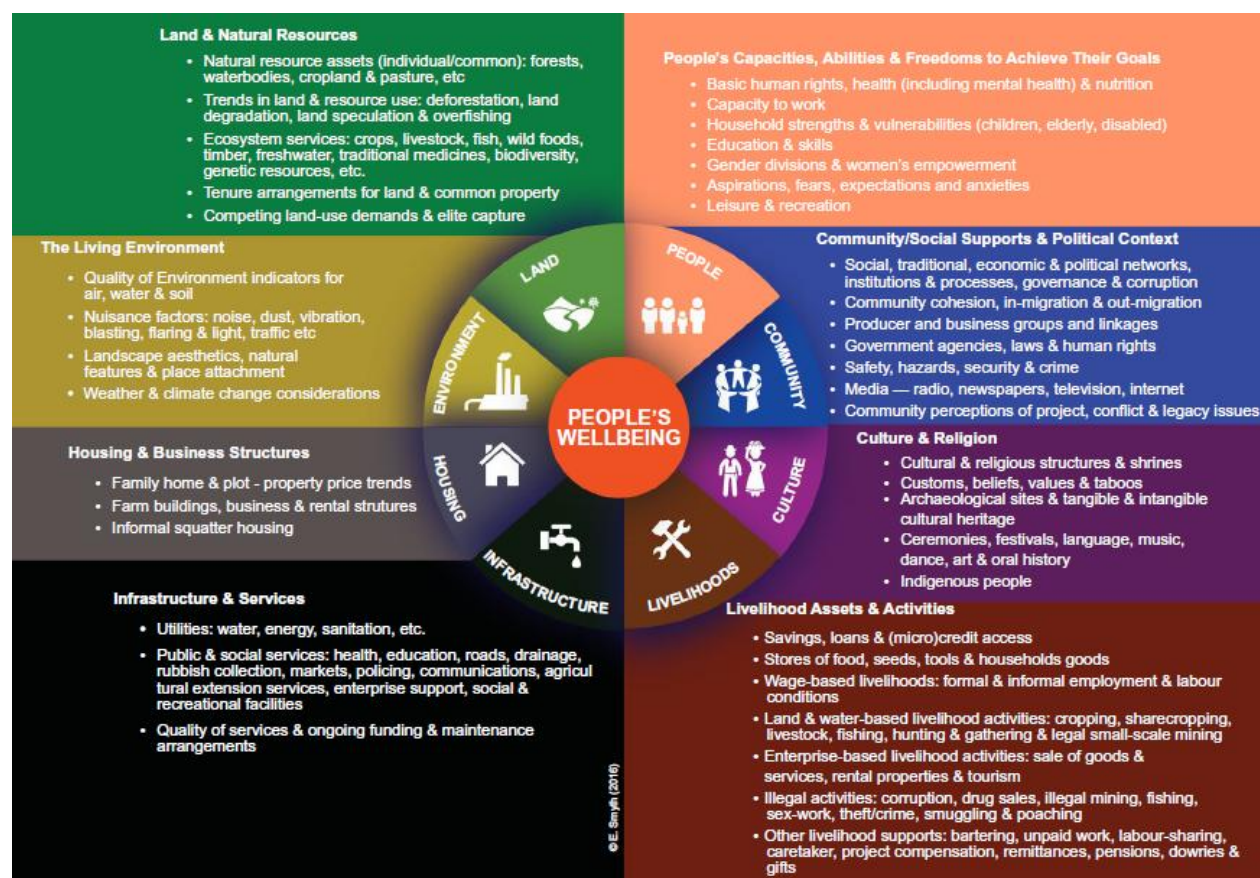


Figure 2.3: Social framework (Smyth and Vanclay 2017)

#### 2.4.4 Housing Adequacy

Habitat Agenda defines adequate house as being more than a roof over ones' head pointing out that it also comprises adequate privacy, adequate space, physical accessibility, adequate security, security of tenure, adequate basic infrastructure, and adequate and accessible location with respect to work and basic facilities where these all should be available at an affordable cost and be determined together with the people concerned (UN-Habitat 1996). In view of this, a house in any context should minimally include seven basic principles to be entitled adequate which are; security of tenure, availability of services and infrastructure, affordability, habitability, accessibility, location character and cultural adequacy (CESCR 1991). Additionally, it should ensure participation, access to information, and empowerment (OHCHR 2007).

- Security of tenure- a house is adequate when any individual (tenant or freeholder) possess a degree of tenure security safeguarded by legal protection against forced eviction and other threats.
- Availability of services and infrastructure- a house is adequate when people are provided with access to public services such as school, health institution and market facilities; and infrastructures such as electricity and water.
- Affordability- a house is adequate when housing costs such as rent are at a level that doesn't threaten the fulfillment of other basic needs thus requires the consideration of rent to income proportion; and other subsidy mechanisms exclusively for those who can't afford.
- Habitability- a house is adequate when it provides residents with adequate space and physical safety against structural hazards and other health threats
- Accessibility- a house is adequate if the needs of disadvantaged and marginalized groups such as the elderly and physically disabled are given considerations.
- Location character- a house is adequate when its location is accessible to employment opportunities and services such as schools, health care and other social facilities.
- Cultural adequacy- a house is adequate when it takes account of peoples' custom and cultural identity in its design and construction.

*Box 6: Basic principles of the right to adequate housing and their description (CESCR 1991)*

To add on tenure security, UN-Habitat (2020) affirms that it could be ensured when there is evidence of documentation that attests secure tenure and when protection from forced evictions is actually observed. All in all, it is important that a temporary accommodation is adequate enough so that the relocatees well-being is at least maintained which if not is subjected to face impoverishments (Amnesty International 2012).

### 2.4.5 Conceptual framework

It is found out that the social framework encompasses principles that are discussed in adequate housing. Where both are of essence to evaluate outcomes of resettlement, the following table depicts the social framework in conjunction with housing adequacy.

*Table 2.1: Well-being with respect to the basic principles of adequate housing; modified by the author based on (CESCR 1991, Smyth and Vanclay 2017)*

The social framework		Principles to ensure adequate housing
Well-being	Well-being determinants	
People	Education and skills Labor situation Expectation and anxieties	Access to information Empowerment
Community	Freedom of speech and free media Experience Community cohesion in terms of context	Participation Cultural adequacy
Culture	Place attachment Customs and traditions	Cultural adequacy
Livelihood	Wage-based and enterprise –based	Location

activities	activities  Project compensation, saving, remittance and pension	Physical accessibility  Compensation
Infrastructure and services	Infrastructure – water and electricity  Services - school, health centers and market  Quality of service and maintenance arrangement	Access to public goods and services  Accessibility  Location
Housing	House price  Quality of buildings  The house as a place to live in	Affordability  Security of tenure  Habitability  Cultural adequacy
Living environment	locational setting, characteristics and quality of the neighborhoods especially in relation to peoples attachment to it	Location  Cultural adequacy

Amnesty International (2012) highlights the essence of housing adequacy even in temporary accommodation for it presents relocatees with less disruption or otherwise impoverishments. Nevertheless, relocatees experience at transitional stage is not well researched making it difficult to assess how the relocation process affects them (Li, Ham and Kleinhaus 2019) . With these comprehensions, the following figure depicts the conceptual approach to studying processes and outcomes of the temporary resettlement with assessment by principles on development-based eviction and displacement and peoples’ well-being in terms of adequate housing. Equally, it includes the study of the contexts and legal framework that was at effect when the case took place.

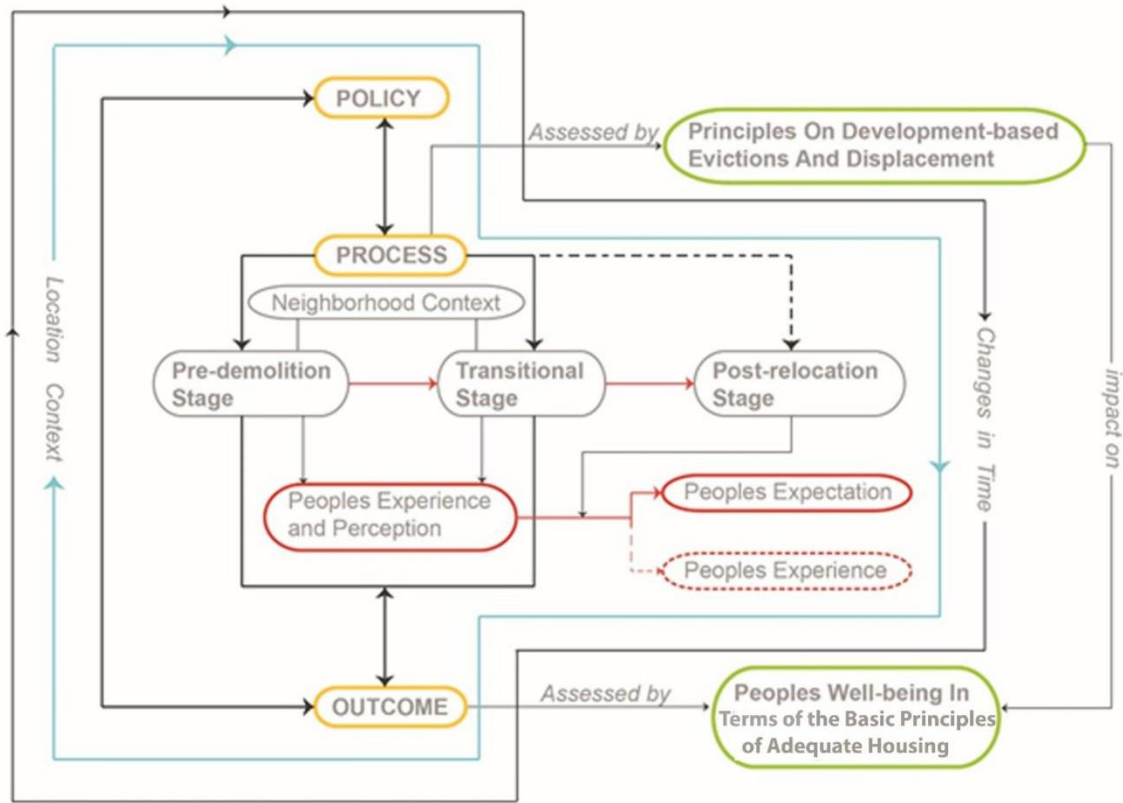


Figure 2.4: Conceptual framework for studying temporary resettlement

## 2.5 Summary of theoretical and conceptual literature review

Urban redevelopment is a long-term process that has complex components that range from conducting site study and describing the objectives of a project early on, with its implementation strategies, through incorporating stakeholders and ensuring cooperation, to executing the project and managing it subsequently (Tarnikul and Hoskara 2019). It comprises the public, private and community sector with in its comprehensive vision to deal with urban problems by creating improved changes in the spatial, economic and environmental conditions of urban areas (Roberts 2000). Amongst the private sector is FDI; which is an essential part of an operational global economic system that is a main catalyst of development (OECD 2002). OECD further asserts that the host countries benefit from economic development, human capital enhancement, technology spillovers, and investment attractiveness beyond what could be achieved from local

investment. But all this benefit isn't to its potential drawbacks which include; repatriation of profit, environmental hazard, social disruption and incongruity with local community. In the context of FDI's property development in African cities, Watson (2013) affirms that the FDI plans contradict and/or override existing master plans with no stakeholder consultation and participation while Abubakar and Doan (2017) presume it as a top-down implementation model that is context-independent for it emphasizes on physical aspect of design and it disregards socioeconomic issues. For these reasons, sudden displacement and relocation have become its inevitable outcomes (Watson 2013, Kloosterboer and Noorloos 2017).

Displacement can be seen as the outcome of development that imposes technical and economic choices at the expense of society and environment (Bartolome, et al. 2000); making it a harsh occurrence that violates basic human rights (Terminski 2013). While involuntary resettlement is an occurrence that is levied and dealt by governments on inhabitants; for it lacks community participation and puts inhabitants with no choice than to only agree and accept the land expropriation order (Cernea 1996; International Finance Corporation 2002; World Bank 2004). This type of resettlement often puts relocatees to encounter risks than opportunities (Cernea 1996) because it is never the primary objective of development programs but is rather a consequence (Cernea 1997). Hence, it is highly important that a plan be formulated to positively influence resettlement and use it as an opportunity for development and rehabilitation. This calls to the formulation of RAP; a document that is prepared by the responsible bodies of resettlement, commonly government organizations, which demonstrates the procedures a resettlement has to follow, its implementation schedules, and the actions it will take to compensate and resettle affected people with consideration of the economic and cultural characteristics of the population to be displaced (International Finance Corporation 2002).

When studying redevelopment and resettlement; the full consideration of policy, context, process, and outcome is important to avoid researchers biased descriptions (Kleinhans and Kearns 2013). Further, time is another consideration that enables the sequential categorization and comprehension of events in involuntary resettlement; (i) pre-demolition stage is the stage where the 'to be displaced' people are informed that they have to move out from their neighborhood but they live in it and isn't demolished yet, (ii) transitional stage is the stage where the 'to be

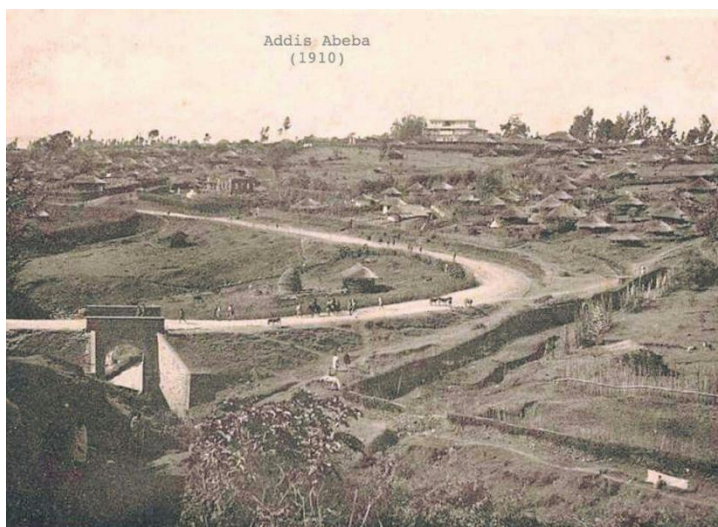
displaced' people become relocatees as they are moved out of their neighborhood and they began to live in a temporary accommodation but are not housed to their final housing yet, and (iii) post-relocation stage is the stage where relocatees have moved into a permanent housing (Li, Ham and Kleinhaus 2019). The temporality of the temporary stage is often a promise than reality for it doesn't allow the temporarily displaced people to return back upon the project completion (Cernea 1993); it is the unreliable stage of resettlement as it either has no fixed time span or the time span varies from what is promised by governments; and the uncertainty generally affects peoples' perception and their trust in their government (Li, Ham and Kleinhaus 2019) . Furthermore, time affects relocatees experiences and perceptions due to the likely alteration of redevelopment and resettlement plans during implementation (Goetz 2013).

A resettlement study= Policy + Context + Process + Time (sequential categorization of events and peoples experience) + Outcome

## **2.6 Contextual review**

### **2.6.1 General background of Addis Ababa**

Addis Ababa was found in 1886 by Emperor Menelik II. Between the period of 1886 and 1910, the city grew from a small cluster of hut villages to large encampments and a main political, economic and religious center; a palace was built, and technologies were endorsed through diplomacy. This diplomacy then put an effect on the shape of the city with trade flourishing



followed by growth of settlement (Gameren and Tola 2017).

<sup>2</sup> *Figure 2.5: Addis Ababa in 1910 (Source: See footnote 2)*

To this end, the establishment of the city administration in 1909 and the introduction of railway transport and motorized vehicles in early years of the 20th century could be mentioned as the stimuli for the constructive trail of the city and its consequent growth; even though the mode of growth and expansion was spontaneous (Berhe, et al. 2017). On top of being the national capital, the city became a seat to many international organizations such as African Union, United Nations for Economic Commission of Africa and many other consulates (UN-Habitat 2017). For all these reasons, the city became a destination for the thousands of people that come from all parts of the country in search of better employment and living (Berhe, et al. 2017). At present, the city is undergoing a high rate of urbanization and economic growth with its attractiveness to businesses and foreign direct investment (UN-Habitat 2017). Accommodating 25% of the urban population of Ethiopia, the city has an annual economic growth rate of 14% (World Bank 2015) and population growth rate of 3.8% (UN-Habitat 2017). In spite of its growing economy, the city has a poverty level of 22% and unemployment level of 23.5% (World Bank 2015).



<sup>3</sup> *Figure 2.6: Aerial view of Addis Ababa (Source: See footnote 3)*

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<sup>2</sup> <https://www.pinterest.com/pin/794885402953528195/>

<sup>3</sup> [https://www.enel.com/content/dam/enel-com/immagini/master-media\\_2400x1160/addis-abeba-panorama\\_2400x1160.jpg](https://www.enel.com/content/dam/enel-com/immagini/master-media_2400x1160/addis-abeba-panorama_2400x1160.jpg)

## **2.6.2 Contemporary redevelopment and resettlement practice in Addis Ababa**

The practice of urban redevelopment in Addis Ababa was still; until the EPRDF lost election in the city in 2004. It was then that the ruling party shifted its development focus to urban areas by recognizing cities as engines of national development (Hassen and Soressa 2018) . With this change in development perception, the Integrated Housing Development Program (IHDP) was launched in 2005 with the objective of; provision of 400,000 condominium units, creation of 200,000 jobs, promoting the development of 10,000 MSE, enhancing the capacity of the construction sector, regenerating the slum areas of the inner city, and promoting home ownership for the low and middle income group (UN-Habitat 2011). The IHDP built condominium units are distributed to the public through a lottery system that is drawn from the registered non-home owners in the city. The condominium units are then sold to the lottery winners with an initial down payment of 20% and a long-term loan facilitated by the government. To help achieve this, a legal framework was established along with the institutional formation of ‘Land Development and Urban Renewal Agency (LDURA)’ to exclusively perform urban renewal and manage resettlement. Following this, large scale urban renewal of inner-city slums and large scale resettlement began in 2008. Since then, more than 14740 households are displaced from different neighborhoods of the inner city, where less than 10% are resettled to kebele units in the inner city while the other are resettled to peripheries (Hassen and Soressa 2018).

### **2.6.2.1 Private sector driven redevelopment and resettlement practice**

According to Hassen and Soressa (2018), a couple of projects were driven by the private sector and undertaken in Addis Ababa during the late 20th century. The Sheraton hotel project (1993-1998) and the Dembel commercial complex (1998-2002) are implemented by private developers in which the government’s engagement, in both cases, was only land provision for relocation. The Sheraton project displaced 718 households from the area commonly called Filwoha and resettled them to an area called CMC Michael, 9kms away from their former neighborhood which by the time was an expansion area. With the involvement of the city administration, the developer welcomed the relocatees for negotiation concerning compensation and relocation. Accordingly, relocatees were catered as per their request: i.e. the developer built various dwellings in view of their former ownership status and accommodated them together. Moreover, the relocatees were provided with transport facilities for some period of time. On the other hand,

the Dembel project displaced 500 households having poorly engaged the relocatees for discussion nor provided compensation money but only a unit to unit replacement of housing.

### **2.6.2.2 On-site and temporary relocation practice**

In late 20thc, an NGO called Red Barna (RBE) conducted upgrading in neighborhoods with in Addis Ababa, including Krikos and Menen. Aiming at children and family welfare, its motif in these areas was to ensure a sustainable development within the community; with the provision of housing, income generating units, saving associations, health and education facilities. In the case of Kirkos (Woreda 21, Kebele 13), single story blocks of row houses were built in the adjacent Kebele (Kebele 14) to temporarily accommodate dwellers from the site to be upgraded. Likewise, the Menen upgrading project (Woreda 11, Kebele 14) used an open space which was used as a playground; to build temporary shelters for those dwellers whose dwellings were to be demolished for upgrading. This project was done by phase using the temporary shelter as a nearby relocation site until the last block was built on it (Alemayehu 2008).

Another such practice took place in an area called Serategna Sefer and is found in Arada sub-city. According to Lemma (2014), during the construction of two blocks of G+4 condominiums in the area, 42 residents chose to temporarily relocate to Tourist condominium site with the notion to permanently resettle on-site upon project completion. However, only 24 residents resettled back while the remaining 18 changed their decision due to the projects' construction delay thus chose to resettle in another condominium site. He further pointed out that, the Tourist condominium site was used as a nearby relocation site for projects that were happening within Arada sub-city.

### **2.6.3 Policy and legal frameworks**

Ethiopia has a couple of policies that focus on urban development and plans. One is the Urban Development Policy that is developed in 2005. The PASDEP strategy (Plan for Accelerated Sustainable Development to End Poverty- a five year plan from 2005/06-2009/10) of this policy presents four objectives in the urban development section to achieve the policy goals with regard to provision of suitable living environment, services and infrastructure. These objectives are (i) to provide job creation, (ii) integrated housing development, (iii) improved access to land and services, and (iv) promoting urban-rural and urban-urban linkage (MoFEC 2006) . The other policy is Urban Land Development and Management Policy which discusses about

redevelopment practices. Sub-section (4.1.7) of this policy portrays redevelopment by its way to develop dilapidated and underutilized part of urban areas in order to improve image of cities, reduce poverty and minimizing social, economic and physical problems. It states the policy as: (1) redevelopment is amongst the tools to reduce poverty in Ethiopia that relies on the participation of dwellers in resettlement programs thus maintaining social bonds, and (2) due to its complexity, redevelopment requires the engagement and collaboration of various stakeholders, including the private sector (MoUDH 2013). To this end, the PPP policy of Ethiopia discloses that using PPP in the country increases financial sources thus contributing to the development of infrastructure services through leveraging investment of the private sector, and enables to feed from the benefits of private sector investment in development activities through suitable incentives and risk sharing between the private and public sector (MoFEC 2017).

Among the urban areas where these policies attempt to make improvements are the areas that largely contain Kebele houses. In view of this, the comprehension of the how's these Kebele houses were formed necessitate the review of the 1975 proclamation which had the intent to provide for government ownership of urban lands and extra urban houses. According to the PMAC (1975), the proclamation allows organizations to own multiple houses to accommodate their employees or other individuals; but, with the notion that the government determines the number and size of houses. In spite of this, it prohibits every organization to earn income from house rent. Following this, it obligated organizations to notify, register, and hand over their extra house and entitled the government to expropriate extra houses. These extra houses were then put under the custody of cooperative societies of urban dwellers and the ministry<sup>4</sup>. The former took those houses that used to be rented out for a maximum 100 ETB while the latter took those above 100 ETB (PMAC 1975).

With this introductory insight, proceeding to understanding redevelopment and resettlement related proclamations is of essence. To mention, FDRE (2005) stipulates that the rapid growth of urban centers and increase of their inhabitants necessitate land redevelopment for the construction of dwelling houses, infrastructure, investment and other services. Further, the revised proclamation that discusses about resettlement, i.e., FDRE (2019), explains that: rapid

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<sup>4</sup> Cooperative societies of urban dwellers is commonly called Kebele and the ministry is commonly called Kiray Betocho.

growth of urban centers and increase of their inhabitants necessitate the government to expropriate land in urban areas for development works and to stimulate investment. For this to be efficient, it has four principles; (i) land expropriation for public purposes should only be made on the basis of approved structure plan, (ii) compensation and rehabilitation assistance should sustainably maintain and improve livelihoods of those affected, and (iii) the overall process should be participatory and transparent.

A newly discussed concept in the 2019 proclamation of FDRE is resettlement assistance to those displaced and temporary resettlement. FDRE (2019) states that, city administration should develop a resettlement package to assist those displaced to sustainably resettle and should as well resettle them on the basis of the package budget. To this end, those to be displaced may own shares if the land expropriation is for investment; and if not, an economic incentive shall be jointly developed by the people, the investor and the city administrator. Furthermore, it declares that temporarily displaced people should be provided with substitute housing or cash compensation, as per the current rent market, so as to rent a house that is equivalent to the expropriated house.

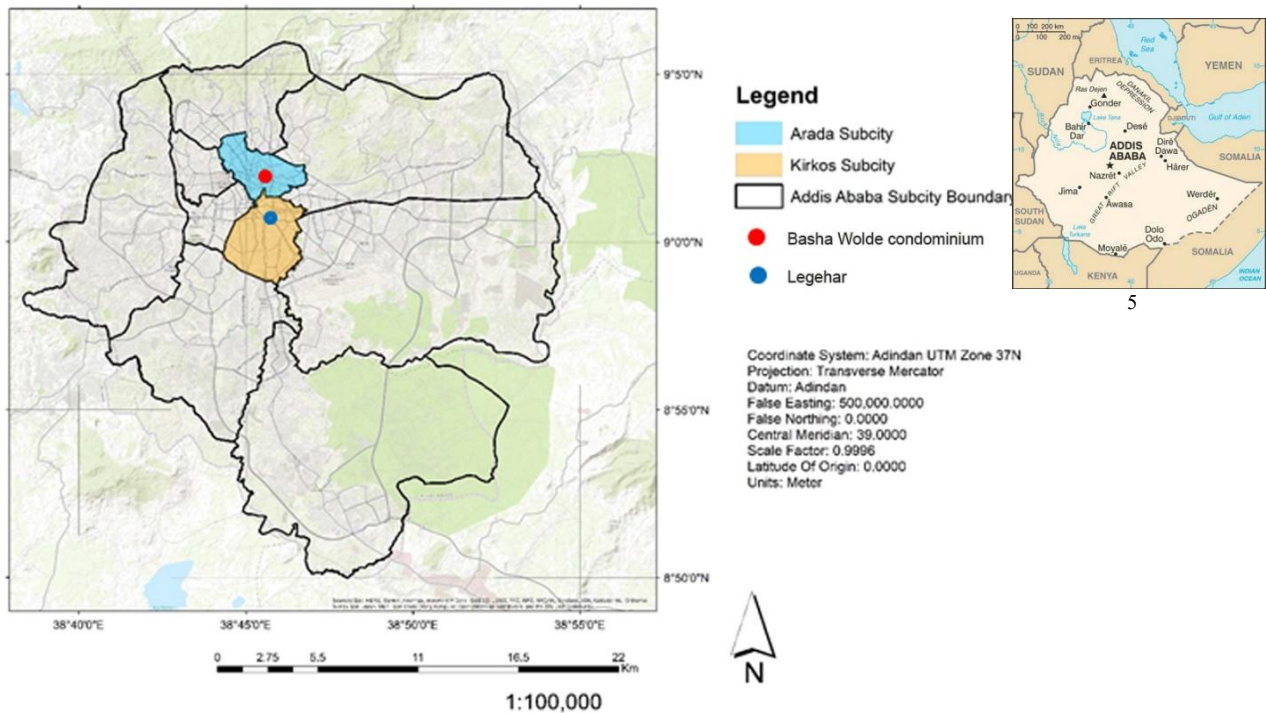
# CHAPTER 3: RESEARCH METHODOLOGY

## 3.1 Introduction

This chapter presents the research methods and techniques that will be used in the research. It will clarify the research design, research method, sources and types of data, data collection techniques, sampling method, data analysis and presentation technique that will be used.

## 3.2 Study Area

The city of Addis Ababa, the capital city of Ethiopia is found by Emperor Menelik in 1886. It is located between 9.025° N 38.7469° E. The city has 10 sub city administration.

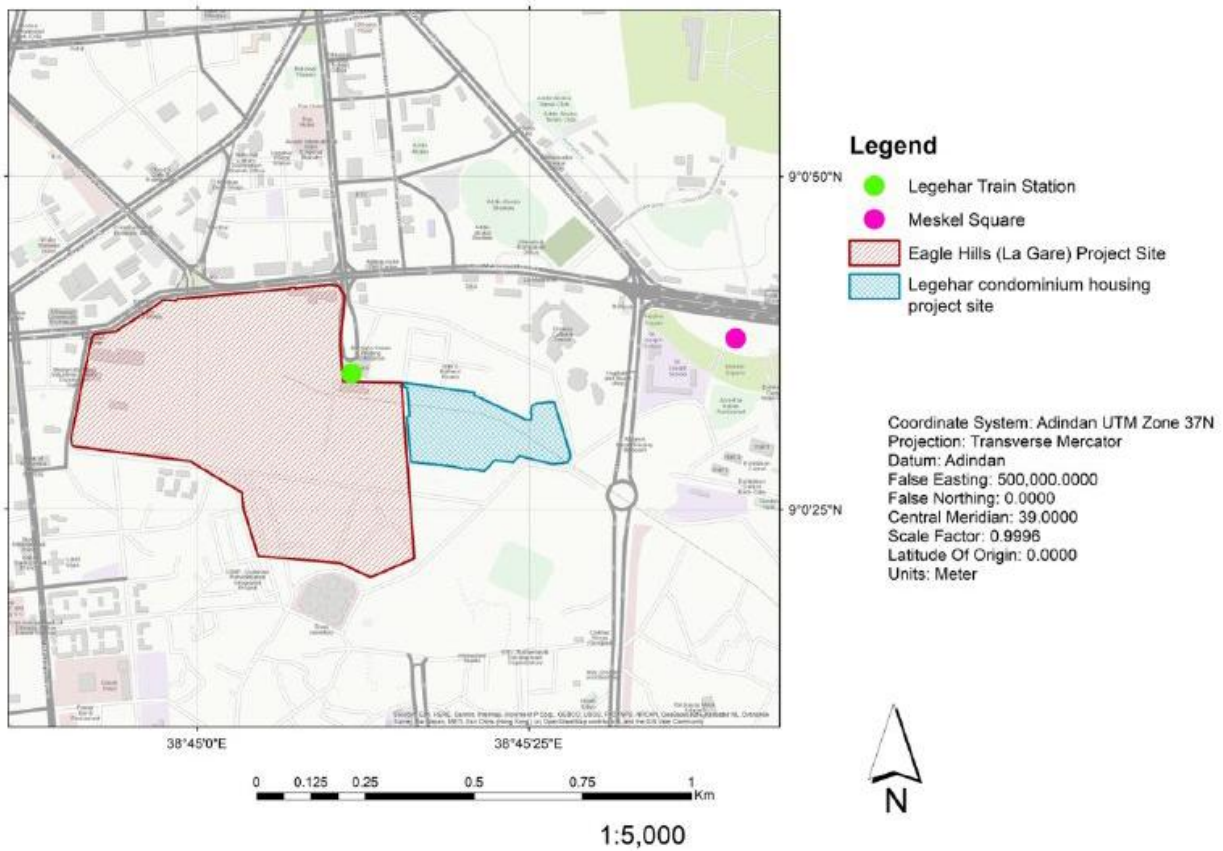


<sup>6</sup> Figure 3.1: Map of Addis Ababa (Source: See footnote 6)

<sup>5</sup> [https://upload.wikimedia.org/wikipedia/commons/thumb/c/cc/IT\\_Etiopia\\_map.png/167px-IT\\_Etiopia\\_map.png](https://upload.wikimedia.org/wikipedia/commons/thumb/c/cc/IT_Etiopia_map.png/167px-IT_Etiopia_map.png)  
Accessed on 25-08-2021

<sup>6</sup> Source: Op-en Street Map-Esri Gis (2021) and Addis Ababa Subcities (adapted from 2011 Addis Ababa Linemap)

The study areas are found in two sub cities. The first is the redevelopment site and is found in Kirkos sub city, the area commonly called Legehar.

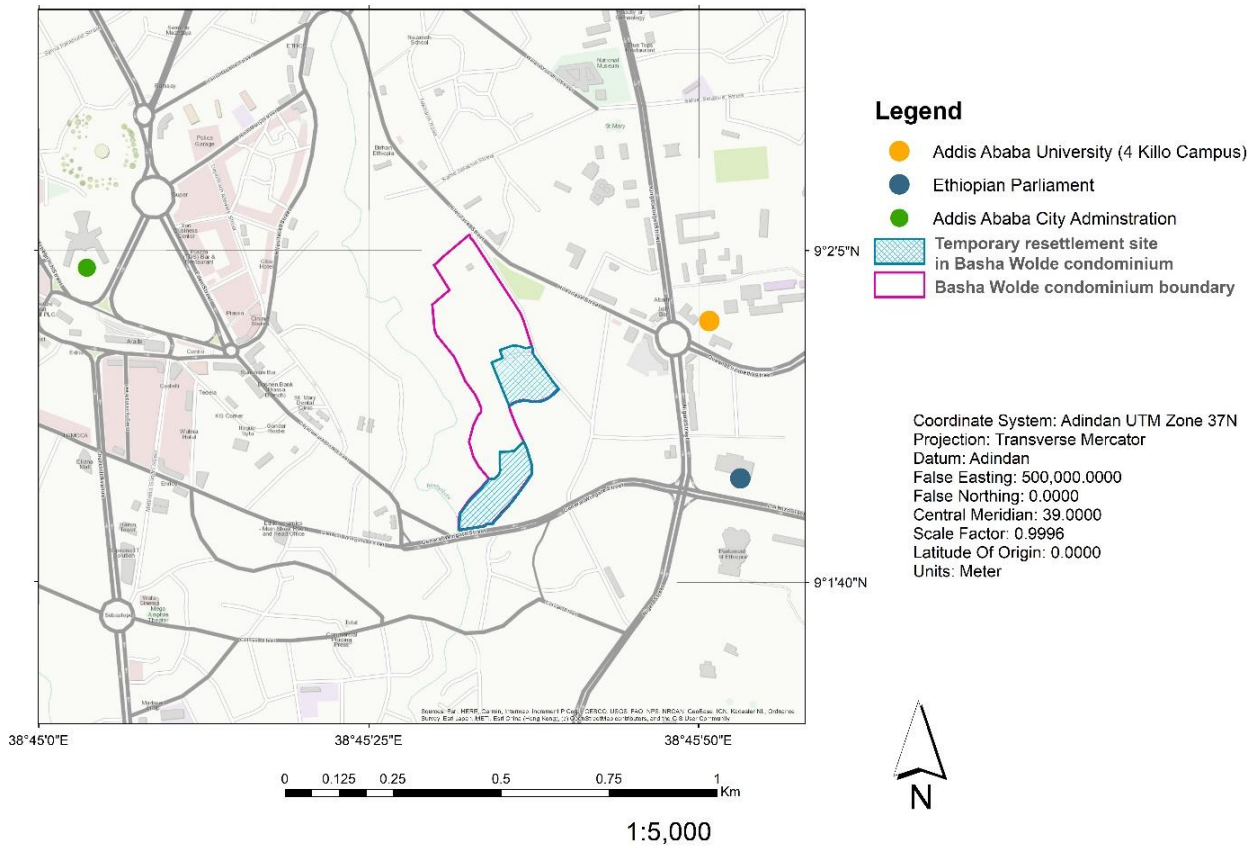


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Figure 3.2: Map of Legehar redevelopment project site: Eagle Hills and Legehar condominium housing project site (Source: See footnote 7)

<sup>7</sup> Source: Open Street Map-Esri Gis (2021)

The second is the temporary resettlement site, Basha Wolde condominium. The condominium is



located in Arada sub city in an area commonly called ‘Arat kilo’ and/or ‘Irri-Bekentu’.

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Figure 3.3: Location map of Basha Wolde condominium (Source: See footnote 8)

<sup>8</sup> Source: Open Street Map-Esri Gis (2021)

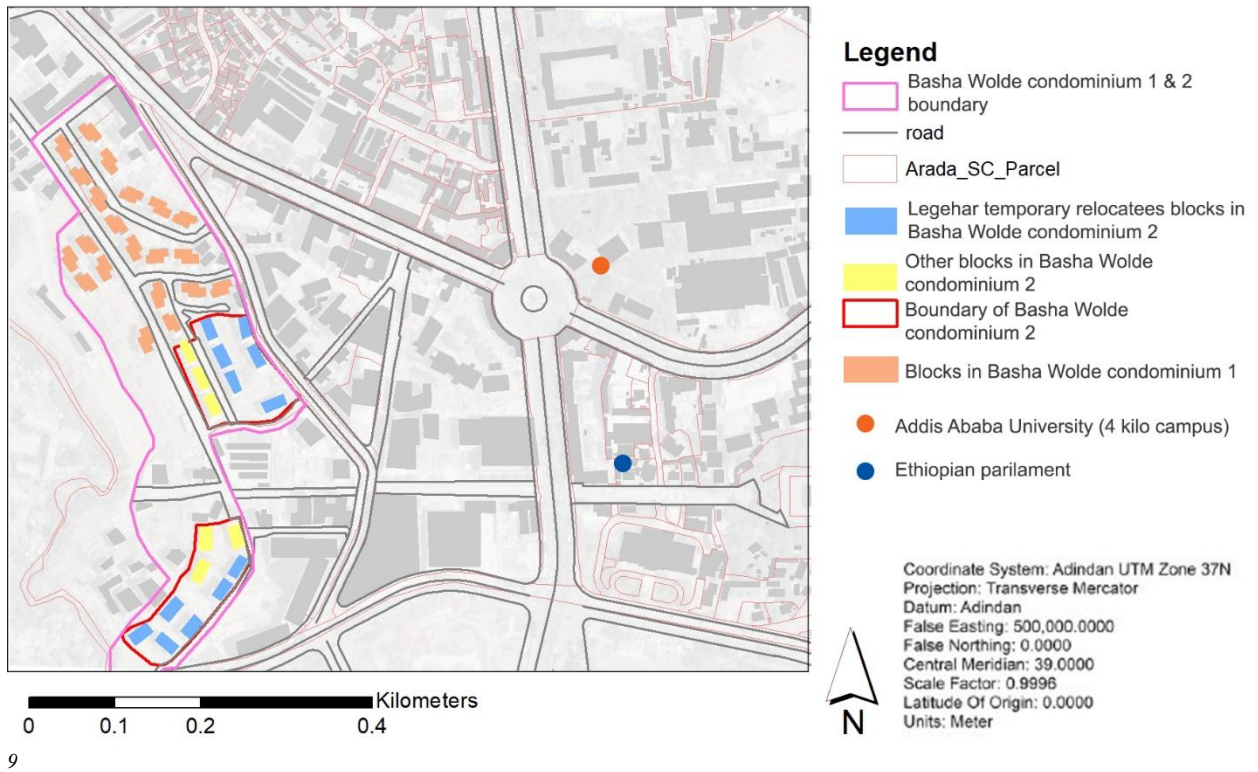
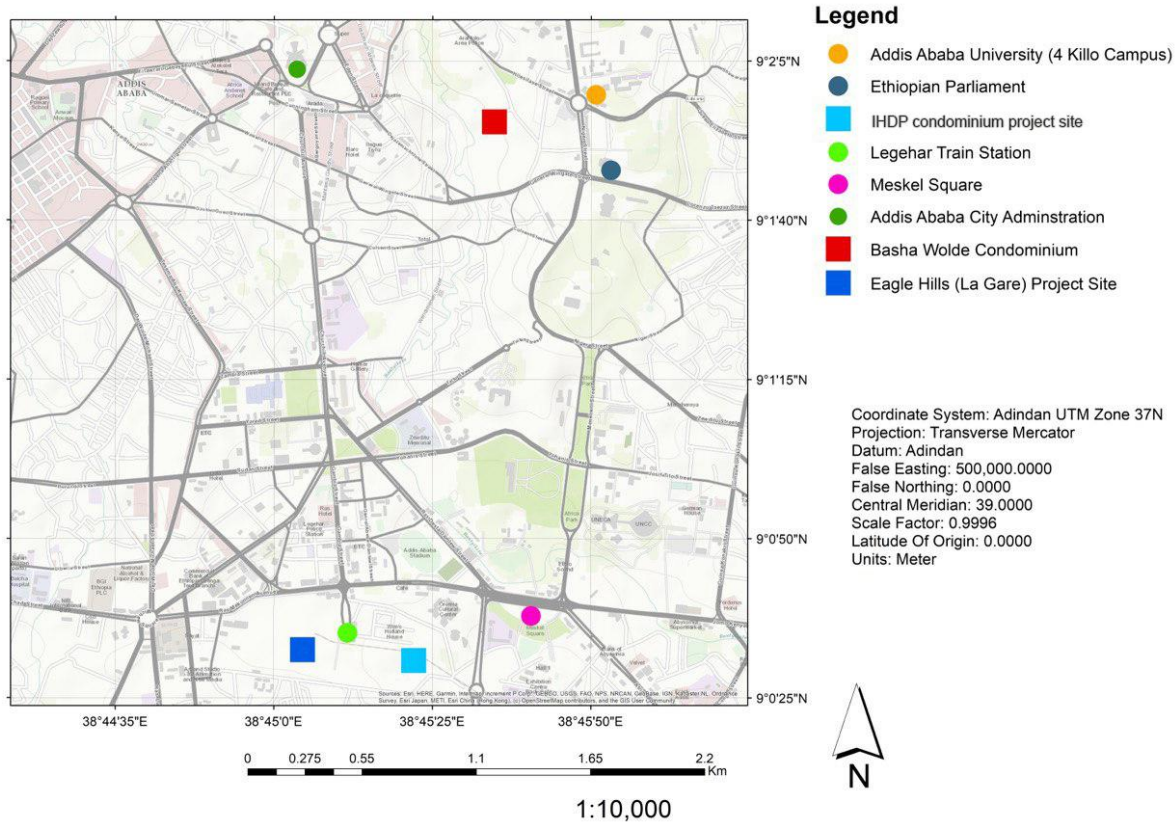


Figure 3.4: Location map of Legehar temporary relocatees blocks in Basha Wolde condominium 2 (Source: See footnote 9)

<sup>9</sup> GIS Map 2011 and google earth map



<sup>10</sup> Figure 3.5: Location map of Basha Wolde condominium relative to LRP site (Source: See footnote 10)

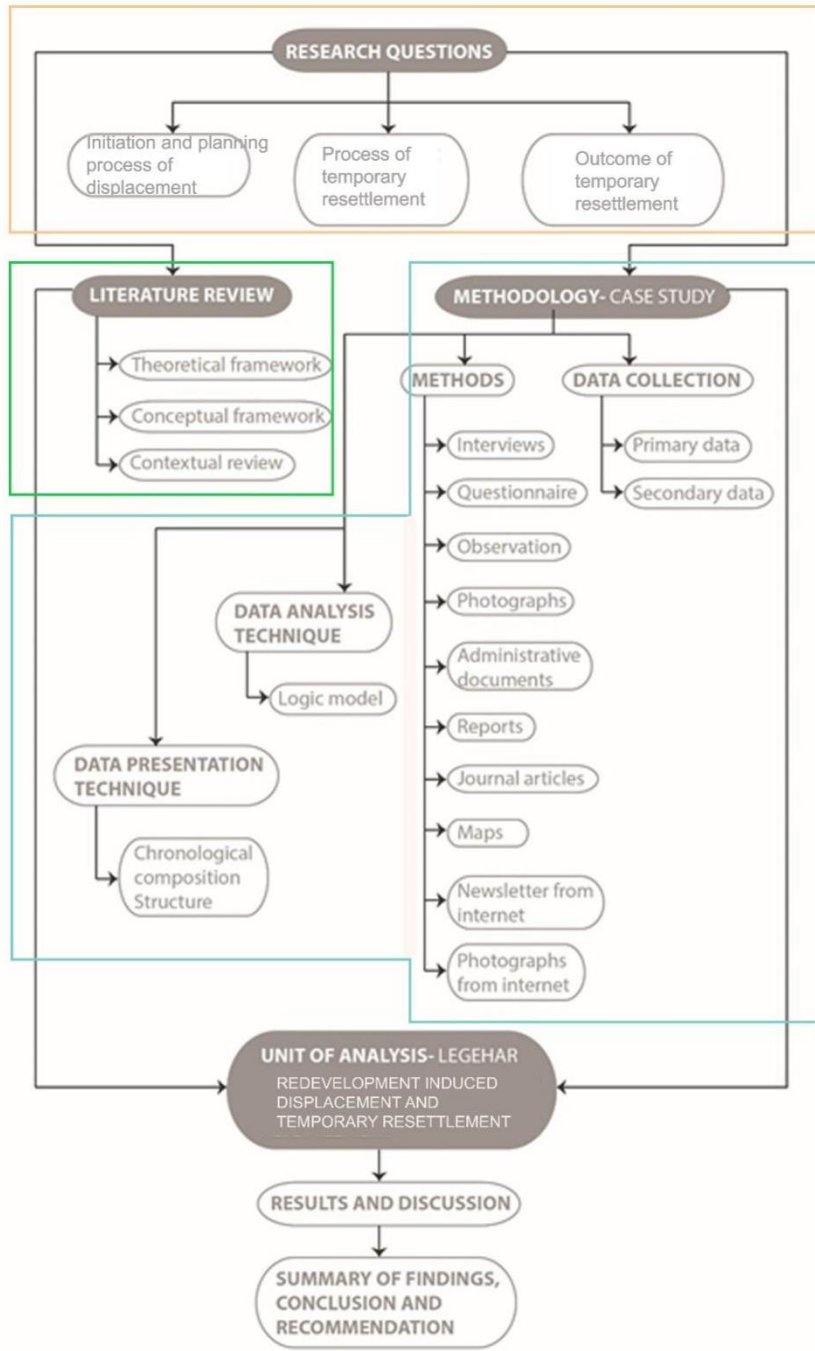
### 3.3 Research Design

The research design used for the study is case study design. Yin (2003) explains a research design as: a rational plan from getting “here”, the initial questions that are to be answered, to “there”, the set of conclusions that are to be made. Thus, it identifies: what questions to study, what data are relevant, what data to collect and how to analyze the results. Exclusively for a case study, the research design comprises: a study’s question, its proposition (if available), unit of analysis by defining the case with specific time boundaries, logical linking of data to proposition, and criteria for interpreting the findings. In view of these, to answer the research questions the study raised, an exhaustive theoretical review was carried out in order to: develop the suitable research method, guide determine what data to collect, ensure and enrich analytic generalization.

<sup>10</sup> Source: Open Street Map-Esri Gis (2021)

In doing so, the research design linked the research question to the literature review and analysis method so as to disclose the findings and recommendations as presented in Figure 3.6.

Figure 3.6: Research design diagram



### **3.3.1 Case selection criteria**

The reason behind selecting the case of LRP induced displacement and temporary resettlement is two-fold. Firstly, a temporary resettlement took place to inner city condominium to make ways for the implementation of LRP. Secondly, on-site permanent resettlement is presumed when Legehar condominium housing project is completed.

### **3.3.2 Research method**

The research method chosen for this research is a case study method. Case study is a comprehensive research strategy that investigates a contemporary phenomenon such as a particular event, situation, program and activity within its natural context (Yin 2003). Yin's definition could be related to what Creswell terms as intrinsic case study: "the focus is on the case itself...because the case presents an unusual or unique situation" (Creswell 2007, p. 74). The method depends on several sources of information that will further be triangulated and benefits from theories that are formerly developed (Yin 2003) which then results in a descriptive and broader knowledge of the phenomenon (Hancock and Algozzine 2006). Having this comprehension, case study method is found appropriate for this research: to study a contemporary temporary resettlement event.

## **3.4 Data Types**

Case study research is not necessarily a qualitative research, it can be based on a mix of both qualitative and quantitative data for they have a strong correlation between them (Yin 2003). The qualitative technique is useful to gather subjective and non-numerical data which is to be presented in the form of description and narratives to express lived experiences and perceptions and seek meanings; while quantitative data uses numerical data which is to be summarized and presented in tables, figures and graphs so as to provide a generalized knowledge (Zegeye, et al. 2009). Since both data are equally essential to this research, both data types are used to help produce a good case study. The research presented the data in the form of narration, tables and figures.

### **3.5 Sources of Data**

The research uses both primary and secondary data sources. The different data sources a case study research uses as much as possible, the good case study it becomes (Yin 2003). Of the 6 data sources that are commonly used in case study, this research used four of them. The primary data sources were: (i) interviews: semi-structured and unstructured interviews; (ii) direct observation: field visits to the case study sites, Legehar and Basha Wolde condominium. The secondary data sources were: (i) documentation: letters, administrative documents such as progress report and internal records, media documents such as newsletters and videos from internet; (ii) archival records such as photographs from the internet.

### **3.6 Sampling Design**

#### **3.6.1 Sampling Technique**

The sampling technique used for this case study research was stratified sampling. As Kothari (2004) explains, this technique is used in a heterogeneous population to seek homogeneity within it, i.e. with formulating parameters to categorize the heterogeneous population, thus forming homogenous groups to what he calls strata further mentioning that the technique results in detailed and reliable data.

#### **3.6.2 Sample Population**

The sample population was taken from a total of 170 households that are temporarily relocated from Legehar to Basha Wolde condominium. Of these, 80 households are from Kebele housing, 35 households are from EDRE built houses, 36 households are from EDRE properties, and 19 households are from AARH. These are the four strata in which the sample size was drawn from.

#### **3.6.3 Sample Size**

The study used Yamane's formula from Yamane (1967) to determine sample size which latter is distributed among the strata's identified. The researcher assumed 95% level of confidence with 5% margin of error as the population size is small.

Thus,  $n = \frac{N}{1 + N(e)^2}$ , where "n" is sample size, "N" is total population size, "e" is margin of error

$$n = \frac{170}{1 + 170(0.05)^2}$$

n=119 households

After determining the sample size, proportional allocation was drawn so that the sample sizes from the different strata remain proportional to the sizes of the strata; with the formula,  $P_i = n(N_i/N)$ , where  $N_i$  represents a strata size and  $P_i$  represents proportion of a strata (Kothari 2004). In view of this, the following results are reached.

- i. Kebele housing proportion:  $P_1 = 119(80/170) = 56$  HHs
- ii. EDRE built houses proportion:  $P_2 = 119(36/170) \approx 25$  HHs
- iii. EDRE properties proportion:  $P_3 = 119(35/170) \approx 25$  HHs
- iv. AARH proportion:  $P_4 = 119(19/170) \approx 13$  HHs

Having identified these proportions based on relocatees former dwelling tenure type, the proportion was then distributed among the allocated housing typologies within Basha Wolde condominium, based on the total quantity in each typology. This resulted in taking the following samples.

- i. Former Kebele dwellers: Out of the total 80 HHs that are temporarily relocated to Basha Wolde condominium: 50 HHs are given studio units, while 30 HHs are given one bedroom units.

To distribute the sample (56HHs) for studio  $n_s = (N_s \times n_k) / N_k$

$$n_s = (50 \times 56) / 80 = 35 \text{ HHs}$$

To distribute the sample (56HHs) for 1-bedroom  $n_o = (N_o \times n_k) / N_k$

$$n_o = (30 \times 56) / 80 = 21 \text{ HHs}$$

Where, “ $N_k$ ” is total number of Kebele HHs and “ $n_k$ ” is sample size from Kebele HHs

“ $N_s$ ” total number of studio HHs and “ $n_s$ ” is sample size from studio HHs

“ $N_o$ ” total number of one bedroom HHs and “ $n_o$ ” is sample size from one bedroom HHs

Moreover, the kebele dwellers are accommodated in either upper or lower Basha Wolde condominium blocks implying that the sample needs to be distributed between the sites as well. Hence, the above formula is employed to distribute the sample between the upper and lower site.

*Table 3.1: Sample distribution for kebele relocatees with regard to site location and house typology*

Location	Block number	Studio (total HH)	Studio (Sample taken)	1-bedroom (total HH)	1-bedroom (Sample taken)
Upper Basha Wolde condominium	021	12	8	12	8
	022	1	1	0	0
	023	2	1	0	0
	Sum	18 HHs			
Lower Basha Wolde condominium	037	6	4	1	1
	039	11	8	0	0
	040	1	1	0	0
	041	11	8	16	11
	042	6	4	0	0
	043	0	0	1	1
	Sum	38 HHs			

- ii. On the contrary, all dwellers from EDRE and AARH properties are accommodated in upper Basha Wolde condominium one-bedroom housing units. This indicated that no distribution for site and typology should be made.

### 3.7 Methods of data collection

To collect the necessary data for this research, the following data collection techniques were employed.

#### 3.7.1 Key-informant Interview

A semi-structured and un-structured interview was carried out to give the researcher an insight about Legehar redevelopment project and the conception of Basha Wolde condominium temporary resettlement. The un-structured interviews were used as a basis to develop the semi-structured interviews. Overall, the researcher interviewed 7 key-informants from the responsible administrative stakeholders by selecting them on the notion that they are engaged in the planning and/or implementation process of the redevelopment and/or resettlement.

*Table 3.2: Key informants on issues of the redevelopment*

Subject	Interview type	Respondents context	Number of respondents
Process of the redevelopment implementation and conception of the resettlement	Unstructured	AAHDAB	2
	Semi-structured and unstructured	AACGPDC	1
	Semi-structured and unstructured	AALDURA	3
	Semi-structured and unstructured	Kirkos Sub-city	1

#### 3.7.2 Life-story

The researcher studied life story of relocatees as a snap shot to give depth to the study, i.e. to learn their experiences about the process they underwent in the execution of the displacement

and the temporary resettlement, their way of life in their previous neighborhood, perceptions and expectations of the redevelopment. Semi-structured and unstructured interviews were held with the relocatees that are selected based on either or the combination of these: (i) if they lived for a long time in Legehar, as they will be informative about Legehar neighborhood and (ii) willingness.

### **3.7.3 Direct observations**

Direct observation is essential as it provides further information and a new dimension of understanding contexts than what is previously presented in secondary sources. It helps to comprehend the physical setting in actuality and how people interact with in it (Yin 2003). The researcher conducted direct observation by making field visits along with taking pictures in both Basha Wolde condominium and Legehar. In Legehar, large portion of the site is demolished and under construction. Thus, additional photos from archives were used to understand and add up to portray the neighborhood's sequential change in the course of time.

### **3.7.4 Questionnaire**

This case study research employed a semi-structured questionnaire exclusively for the relocatees. The semi-structured questionnaire had both open ended and close ended questions that were flexibly asked in a systematic manner. It had 5 sections and 18 sub-sections with a total of 120 questions. The 5 sections were questions concerning: household background, household characteristics in Legehar, process of the displacement and temporary resettlement, household characteristics in Basha Wolde condominium as an outcome, and relocatees perception expectation of Legehar condominium housing project. The collected data was then encoded in SPSS software (version 20.0) for statistical analysis.

## **3.8 Method of data analysis**

The study used the combination of theoretical propositions and rival hypotheses as a strategy to guide the researcher in determining the type of data to collect and its analysis techniques. With these strategies, the logic model was used as an analysis technique to disclose the sequential events about how the displacement and resettlement was conceived and carried out, and what their outcomes are. To understand how the displacement was conceived required to study how LRP was approved. So the events were staged with the awareness of cause-effect pattern: where

an event early on, Eagle Hills project, became the causal event for the next stage, condominium housing project, that turn out to be a stimulus for another outcome, displacement, which then became a causal event for the subsequent outcome, temporary resettlement to Basha Wolde condominium. Accordingly, the process and outcomes of the resettlement were matched and discussed with theoretically projected events.

### **3.9 Method of data presentation**

Case study discloses events over time and thus presenting events in chronological composition could provide a purpose because presumed casual events must occur linearly over time or otherwise they will be questioned (Yin 2018) . Having this conception, chronological composition structure was used so as to give a good flow of the empirical results with a chain of evidence, in light of the research objectives. Accordingly, the result was presented in 6 major discussion topics: legal framework, redevelopment-induced displacement, process of the temporary resettlement and outcome of the temporary resettlement.

### **3.10 Validity and reliability**

Validity is the degree to which the operational measures used for the case study give out an accurate answer (Yin 2003). In view of this, the researcher ensured the research validity by using multiple sources of evidence with in-depth data collection, further triangulating them, and establishing a chain of evidence. Likewise, reliability is the uniformity and repeatability of producing the same case study results and conclusion. Its goal is to minimize bias (Yin 2003). Accordingly, the researcher developed a case study protocol (see Annexes Annex 1). If a later researcher conducts the study again and follows the procedures of the protocol, the same findings and conclusions shall be reached.

## **CHAPTER 4: RESULT AND DISCUSSION**

### **4.1 Introduction**

This chapter presents and discusses the results of the case study. It first discusses the legal framework in view of displacement and redevelopment. With this insight, it then discusses the plan and approval of Legehar redevelopment project, to help understand how the displacement is planned and initiated. Then, it discusses the process and outcome of the temporary resettlement in view of relocatees experience. Lastly, it presents relocatees perception and expectation of the social housing redevelopment project.

### **4.2 Policy and legal framework**

The legislations that were at effect at the time of Eagle Hills venture and the social housing project were the expropriation of landholding Proclamation No. 455/2005 and public private partnership proclamation No. 1076/2018. But there was no legislation that discusses about temporary resettlement and assistance. These legislations: precisely expropriation order, compensation and PPP will be discussed as follows to comprehend the accepted appropriate ways to carrying out displacement and redevelopment.

#### **4.2.1 Expropriation of landholdings**

FDRE gives the power to expropriate landholding to either woreda or city administration. In view of this, Article 4(1) of FDRE (2005) states that if either of them decides to expropriate a land, it should notify the landholders in writing by indicating the time when the land has to be evacuated and the amount of compensation it pays where the duration of time to evacuate must not in any way be less than 90 days, after the date of compensation payment is made. This proclamation defines a landholder as any individual and organization (government and private) that have legal personality and lawful possession over the land that is to be expropriated.

Furthermore, article 8(4) of the proclamation declares that displacement compensation should be given to those landholders that are to be displaced, even if the property is company owned where this displacement compensation should be equivalent to the estimated annual rent of the house that is to be expropriated. Additionally, in time of no such compensation, they should be

accommodated in a house that is owned by the city administration; which is comparable to the expropriated house, for a period of one year and without rent. To this end, the implementation directive of this proclamation states economic loss compensation as; any legal tenant or landholder that is displaced due to expropriation of land for public purpose should be given 5000 ETB to help assist in transportation of goods and 6000 ETB as a compensation for the dismantling of psychological and social ties, until they cope in their new location (AACA 2014). Yet, the proclamation lacks discussions about resettlement in general and how a temporary resettlement has to be carried out.

In spite of the aforementioned statements, the Legehar redevelopment project bypassed the mandate at execution. How the expropriation and compensation is carried out will be discussed in section 4.3.

#### **4.2.2 Private-public partnership (PPP)**

Before the coming of Eagle Hills to invest in Legehar, FDRE had developed a PPP proclamation that discusses the procedures of PPP identification and negotiation to contribute to effective realization. This proclamation declares that a direct negotiation can only be made with directorate general of a PPP, upon approval of the PPP board, on certain circumstances. These are; (i) when there is a critical need in the provision of a service, (ii) when the project is of a short period of time and the investment value is no more than what is specified on the directive, (iii) when the project comprises infrastructure projects related to national security, (iv) when there is only one source that is capable of providing a required service, (v) when all proposals fail to meet the evaluation criteria set by the directorate general and inviting a new proposal would unlikely get an approval as well. Other than these conditions; firstly, project identification should be carried out by the contracting authority or the PPP directorate general. After having identified, the contracting authority should submit an application to the board for consent, which indicates the relevance of the project implementation through PPP. Upon consent, the contracting authority shall conduct a feasibility study of a project followed by notification to the PPP board which on approval shall proceed to tender. Thus, inviting bidders, identification of a potential PPP, negotiations and amendments of project agreement, announcing the results of the selected private sector, and recommending incentives for the relevant authority is the responsibility of the

contracting authority with awareness and approval from the PPP board at each stage. The members of the PPP board include; National Planning Commission, National Bank of Ethiopia, and Ministry of Finance and Economic Cooperation with the directorate general serving as the secretariat of the board (FDRE 2018).

Despite the in-depth discussion of this proclamation, the Eagle Hills investment was implemented in a top-down manner from the PMO. The project approval will be discussed in section 4.3 to understand how it contributed to the conception of displacement and resettlement.

### **4.3 LRP induced displacement**

This section attempts to disclose information on how the displacement was initiated and approved to come to practice. First, it presents the general background of Legehar to give an insight about the area and the community. It then moves to presenting the initiation approach, planning and design process of Legehar condominium housing project by discussing some aspects of Eagle Hills project of La Gare as it correlates with it.

#### **4.3.1 General background of Legehar**

A more than century old neighborhood in Addis Ababa, Legehar is an area that is reminisced by a lot of its dwellers for the train and its facilities: from the trains chuff-chuffing sound, hissing of steam, high-pitched noise of horns and bells at arrivals and departures, crowd noise and porters at hallways; to Buffet de La Gare restaurant gatherings and musical festivities, Club de Petanque boule games, free use of spring water that streamed from Wechecha mountain: until it became a property of ‘YES’ bottled water in 2009, and many other myriad chronicles.

The name Legehar came from the French word ‘La Gare’ meaning train station. Planned to replace the mule-trek that takes weeks to travel from Addis Ababa to Djibouti, the French built a 784km train route in the early 1900’s. This route run from Addis Ababa- through Diredawa- to Djibouti and the company was known to be called Ethio-Djibouti Railways Enterprise<sup>11</sup> hereinafter referred as EDRE. EDRE was jointly owned by the governments of Ethiopia and

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<sup>11</sup> EDRE in French is: Compagnie du Chemin de Fer Djibouto-Éthiopien. The area where EDRE is located is commonly referred as Legehar.

Djibouti and was issued a concession for 99 years by Emperor Menelik. Subsequently, the concession period began to count from its official opening in 1917.

Later in 1924, the French built the well-known 'Buffet de La Gare' restaurant adjacent to the Addis Ababa station; to cater for the French employees and local administrative staffs which in the course of time also served the transient people. With it's headquarter and Addis Ababa station at Legehar, the vast plot of land of the company had also accommodated customs office, warehouses, and train garages.



12

*Figure 4.1: Aerial view of EDRE at Legehar (Source: See footnote 12)*

In addition, EDREs' train route served as a main transport corridor with cities growing around it for it provided extended opportunities for trade. Due to this, the Addis Ababa station in Legehar became a center for traffic into and from the city with the movements of crowds of people, local



horse wagons, automobiles and goods.

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*Figure 4.2: Legehar train station in the 1930's (Source: See footnotes 13, 14 and 15)*

Not only is EDRE noted for its train facility, but also for the settlement formation around it. It built different types of houses and allotted it for its employees depending on their entitlements: such as directors and clerks. And, those employees who weren't allotted a house were given a plot of land with them to construct their own houses. To this end, EDRE had authorized all of its employees to live as a freeholder; with it owning the housing units and the land. In the course of



time, this gave rise to local entitlements to the name of the neighborhood; (i) Dingay Tabya- named after the stone quarry that used to be found in the area (in the place locally named Gemechu Gedel) which was then used to construct the different stone houses of EDRE, (ii) Police Sefer- named after the policemen of the railway corporation who settled together in an area, and (iii) Wanke<sup>16</sup> Sefer- named after a Legehar dweller nicknamed Aba Wanke, who used

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<sup>13</sup> (Fontaine 2012)

<sup>14</sup> [http://farm4.static.flickr.com/3163/2753690867\\_077c2f9eab\\_b.jpg](http://farm4.static.flickr.com/3163/2753690867_077c2f9eab_b.jpg) Accessed on 25-08-2021

<sup>15</sup> <https://lh3.googleusercontent.com/nYJUasXBP2BXu-lrlb4BzTylwQMcoKaO364k9Tae59n1ETSKgi9HbcC1C6xxBRe5iEHYAw=s125> Accessed on 27-08-2021

<sup>16</sup> Wanke is a local name given to sheep that is black above its neck with the other body parts being white.

to bring sheep from Diredawa, by train, and sell them by credit roving door to door in the neighborhood.

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*Figure 4.4: EDRE built residences (Source: See footnote 18)*



*Figure 4.3: Aerial view of Legehar settlement (Source: See footnote 17)*



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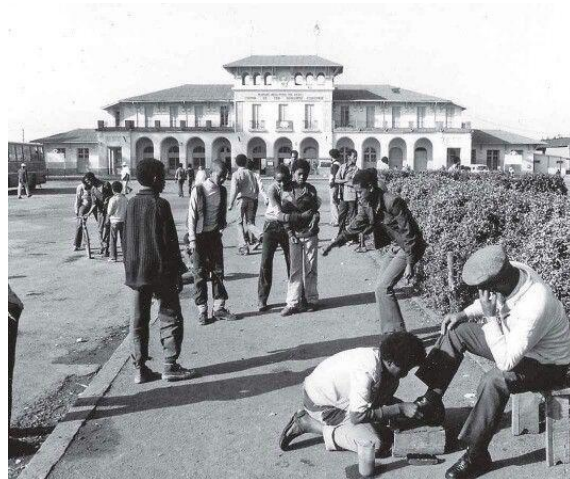
<sup>17</sup> (Fontaine 2012)

<sup>18</sup> <https://i.pinimg.com/originals/18/84/4a/18844afc9ba04d722596ab7b5b1eb023.jpg> Accessed on 29-08-2021

The neighborhood of Legehar didn't only remain as a transport center for train with its related facilities; it further became a center for bus services. During the imperial regime in late 1960's, the front yard of Legehar came to be a station for a bus that route from Legehar to Shiromeda. Then, after the coming of Derg to power in 1974, buses and routes expanded with Legehar to serve as a bus terminal. This further presented business activities which served the passerby and transient people.



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*Figure 4.5: Activities in EDRE front yard (Source: See footnotes 19 and 20)*

Later in 1991, after the EPRDF came to power, the prominence of Legehar as a train station and EDRE in general began to collapse piece by piece for various political reasons. After years of neglect, train service from Addis Ababa to Direedawa came to a termination in 2008; leaving Legehar to extinction of its long history with only continuing to serve as a bus terminal. Even so, Legehar was a busy neighborhood with movement of people and lots of business activities.

#### **4.3.1.1 Community of Legehar**

The in-depth interview and informal discussions during the survey have shed light on the general features of the community in Legehar. Legehar is home to diverse group of people with strong social bond and place attachment. At the outset, the community largely comprised EDRE staffs until 2005. Later, other civilians such as policemen of FDRE, vendors, daily laborers, and sex

<sup>19</sup>[https://www.researchgate.net/profile/Mintesnot-Woldeamanuel/publication/228804663/figure/fig4/AS:300870496473091@1448744524286/Buses-in-Addis-Ababa\\_Q640.jpg](https://www.researchgate.net/profile/Mintesnot-Woldeamanuel/publication/228804663/figure/fig4/AS:300870496473091@1448744524286/Buses-in-Addis-Ababa_Q640.jpg) Accessed on 29-08-2021

<sup>20</sup> <https://i.pinimg.com/474x/48/07/51/4807516730254f5b43b4d3be788ea294--rasta-ethiopia.jpg> Accessed on 29-08-2021

workers settled. The community has vast social norms. Of these, sharing food and grocery items; inviting one another for meals and coffee; helping each other during sickness, grief, and empty pocket; are what most mention to be the distinctive character of the community that are hard to find anywhere else in the city. Further to this, the long-standing trend of playing football at Wanke Sefer and Police Sefer open field; that began by the staffs of EDRE, have continued with their children and other community members. Once more: the domino, chess, and boules sport that take place at Club de Pentanque; are other entertainment platforms where the community gathers at. Of these, the boules sport is an esteemed sport by the community; largely by the adults, and has its own premier league though it's less known outside of the neighborhood. Ultimately, the lifestyle and the sport trends are attributed by the community to have established and maintained a strong social cohesion and place attachment.

#### **4.3.1.2 Spatial transformations at Legehar**

Given above a general impression of Legehar's past days, it is found important to mention major development activities that completely changed the long-standing image of the neighborhood. To begin with: in early 2016, a 485m road infrastructure that runs from Kirkos church to Legehar was built so as to connect Churchill and Gofa. This infrastructure resulted in the demolition of an EDRE office block that comprised department offices.



*Figure 4.6: Aerial view of Legehar before the road infrastructure (Source: See footnote 21)*

Once more in 2018, part of the neighborhood got declared to undergo a transformation for mixed use development; to be run by a Dubai based developer, Eagle Hills. This development, named 'La Gare', is presumed to sit on 36ha of land with a plan to provide more than 4000 residences, commercial and recreational amenities. The chunk of land that is leased out to Eagle Hills mainly constituted the well-known Buffet de La Gare restaurant, Ethiopian Shipping Lines, and two AARH buildings. This area was one of the busiest parts of Legehar due to the happening of enormous daily activities that are related to its location and the bus station. The activities included: gathering of people at job boards, Legehar hospital, kiosks, restaurants, vendors, and shoe shiners.

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<sup>21</sup>[https://addisfortune.net/wpcontent/uploads/2015/12/fortune\\_news\\_road\\_construction\\_at\\_legehar\\_resumes.jpg](https://addisfortune.net/wpcontent/uploads/2015/12/fortune_news_road_construction_at_legehar_resumes.jpg)  
Accessed on 25-08-2021



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*Figure 4.7: Eagle Hills, La Gare project site before redevelopment (Source: See footnotes 22, 23, 24 and 25)*

This is not only it: to make ways for the implementation of Eagle Hills project, another condominium housing redevelopment project was approved that again regarded part of Legehar to be the project site for it. The redevelopment sits on 7.07ha of land and is presumed to be part of the IHDP program. This portion of land comprised the time-honored EDRE built houses and train warehouses. With these two separate redevelopment projects, the image and content of

<sup>22</sup> [https://live.staticflickr.com/3179/2911339667\\_8056fa5b91\\_z.jpg](https://live.staticflickr.com/3179/2911339667_8056fa5b91_z.jpg) Accessed on 25-08-2021

<sup>23</sup> <https://mapio.net/images-p/18690309.jpg> Accessed on 25-08-2021

<sup>24</sup> <https://i2.wp.com/addisfortune.news/wp-content/uploads/2019/06/buffe-de-lagare.jpg?fit=900%2C600&ssl=1> Accessed on 25-08-2021

<sup>25</sup> [https://lh3.googleusercontent.com/dA8HXpW1IpQGszJPbglkRsBB7\\_W8eZUW6mfMCnFVNKGha9EomgfG1E1YEJnZ\\_cox69o3Dw=s113](https://lh3.googleusercontent.com/dA8HXpW1IpQGszJPbglkRsBB7_W8eZUW6mfMCnFVNKGha9EomgfG1E1YEJnZ_cox69o3Dw=s113) Accessed on 25-08-2021

Legehar came to change ever; with many aspects that show its tale and historical identity



undergoing complete alterations through demolition.

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*Figure 4.8: Legehar condominium housing project site before redevelopment (Source: See footnotes 26 and 27)*

### **4.3.2 Initiation approach**

The initiation approach of the condominium housing project necessitates the recalling of Eagle Hills project for it relates with the latter for its conception. Thus, it is found important to first discuss Eagle Hills project approval.

According to key informants; the Dubai investor, Eagle Hills, came with the plan of La Gare during the last periods of EPRDF. Eagle Hills presented its investment project proposal for AACGPDC: but, it was rejected by AACGPDC notifying the investor that; (i) the proposed local development plan for the desired land is one of the main city center of the city that is designated for green area; to tend to the proposed transport hub adjacent to it and maintain the vista towards Churchill road, (ii) instead, a 30ha of land behind the desired land can be prepared and allotted for investment. However, the investor rejected the offer by declaring that it won't get into investment unless the desired site is agreed. After a while, with the coming of the transition government, the investor came with the approach and request to the prime minister office. This

<sup>26</sup> Picture taken by Yohannes Getachew

<sup>27</sup> Picture taken by Yohannes Getachew

was done to sidestep the aforesaid encounters that result from requesting the legitimate way. As a result, the top-down implementation manner became a success that let the project to go for implementation.

In late 2018, Eagle Hills announced its mixed use development plan of ‘La Gare’ at its inaugural ceremony; in the presence of the Prime Minister, the city mayor at the time, religious leaders and other higher officials. The project comprises more than 4000 apartment houses, commercial, and recreational amenities that covers an area of 36ha; from which the Ethiopian government takes a profit share of 27%. Counting from the day of its inauguration, the project was planned to be completed in a period of 5 to 7 years out of which one of the residential towers entitled ‘ONE La



Gare’, which is under construction at present, was planned to be completed in 3 years.

*Figure 4.9: Master plan of La Gare project (Eagle Hills 2019)*

Regarding the displacement the project causes, it is expected that 1600 households will approximately be displaced. But, Eagle Hills<sup>28</sup> pointed out that: “The government of Ethiopia, in partnership with Eagle Hills, aims to develop a social housing component within the master plan, where residential units will be built to accommodate the existing residents currently living in the project site.” During the inaugural ceremony<sup>29</sup>, the Ethiopian Prime Minister further made a statement about the existing residents within the project site.

*“For around 1600 households who live in this area, Eagle has given 1.8 billion birr to the Ethiopian government for the construction of their residences. And so, houses will be constructed for them in this place and from the living standard they have at the time, it will make them owners of a better house.”<sup>30</sup> Author’s translation*

However, the plan to provide housing for the existing dwellers with in Eagle Hills project site is unclear. But, key informants state that it won’t come into practice and it is a decision that came from the PMO. It was then that the quest to look for options, to undertake a new housing redevelopment project began.

### **4.3.3 Planning process**

With the initiation of the mayor at the time, the search continued to look out for land that is proximal to Eagle Hills project site. Later, the land across the street to Eagle Hills project site was chosen and approved by the mayor. As a result, a separate project that is presumed for condominium housing development was recognized; with plans to accommodate those that are to be displaced from Eagle Hills and the housing redevelopment project site.

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<sup>28</sup> <https://www.eaglehills.com/newsroom/eagle-hills-abu-dhabi-expands-to-ethiopia-with-the-launch-of-la-gare/>  
Accessed on 17-08-2021

<sup>29</sup> <https://youtu.be/eY9dS8GM0-I> Accessed on 25-08-2021

<sup>30</sup> “እዚህ አካባቢ ላይ የሚኖሩ 1600 የሚጠጉ ቤተሰቦች/አባወራዎች ለእነሱ የሚኖሪያ ቤት መስሪያ 1.8 ቢሊዮን ብር ኤግል ለመንግስት ስለሰጡ እዚህ ቦታ ላይ ቤት ይገነባላቸውና አሁን ካላቸው የኑሮ ደረጃ የተሻለ የቤት ባለቤት ያደርጋቸዋል።”

The site is chosen because it had large vacant land and low population density as compared to the

total action area. In addition, the entire site is owned by EDRE<sup>31</sup> thus sidestepping compensation payment for properties. To further minimize large scale displacement at once, the idea of phase by phase displacement and project implementation was approved by the mayor; with the phase to continue until the condominium construction is fully completed. The initial plan of the project has 2 phases of implementation on a total action area of 13.2ha of land. The phases are further explained in Table 4.1.

*Table 4.1: Initial plan for the implementation of condominium housing project*

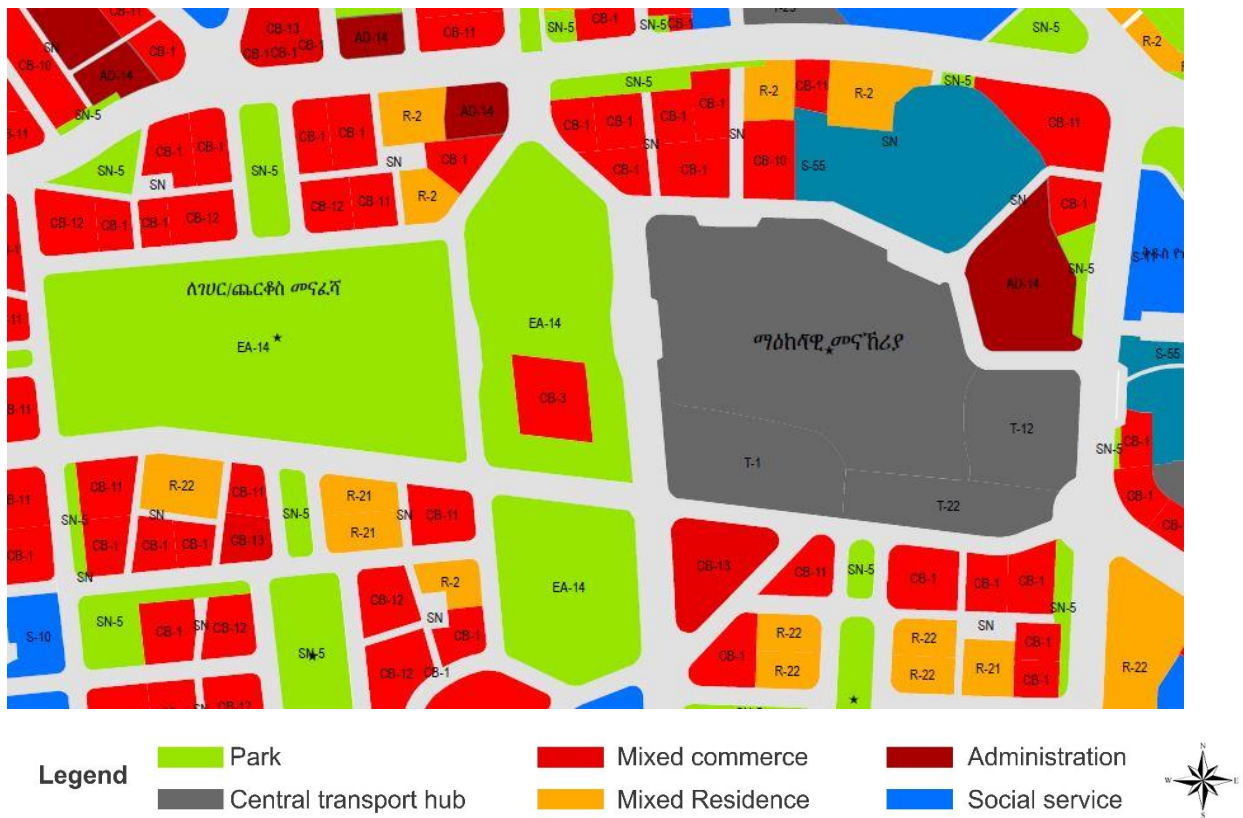
Phase I: 10 blocks of condominium construction on 5.56ha of land	
Part 1	i. 1 <sup>st</sup> phase of resettlement: conduct temporary resettlement of existing residents from condominium housing development project site to a nearby relocation site, i.e. Basha Wolde condominium
	ii. Use vacant land of the railway property followed by site clearance of the housing units that exist in and around it
	iii. Construct and deliver 10 blocks of condominium
Part 2	i. 2 <sup>nd</sup> phase of resettlement: conduct on-site and nearby resettlement to the built condominiums of the project site, from its immediate surrounding and Eagle Hills project site. Also, conduct permanent resettlement of temporary relocatees from Basha Wolde condominium
	ii. Once all existing residents from Eagle Hills project site are accommodated in the nearby built condominium blocks, their existing houses will be demolished to make ways for the construction of other blocks of Eagle Hills buildings.

<sup>31</sup> [https://en.wikipedia.org/wiki/Ethio-Djibouti\\_Railways](https://en.wikipedia.org/wiki/Ethio-Djibouti_Railways) Accessed on 17-08-2021

The Ethiopian part of EDRE was taken by the Ethiopian government in 2010, after the company ceased operations with Djibouti leaving. EDRE officially ceased to exist at the end of 2016, because the concession issued for 99 years wasn't renewed.

Phase II: 12 blocks of condominium construction on the remaining 7.64ha

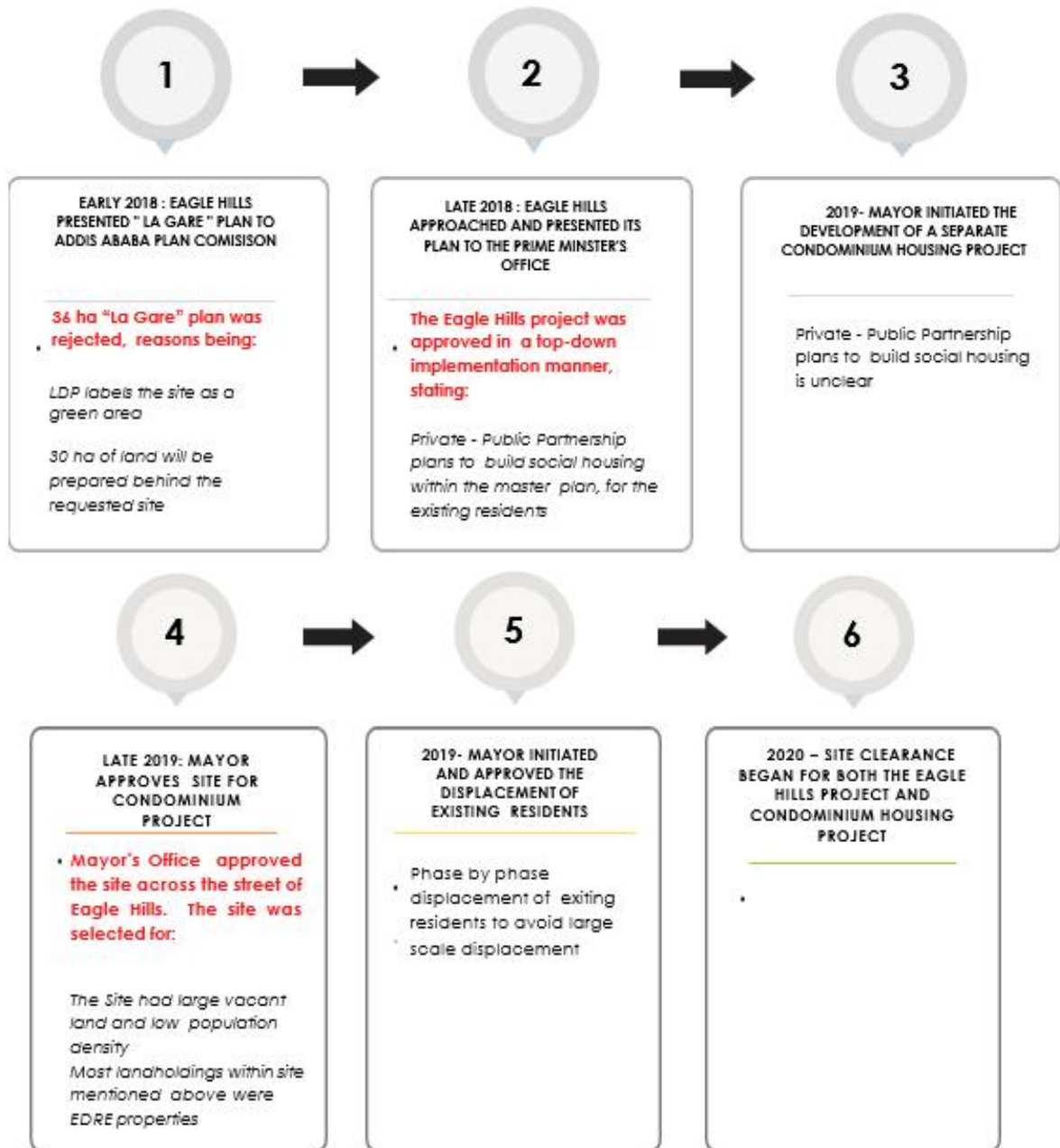
With regard to the city master plan; historical significance of the train station, locational centrality, and high public mobility interchange has given Legehar a leap to be seen as one of the main city center. According to the LDP of the MCC, the area chosen for condominium housing development project is designated for transport hub of the city and is shown in gray in Figure 4.10. With a total size of 60ha, the hub is planned to accommodate six modes of transportation at one point which at its implementation transforms the area into a high density transit oriented development zone. The modes of transportation are the national train station, regional bus station, two BRT stations, two LRT stations that exist nearby, a metro station and a commuter station on



Adama-Addis corridor (AASOID & EiABC 2015).

Figure 4.10: Proposed LDP for Legehar (Addis Ababa Plan Commission 2018)

Alongside this, the LDP largely designates green area (10ha) for the plot of land that is given to Eagle Hills, as shown in Figure 4.10; to facilitate the happening of multiple activities that can comfortably cater the transitory population. However, this plan isn't taken into account by both

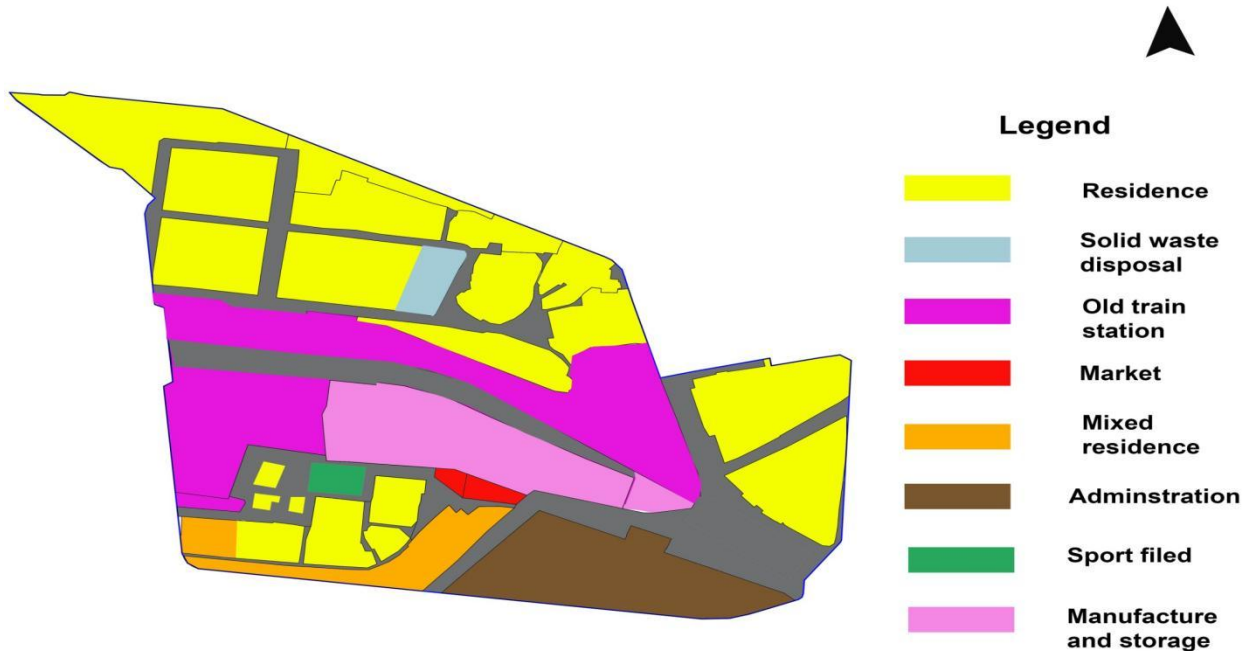


Eagle Hills and the condominium housing development project.

Figure 4.11: Time line of events in the initiation and planning of LRP

#### 4.3.3.1 Existing land use

The action area chosen for condominium housing development accommodated 400 households in a plot area of 13.2ha. The land use within and around the action area encompassed residence (7.02ha), state institutions and commercial (1.29ha), manufacturing and storage (1.15ha), road and train station (5.4ha). Of these, phase I of condominium housing development is underway



on the inner part, purple color on Figure 4.12, and immediate land uses to its top and bottom.

*Figure 4.12: Existing land use of the condominium housing development project site (Land Development and Urban Renewal Agency 2019)*

#### 4.3.4 Site clearance

The site clearance of phase I action area of the condominium housing development project is conducted together with that of Eagle Hills ‘ONE La Gare’ project site. According to informants; in early 2019, mayor’s office gave a formal letter command to AALDURA to clear the required sites with no eviction taking place. Following this, AALDURA composed the necessary data of existing dwellers from Kirkos sub city followed by temporary resettlement with no eviction. Then, AALDURA began site clearance in both the condominium housing development and La Gare project sites with a man power of 480 individuals and ancillary machineries. Upon its

completion in late 2019, AALDURA gave out a formal letter to LBDC stating that the required sites are fully cleared and can be handed over to the developers of both sites, AAHDAB and



Eagle Hills.



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*Figure 4.13: Site clearance of Eagle Hills and condominium housing development project site, (Source: See footnotes 32 and 33)*

#### **4.3.5 Design process**

At the start, according to key informants, the mayor's office called for the responsible stakeholders of the public sector for developing the architectural and neighborhood design of Legehar condominium housing. Later again, it commanded the formation of a task force from among the responsible stakeholders of the public sector. This was done to speed up the design delivery for implementation. The task force comprised individuals from AACGPDC, AAHDAB, AALDURA and Kirkos sub city. Accordingly, in late 2019, the task force produced various design options out of which 2 were selected for presentation to get feedback and then approval. However, feedback and approval wasn't made; because AACGPDC and decisions makers from the mayors' office didn't engage. Due to these reasons, the design was delayed for a period of three months.

Later, AAHDAB began design development on its own. The main divisions under AAHDAB that are responsible for the design work of condominium housing are Housing Development Corporation and Construction Design Agency. Having the client role, HDC hired 2 private consultants under it; shortlisted from 35 grade-I consultants by their work ethics, implementation and monitoring skills professed from their former works in government projects.

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<sup>32</sup> <https://youtu.be/uVTM9lsAEoM> Accessed on 27-08-2021

<sup>33</sup> <https://youtu.be/uVTM9lsAEoM> Accessed on 27-08-2021

Correspondingly, CDA plays the consultant role. CDA followed up and commented on the architectural design of Legehar condominium housing that is developed by the private consultants, until their design fulfills the design checklist prepared by HDC. Nonetheless, socio-economic considerations and community consultation weren't made.

The final design of Legehar condominium housing project sits on 7.07ha and has 13 blocks of 3B+G+21 building in which a floor has 4\*3 bedrooms, 2\*2 bedrooms and 2\*1 bedrooms. A block is planned to accommodate 160 households with nearly 2080 households to be accommodated upon the entire completion of the project. To undergo the construction work, 10 Grade-I contractors are hired by HDC in which each are assigned for the construction of a block on supply and fix basis. Subsequently, construction began in September 2020 with a plan of completion in 2 ½ years.



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Figure 4.14: Layout of Legehar condominium housing project (Source: See footnote 34)

#### 4.4 Process of temporary resettlement to Basha Wolde condominium

This section begins with presenting general background of Basha Wolde condominium and the relocatees followed by processes of the resettlement at two stages: pre-demolition and transition stage. The process at pre-demolition stage discusses notification of expropriation order, consultation, and compensation. Equally, the process at transition stage discusses the prescribed time of stay, the phases of the resettlement, and the present status of Legehar condominium housing project.

<sup>34</sup> Data obtained from Construction Design Agency

#### 4.4.1 General background of Basha Wolde condominium

The condominium sits on 25ha of land and is named as Basha Wolde I and Basha Wolde II condominium with regard to its construction. The former was built in 2012 for condominium lottery entrants while the latter was built in 2018 and presumed for government employees to be allotted on minimum rent basis. The displaced dwellers from Legehar are all accommodated in Basha Wolde II condominium blocks, hereinafter called Basha Wolde condominium. Having 5 to 6 floors, the condominium is locally named as the upper and lower condominium because of the landscape. The upper condominium is a flat terrain which has 9 blocks of which the 6 blocks accommodate all displaced dwellers from EDRE and AARH properties with only 28 dwellers from Kebele housings.



*Figure 4.15: Upper Basha Wolde condominium: birds eye view (top) and human eye view (bottom)*

On the other hand, the lower condominium is sited on a steep terrain and has 9 blocks. It accommodates 57 displaced dwellers from Kebele housing in 6 blocks.





*Figure 4.16: Lower Basha Wolde condominium: birds eye view (top) and human eye view (bottom)*

#### **4.4.2 Reason for selection of Basha Wolde condominium as a temporary resettlement site**

Basha Wolde condominium is selected as a temporary resettlement site for two reasons. First, it is in proximity to Legehar, 4 kilometers away to the north. Second, it has a lot of vacant housing units; this is presumed advantageous because relocatees can be accommodated together.

#### **4.4.3 General background of relocatees**

A total of 170 HHs are temporarily relocated to 12 blocks of Basha Wolde condominium. Of these 19 HHs are from AARH, 35 HHs are from EDRE property, 36 HHs are from EDRE built houses, and 80 HHs are from Kebele housing units.

According to the sample size taken, the survey has disclosed that 567 individuals are present within the 119 HHs. The mean household size is 5.3. With regard to age group of these individuals, 23% are in their childhood, 76% are in the working age group, and the remaining 3% are in the post working age group. Concerning employment in the latter two age groups, 33.8% are engaged in formal job, 24.6% in informal job, 11% are pensioned, and 30.4% are unemployed.

While in Legehar, 42% of the respondents HH were freeholders of EDRE property, 47.1% were tenants of Kebele, and 10.9% were tenants of AARH. These HHs have lived in the properties for a longer time out of which; 15.1% fall in the range of 2-10 years, 23.5% in the range of 11-20 years, 18.5% in the range of 21-30 years, 21% in the range of 31-40 years, 19.3% in the range of

41-50 years, and only 2.5% fall in the range of 51-60 years. This longevity of living further implies that they have strong place attachment that could be related to spatial, social, and economic values of the neighborhood. In conjunction to this, Legehar came to be ideal for many due to its; (i) business opportunity, house affordability, and social life to 28.6% of respondents, (ii) business opportunity and social interaction takes 16%, (iii) sense of house ownership and social life to the 13.4%, (iv) house affordability and social life takes 9.2%, (v) and social life only takes 11.8% (see Annex 4).

#### 4.4.4 Pre-demolition stage

##### 4.4.4.1 Notification of expropriation order

31.9% of the respondents claimed that the notification was a sudden verbal expropriation order announced by the mayor upon site visit, 42.9% heard through name list posted in Woreda, 6.7% heard through meetings held with Woreda, 7.6% heard through verbal message sent from the railway corporation, and only 10.9% were given formal letter.

*Table 4.2: Mode of notification of expropriation order given to respondents*

How were you notified	Frequency	Percent	Valid Percent	Cumulative Percent
AARH gave us a letter	13	10.9	10.9	10.9
Meetings held with the Woreda	8	6.7	6.7	17.6
Name posted in Woreda	51	42.9	42.9	60.5
Upon site visit by the former mayor followed by sudden announcement that the site has to be incorporated as part of the redevelopment	38	31.9	31.9	92.4
Verbal message informally given from EDRE employee	9	7.6	7.6	100.0
Total	119	100.0	100.0	

The table below shows that 42% of the respondents are given a time that is less than 30 days, only 7.9% are given a period of 30 days, 3.4% are given 60 days while the remaining 47.1% are not given at all.

*Table 4.3: Prescribed time given to respondents to handover landholding*

Prescribed time to handover landholding		Legehar house tenure ownership				Total
		Kebele	AARH	EDRE built houses	EDRE property	
Not given	Count	56	0	0	0	56
	%	47.1%	0.0%	0.0%	0.0%	47.1%
60 days	Count	0	4	0	0	4
	%	0.0%	3.4%	0.0%	0.0%	3.4%
30 days	Count	0	9	0	0	9
	%	0.0%	7.6%	0.0%	0.0%	7.6%
15 days	Count	0	0	4	3	7
	%	0.0%	0.0%	3.4%	2.5%	5.9%
7 days	Count	0	0	10	4	14
	%	0.0%	0.0%	8.4%	3.4%	11.8%
between 7-15 days	Count	0	0	0	11	11
	%	0.0%	0.0%	0.0%	9.2%	9.2%
Less than 7 days	Count	0	0	11	7	18
	%	0.0%	0.0%	9.2%	5.9%	15.1%
Total	Count	56	13	25	25	119
	% Total	47.1%	10.9%	21.0%	21.0%	100.0%

Those respondents that aren't given a prescribed time to handover their holdings are all Kebele tenants. Former Kebele dweller Ato Abera stated that: *"We weren't given a specified time to handover our landholding. The Woreda declared that we have to make an agreement with Arada*

*sub city and as soon as we are given a house key to Basha Wolde condominium house, then we handover our landholding. I would be honest to say that the Woreda didn't force kebele tenants to leave in a hurry. For instance, I handed over my Kebele house after almost 10 months. But, there are still people who live in both houses without handing over the Legehar house while given a key for Basha Wolde house. These people either come to Basha Wolde house once in a while or have rented the Legehar house while living in Basha Wolde condominium house."*

But this wasn't the case for dwellers from EDRE house and properties. Former EDRE house dweller, W/ro Alemtsehay, recall those days as: *"It was very bad. One morning, 2 men came and ordered us to vacate in 3 days. I remember I was in shock all day and couldn't sleep the night; but the next day I knew I had no choice than to leave or else be coerced. My neighbor was pregnant and I had to pack for her too, so we arranged what we could in a rush and left behind the other. We were looted and given no formal letter or agreement, we came to Basha Wolde condominium in 7 days."*

#### **4.4.4.2 Consultation**

The mayor entitled all dwellers within LRP site to be part of the condominium housing development project, by recognizing them as part of the city population who lived in the area for a number of years and hence shouldn't be evicted. It was also learnt that: the mayor, along with other officials, had held a couple of informal discussions with existing dwellers of Legehar by being present in the neighborhood. For instance, a discussion was held outdoors in shaded areas. With this insight, respondents were asked if they were formally consulted out of which 37% affirmed that they were consulted while the other 63% aren't consulted at all. The survey shows that the consulted households are all former Kebele tenants while AARH and EDRE households are entirely disregarded. Following this, Kebele residents were asked the content of the consultation. As a result, 86.5% responded that they had freedom of speech and were allowed to raise questions. Of these, 56.8% got answers while the other 43.2% didn't get sufficient answers. 48% of the latter have gone to the Woreda to get responses beyond the meeting; but to no avail for the 75% while the rest 25% claimed that they got answers.

Former Kebele dweller, W/rt Seble, discuss the consultation crying as: *"It was only a disclosure of their work plan; we weren't part of the project from the start nor were our questions*

addressed. To those they wanted, they responded and to others, they never chose to. They are corrupt; they have no clear and consistent set of work.”

Table 4.4: Respondents experience of the consultation

Project affected people experience of the consultation		Yes	No	Total
Did you have freedom of speech on the meetings held?	Count	38	6	44
	%	86.5%	13.4%	100.0%
Were you allowed to raise questions on the meetings held?	Count	38	6	44
	%	86.5%	13.4%	100.0%
Did you get sufficient answers for the questions that were raised on the meetings?	Count	19	25	44
	%	56.8	43.2%	100.0%
Did you try to go to the administration and seek answers in another time beyond the meeting?	Count	12	13	25
	%	48%	52%	100.0%
Did you get answers after going to the administration, beyond the meeting?	Count	3	9	12
	%	25%	75%	100.0%

Moreover, respondents were asked if they were given resettlement preferences and typology choices of their ‘to be’ permanent resettlement site at Legehar and temporary accommodation at Basha Wolde condominium. To this end, all respondents affirmed that they are neither given typology preferences of their ‘to be’ permanent resettlement house in Legehar nor their temporary resettlement site with typology preferences. But, 35.3% stated that they were given preferences of either resettling back to Legehar or other sites. Consequently, all chose resettling back to Legehar out of which 19.3% did so because they were told that they will be resettled back, 8.4% chose it because of its centrality and its social life, and 7.6% claim that they were coerced with reasons being there is no replacement Kebele housing despite their choice of Kebele house.

Table 4.5: Respondents reasons for choosing resettling back to Legehar

Reasons for choosing resettling back to Legehar	Frequency	Percent	Valid Percent	Cumulative Percent
We are told that we will be resettled back	23	19.3	19.3	84.0
Coercion due to the response of no replacement Kebele house	9	7.6	7.6	91.6
Centrality and social life	10	8.4	8.4	100.0
Total	119	100.0	100.0	

With regard to resettlement and typology preferences, former Kebele dweller, Ato Dagne, said: *“They told us that they will give us options of either resettling back to Legehar or other house. Then, I chose a replacement Kebele house. But then, they said there is none and that I am only left to resettle back to Legehar or either be evicted.”* W/ro Birhan, former Kebele dweller, had also a similar experience; *“I reported that I prefer Kebele replacement housing and that I can’t live in a condominium house because of its unaffordability. So, I repeatedly went to Kirkos sub city in different times to get answers but many times they closed doors on me and lastly as I got to talk to the official, he said: “be like the other nation”. Since then, I never went again because I knew I would make no difference.”*

Concerning the allotted house typology, all dwellers of former AARH and EDRE properties affirmed that they are given one-bedroom house typology; with them not given the platform for any consultation. But, former Kebele dwellers are given either studio or one bedroom housing units based on their HH size; those dwellers with HH size of 5 and below are given studio units while those dwellers having a HH size of above 5 are all given one-bedroom units. Former Kebele dweller, W/rt Seble has declared that: *“I live with my brother, his wife and 3 kids. We are 6 in the house but they gave us a studio unit. I have reported my complaint to both Kirkos sub city and AAHDAB which then I was told that they will transfer me when they find unoccupied one bedroom unit. I found a vacant one bedroom unit in front of the studio unit I now live in and reported; but, the administration gave it to another woman who isn’t even from Legehar. I am still trying but so far to no avail.”* But, changing a housing unit was a success to a former Kebele

dweller, Ato Abera; *“I live alone so I was given a studio unit in lower Basha Wolde condominium from the start. But, I complained to AAHDAB that the site work is steep; I have problems with my leg and I have difficulty accessing the site. In a week, they authorized me to move to a block of upper Basha Wolde condominium, to a studio unit of its ground floor.”*

Last but not least, relocatees overall satisfaction of the consultation is relatively good as per their statements. 10.9% of the respondents’ satisfaction is very good with the reason being; resettling together as per the consultation or else informed that they will all permanently resettle back in Legehar. In addition to the above reasons, freedom of speech during the consultation has made 14.3% of the respondents’ feel good satisfaction level. The other 6.7% express the consultation as bad because their opinions and questions are completely ignored while to another 6.7%, the consultation was very bad because of the same reason as those who rated bad (see Annex 4: Results).

As Cernea expresses, “treating resettlement as a mechanism only to get people out of the way of a project has proved to be the cause of untold human misery” (Cernea 1997, p. 22). Despite consultation is uneasy, seemingly costly and time taking at the early stage; it is cost-effective in its outcomes as positive development impacts will be enhanced (Cernea 1993, Amnesty International 2012); otherwise the sufferings that are observed in many involuntary resettlements will persist to happen (Ploeg and Vanclay 2017).

#### **4.4.4.3 Compensation**

AALDURA learnt that the project sites for phase I condominium housing project and ONE La Gare sat on state-owned land, thus resulting in the exclusion of cash compensation payment for property. To accommodate the existing dwellers, temporary resettlement to Basha Wolde condominium is approved on rent basis. This is done with the notion that they will permanently resettle back to Legehar and own a condominium house upon completion of LRP.

The survey revealed that all respondents are neither given compensation money for transportation of goods nor given support money for rehabilitation; even though the AACA directive mandates to give 11000 ETB. As Seble stated: *“They informed us that we will be given*

10,000 ETB to transport our goods. And in another time, they said those who vacate soon will be given the money; but, we never saw a penny.”

#### 4.4.5 Transition stage

The temporary resettlement induced by LRP is carried out in 4 different periods of time: (i) AARH dwellers are phase I relocatees and are relocated in June 2019, (ii) EDRE house dwellers are phase II relocatees and are relocated in late October 2019, (iii) EDRE property dwellers are phase III relocatees and are relocated in early November 2019, and lastly (iv) Kebele house dwellers are phase IV relocatees and are relocated in September 2020. Having this comprehension, respondents were asked the prescribed time they are given for their stay in Basha Wolde condominium. As a result, more than half of the respondents, 63%, declared that they aren't notified about the duration of stay at Basha Wolde condominium. The remaining 37% are verbally informed about the length of time out of which; 5% were prescribed a time of until project completion, while the rest were prescribed a time that ranges from 1 year and 8 months to 5 years.

Table 4.6: Prescribed time of stay at Basha Wolde condominium given for respondents

Prescribed time of stay at Basha Wolde condominium	Frequency	Percent	Valid Percent	Cumulative Percent
1 year and 8 months	5	4.2	4.2	4.2
2 years	28	23.5	23.5	27.7
2.5 years	4	3.4	3.4	31.1
5 years	3	2.5	2.5	33.6
Until project completion	6	5.0	5.0	38.7
Not notified	73	61.3	61.3	100.0
Total	119	100.0	100.0	

Referring to a statement of former EDRE property dweller, Ato Fesseha; “When the former mayor came for site visit in Legehar, most of the neighborhood dwellers gathered. He announced us that we will be relocated back after two years, but I don't think it will happen anytime soon.”

Also, former Kebele dweller Ato Seid stated that: “During the consultation, Kirkos sub city announced that we will be resettled back together in a period of 2 years”. But former AARH dweller, W/ro Aster mentioned that: “We aren’t notified of any time frame. We were only told to evacuate in 60 days.”

Overall, until October 2021, former AARH dwellers have already stayed in Basha Wolde condominium for more than 2 years and 3 months, those from EDRE properties have stayed for 2 years, and those from Kebele housing stayed for a year.

#### 4.4.6 Relocatees perception and expectation of Legehar condominium housing project

Respondents were asked about their perception and expectation of LRP regarding post-relocation, by their level of hope and reasons for it. As a result, 42.9% of the respondents don’t hope getting back to Legehar with reasons being; project delay for the 16%, belief of down payment unaffordability for the 16.8%, unissued formal letter and/ or agreement that they will be get back for the 3.4%, and thought of being disregarded from the project outset because of no consultation for the 6.7%. Besides, 32.8% of the respondents are hopeful to an extent regarding getting back to Legehar with reasons being; a belief that the project is on progress for the 2.5%, and a promise is made to resettle us back for the 30.3%. The rest 24.4% of the respondents declare that they have high hopes of getting back to Legehar with reason being the promise they are sworn in to be resettled back.

Table 4.7: Respondents level of hope and reasons to getting back to Legehar

Reasons for the level of hope		Do you hope getting back to Legehar upon condominium housing project completion			Total
		High hope	Hopeful to an extent	No hope	
Project delay	Count	0	0	19	19
	%	0.0%	0.0%	16.0%	16.0%
Project on progress	Count	0	3	0	3
	%	0.0%	2.5%	0.0%	2.5%
A promise is made to	Count	29	36	0	65

resettle us back	%	24.4%	30.3%	0.0%	54.6%
Down payment will be unaffordable	Count	0	0	20	20
	%	0.0%	0.0%	16.8%	16.8%
No formal agreement and letter is given to us	Count	0	0	4	4
	%	0.0%	0.0%	3.4%	3.4%
We aren't consulted and seen as part of the development from the outset	Count	0	0	8	8
	%	0.0%	0.0%	6.7%	6.7%
Total	Count	29	39	51	119
	% of Total	24.4%	32.8%	42.9%	100.0%

Respondents were also asked what they wish to do with the house that they could be given in Legehar upon condominium housing project completion. As a result, 85.7% of the respondents wish to live in it with reasons being; Legehar's centrality to transport and facilities for the 21%, birthplace and family chronicles for the 10.9%, if forced to leave Basha Wolde condominium house for the 1.7%, if affordable for the 5%, and place attachment and its centrality for the 47.1%. Further, 3.4% of the respondents plan to rent it because the house will be unaffordable; 5% plan to either live in it due to its centrality and place attachment or else rent it if its' price is unaffordable.

*Table 4.8: Respondents preference of what to do with Legehar house when given*

Reasons for wanting to live in or rent out when given a unit in Legehar condominium housing		What would you do with the house when you are given a unit in Legehar condominium housing				Total
		Live in it	Rent it and move somewhere else	Haven't thought about it	Live in it or rent it	
Centrality of location to transport and facilities	Count	25	0	0	0	25
	%	21.0%	0.0%	0.0%	0.0%	21.0%

Birthplace and family chronicle	Count	13	0	0	2	15
	%	10.9%	0.0%	0.0%	1.7%	12.6%
If forced to leave Basha Wolde	Count	2	0	0	0	2
	%	1.7%	0.0%	0.0%	0.0%	1.7%
If it is affordable	Count	6	4	0	2	12
	%	5.0%	3.4%	0.0%	1.7%	10.1%
Place attachment and its centrality	Count	56	0	0	2	58
	%	47.1%	0.0%	0.0%	1.7%	48.7%
Haven't thought about it	Count	0	0	7	0	7
	%	0.0%	0.0%	5.9%	0.0%	5.9%
Total	Count	102	4	7	6	119
	% of Total	85.7%	3.4%	5.9%	5.0%	100.0%

Last but not least, respondents affirm that the condominium housing project has advantages for them with regard to housing unit, social life and tenure. To elaborate, 80.7% of the respondents believe that the benefits will be living in modern housing and clean neighborhood, 1.7% consider that it will give them house ownership, 4.2% perceive the advantage being the continuity of social life, 4.2% think the advantage as living in the modern house with persisting social life. The rest 9.2% mentioned that the redevelopment has no advantage for them.

*Table 4.9: Respondents perception of the advantages of Legehar condominium housing project*

Advantages of Legehar condominium housing project to Legehar relocatees	Frequency	Percent	Valid Percent	Cumulative Percent
Modern housing and clean neighborhood	96	80.7	80.7	80.7
House ownership	2	1.7	1.7	82.4
Social life continues	5	4.2	4.2	86.6
Modern housing and clean neighborhood with persisting social life	5	4.2	4.2	90.8
Has no advantage for us	11	9.2	9.2	100.0

Total	119	100.0	100.0	
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On the contrary, they believe it has disadvantages in it becoming unaffordable which 32.8% of the respondents noted, 9.2% said it is a gentrification way because a high end development that accommodates the wealthy is being built by Eagle Hills across the street. 16% mentioned that it will completely change their old lifestyle to modern and minimizes social interaction, 1.7% think that it will be unaffordable and minimizes social interaction. The rest 40.3% consider that the redevelopment has no disadvantage to them.

*Table 4.10: Respondents perception of the disadvantages of Legehar condominium housing project*

Disadvantages of Legehar condominium housing project to Legehar relocatees	Frequency	Percent	Valid Percent	Cumulative Percent
Unaffordability	39	32.8	32.8	32.8
Change of old social lifestyle and minimizes social interaction	19	16.0	16.0	48.7
A gentrification way	11	9.2	9.2	58.0
None	48	40.3	40.3	98.3
Unaffordability and decrease in social interaction	2	1.7	1.7	100.0
Total	119	100.0	100.0	

In sum, respondents believe that Legehar condominium housing project will benefit the temporary relocatees by providing clean neighborhood, modern housing, and continued social life while it might be unaffordable considering the development of Eagle Hills project across the street.

#### **4.4.7 Status of Legehar condominium housing project**

Out of the approved 13 blocks Legehar condominium housing project, the plots of land where 3 blocks are to rest on are delayed due to encounters to relocate and accommodate existing

dwellers. This left AAHDAB to only begin the construction of 10 blocks. Of these, only 7 blocks had begun sub-structure construction while the remaining 3 blocks are delayed because of cases with the contractors. Nonetheless, in the year 2021/22, the 7 blocks that are underway are paused due to financial constraints.



Figure 4.17: Legehar condominium housing project status

## 4.5 Outcome of Basha Wolde condominium temporary resettlement

This section presents the results of the outcomes of the temporary resettlement. To this end, respondents spatial, economic and social aspects at both Legehar and Basha Wolde condominium are studied and compared in order to assess their well-being in terms of adequate housing.

### 4.5.1 Housing unit

The survey result with respect to housing unit is categorized and discussed into three parts. These are: tenure security, housing unit, accessibility to services and infrastructure, and rent price affordability.

#### 4.5.1.1 Tenure security

While in Legehar, 73.9% felt high sense tenure security, 20.2% felt medium sense tenure security, and 5.9% felt insecure regarding their holdings.

Table 4.11: Respondents level of tenure security in Legehar house

Former Legehar house tenure ownership		Level of tenure security for Legehar house			Total
		High tenure security	Medium tenure security	Insecure	
Kebele	Count	40	16	0	56
	%	33.6%	13.4%	0.0%	47.1%

AARH	Count	8	3	2	13
	%	6.7%	2.5%	1.7%	10.9%
EDRE built houses	Count	21	2	2	25
	%	17.6%	1.7%	1.7%	21.0%
EDRE property	Count	19	3	3	25
	%	16.0%	2.5%	2.5%	21.0%
Total	Count	88	24	7	119
	% of Total	73.9%	20.2%	5.9%	100.0%

But after the resettlement, respondents who feel high tenure security for Basha Wolde condominium unit decreased to 16%, medium tenure security rose to 45.4% and those insecure similarly rose to 38.7%.

*Table 4.12: Respondents level of tenure security in Basha Wolde condominium house*

Former Legehar house tenure ownership		Level of tenure security for Basha Wolde condominium house			Total
		High tenure security	Medium tenure security	Insecure	
Kebele	Count	7	28	21	56
	%	5.9%	23.5%	17.6%	47.1%
AARH	Count	0	6	7	13
	%	0.0%	5.0%	5.9%	10.9%
EDRE built houses	Count	4	12	9	25
	%	3.4%	10.1%	7.6%	21.0%
EDRE property	Count	8	8	9	25
	%	6.7%	6.7%	7.6%	21.0%
Total	Count	19	54	46	119
	% of Total	16.0%	45.4%	38.7%	100.0%

Respondents relate their tenure security for Basha Wolde condominium house with the process they went through since the pre-demolition stage and the agreement they made with Arada sub city regarding the housing units they are given. The one year agreement mandates the temporary dwellers to vacate the Basha Wolde house in 15 days when announced. This put nearly all dwellers in fear of eviction and uncertain of their future while it has given a few dwellers a degree of tenure security (see Annex 4).

#### 4.5.1.2 Space

Regarding the space to live in, only studio and one bedroom housing units are allotted to the relocatees, with an area ranging from 29-35 m.sq and 45-52 m.sq respectively. To understand the space situation in Basha Wolde condominium house, respondents were asked about the size, spaces, merits and demerits of the space in comparison to Legehar space. Accordingly, 42.9% stated that their Basha Wolde house is wider than Legehar house while 24.4% pointed out that it is similarly wide to that of Legehar. Only 25.2% of the respondents declared that their house in Basha Wolde condominium is very narrow than Legehar house, while 7.6% mentioned that it is narrow relative to Legehar house. Further to this, all respondents are provided with private toilet and kitchen in Basha Wolde condominium. This is a positive outcome to the 60% of the respondents who used public toilet and 30% who used public kitchen while in Legehar. To this end, it was found out that 82.4% of the respondents have their private toilet and kitchen within their house while the 17.6% have it out of their house as it is built in one wing of the building with partition for every house (see Annex 4).

Upon discussing the advantages met in Basha Wolde condominium house; 26.9% revel in the modern lifestyle they are provided in the inner city, 13.4% enjoy the provision of private toilet, 11.8% appreciate the provision of water and private toilet, 5.9% enjoy the wide space with its provision of water and private toilet, 14.3% revel in the provision of the private toilet and kitchen, while 25.2% claim that they have found no advantage in Basha Wolde condominium house.

*Table 4.13: Respondents spatial advantages met in Basha Wolde condominium house*

Spatial advantages met in Basha Wolde condominium house	Frequency	Percent	Valid Percent	Cumulative Percent

Spatial advantages met in Basha Wolde condominium house	Frequency	Percent	Valid Percent	Cumulative Percent
Modern lifestyle in the inner city	32	26.9	26.9	26.9
Provision of private toilet	16	13.4	13.4	40.3
Provision of water and private toilet	14	11.8	11.8	52.1
Wide space with provision of private toilet and water	7	5.9	5.9	58.0
Provision of private toilet and kitchen	17	14.3	14.3	72.3
Provision of Kitchen	3	2.5	2.5	74.8
No advantage	30	25.2	25.2	100.0
Total	119	100.0	100.0	

On the contrary lies spatial disadvantages out of which 31.1% have removed house items, 7.6% use rooms for multi-purposes, 2.5% use the condominium corridors to store items. Another 6.7% did both of removing house items and multi-purpose space use, 3.4% have removed items and as well use rooms for multi-purpose besides using corridors to store items, and 2.5% have faced stairway access difficulty. The rest 46.2% mentioned that they have met no difficulties regarding their spatial usage in Basha Wolde condominium house.

*Table 4.14: Respondents spatial disadvantages met in Basha Wolde condominium house*

Spatial disadvantages met in Basha Wolde condominium house	Frequency	Percent	Valid Percent	Cumulative Percent
Removed items	37	31.1	31.1	31.1
Multi-use of space	9	7.6	7.6	38.7
Using corridor to store items	3	2.5	2.5	41.2
Removed items and multi-use of rooms	8	6.7	6.7	47.9
Removed items, multi-use of rooms and using common corridor to place items	4	3.4	3.4	51.3
Stairway access difficulty	3	2.5	2.5	53.8
No disadvantage	55	46.2	46.2	100.0

Total	119	100.0	100.0	
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#### 4.5.1.3 Access to service and infrastructure

With respect to infrastructure, all respondents stated that they had water and electricity while they lived in Legehar and are as well provided with in Basha Wolde condominium. However, private electric meter is provided to all households in June 2021, which respondents claim that they had difficulty before this time mentioning the shared usage of electricity for a block and shortage of power because of it.

Further to this, the survey results of access to three basic services are discussed as follows. First is access to primary and secondary school: while in Legehar, 26.9% of the respondents pointed out that their HH members used primary schools that are located within the neighborhood and commuted on foot. Another 12.6% of the respondents mentioned that their HH members used primary schools that are located in proximity to the neighborhood and commuted on foot. In Basha Wolde condominium, 36.1% of the respondents stated that members in their HH have changed use of primary schools to places that are found in proximity to the condominium and all commute on foot. With regard to secondary school usage: while in Legehar, 12.6% of the respondents stated that members in their HH used schools that are found in the neighborhood and all commuted on foot. In addition, members within 11.8% of the respondents HH accessed schools are found in proximity to the neighborhood and commuted on foot. In Basha Wolde condominium, 11.8% of the respondents mentioned that individuals within their HH use schools that are found in proximity to the condominium out of which individuals in the 10.1% of the respondents HH commute on foot while the remaining 1.7% use taxi and bus (see Annex 4).

Secondly is access to health service: while in Legehar, 37.8% of the respondents HH used health centers that are found within the neighborhood and commuted on foot. Besides, 42% accessed health centers that are found in proximity to the neighborhood out of which 36.1% commuted on foot, 4.2% used taxi and foot, 1.7% used bus, taxi and foot. In Basha Wolde condominium, 10.9% of the respondents mentioned that their HH use the public health center that is found beside the condominium and all commute on foot. An additional 37% of the respondents HH access health facilities that are found in proximity to the condominium out of which 21%

commute on foot, 10.9% use taxi, 1.7% use taxi and foot, another 1.7% use bus and foot, and additional 1.7% use taxi and bus (see Annex 4).

Thirdly is access to market service: while in Legehar, 79% of the respondents HH accessed markets that are found with in the neighborhood and commuted on foot. In Basha Wolde condominium, 3.4% of the respondents HH access markets that are found within the condominium and commute on foot (see Annex 4).

#### 4.5.1.4 Affordability

The survey disclosed that relocatees that were tenants while in Legehar account for 58% and the monthly rent they used to pay ranges from 3.50 ETB to 345 ETB. Out of the 58%, only 11% of the respondents paid a rent price that is above 100.00 ETB while the rest 89% paid a rent fee that is below 100.00 ETB. With respect to respondents HH income in Legehar, these rent price fall in the range between a minimum of 0.06% and maximum of 3.6% of the respondents HH income (see Annex 4).

However in Basha Wolde condominium, 100% of the respondents are tenants, including the 42% of the respondents who were freeholders in Legehar house. Of this, 31.9% pay 353 ETB for a studio housing unit they temporarily stay in while the rest 68.1% pay 671 ETB for the one bedroom housing unit they are temporarily staying in. With respect to respondents HH income in Basha Wolde condominium, these rent price fall in the range between a minimum of 2.09% and maximum of 35.3%.

*Table 4.15: Monthly rent price respondents pay in Basha Wolde condominium house*

Rent price (in ETB) in Basha Wolde condominium	Frequency	Percent	Valid Percent	Cumulative Percent
353.00	38	31.9	31.9	31.9
671.00	81	68.1	68.1	100.0
Total	119	100.0	100.0	

Lastly, all of the respondents were asked if the rent price they pay for Basha Wolde condominium house is affordable; and as a result, 33.6% affirmed that it is affordable to them while the other 66.4% pointed out that the rent price is unaffordable.

## 4.5.2 Livelihood

This section discusses respondents HH livelihood activities, precisely their source of income and site related earnings.

### 4.5.2.1 Source of income

The survey data unveiled that respondent HHs are engaged in all types of job category. To elaborate, 37% of the respondents' household income source is solely formal job, 16.8% from informal job, 11.8% from formal and informal job, 10.9% from formal, informal job and pension, 1.7% from pension, 5% from formal job and pension, 8.4% from informal job and pension, and 5% from people support.

*Table 4.16: Respondents HH monthly source of income in Basha Wolde condominium house*

HHs monthly source of income	Frequency	Percent	Valid Percent	Cumulative Percent
Formal job	44	37.0	37.0	37.0
Informal job	20	16.8	16.8	53.8
Pension	2	1.7	1.7	55.5
Formal and informal job	14	11.8	11.8	67.2
Formal job and pension	6	5.0	5.0	72.3
Formal job and remittance	2	1.7	1.7	73.9
Informal job and pension	10	8.4	8.4	82.4
Pension and remittance	2	1.7	1.7	84.0
Formal job, informal job and pension	13	10.9	10.9	95.0
Support from friends and relatives	6	5.0	5.0	100.0
Total	119	100.0	100.0	

Respondents were also asked about their condominium saving situation so as to comprehend their financial capacity for a condominium house. As a result, 37% of the respondents have

condominium saving while the other 63% have no condominium saving. When those who save get a lottery for a condominium house and get requested to pay the down payment; 54.5% plan to borrow, 11.4% plan to seek financial support from relatives abroad, 6.8% plan to sell property, 20.5% plan to borrow and get financial support from abroad, and 6.8% stated that they have the financial capacity to pay on their own (see Annex 4).

#### 4.5.2.2 Site related earnings

It is understood from the survey that, Legehar had provided both means of livelihoods with the activities comprising one of or the combination of these; renting, home-based activities, and engagement in business opportunities. To this end, 47.9% of the respondents were involved in the economic opportunities of Legehar out of which 9.2% rented space, 11.8% performed home-based activity, and 17.6% were engaged in business activities within the neighborhood. In addition, 5.9% rented space besides engagement in business activities within the neighborhood, and 3.4% did rent space, as well as home based activities and business activities.

*Table 4.17: Respondents use of economic opportunities while in Legehar*

Economic opportunities	Frequency	Percent	Valid Percent	Cumulative Percent
Rent	11	9.2	9.2	9.2
Home based activity	14	11.8	11.8	21.0
Engagement in business activity within the neighborhood	21	17.6	17.6	38.7
Rent and engagement in business activities within the neighborhood	7	5.9	5.9	44.5
Rent, home based activity, and engagement in business activity within the neighborhood	4	3.4	3.4	47.9
None	62	52.1	52.1	100.0
Total	119	100.0	100.0	

Of the 11.8% of the respondents that performed home based activities to make earnings; 2.5% did poultry, 5% did gult, 0.8% sold ice, 1.7% sold injera, and 1.7% sold injera and coal. The rest 88.2% didn't perform any kind of home-based activities (see Annex 4).

Regarding the business activities of Legehar to make earnings; individuals in 3.4% of the respondents HH were engaged in laboring work in Ashewa Tera, 2.5% did cooking for events, 2.5% were engaged in safety net program, 2.5% used to sell water with cart, 2.5% did gult in the nearby market, 1.7% did wash cloth and daily commute as a housemaid in the neighborhood. (Please refer the annex for the detail of performed jobs due to business opportunity of Legehar). Furthermore, of the 47.9% of the respondents who were involved in the business activities of Legehar, income has decreased within 33.6% of the respondents HH due to loss of site related earnings; which was their main source of income. This implies that their livelihood is negatively affected due to the temporary resettlement thus can be said that it has also affected their well-being (see Annex 4).

### 4.5.3 Community

In view of this, respondents were asked about their social interaction before and after the redevelopment. Accordingly, while in Legehar, 90.8% of the respondents had high social interaction within their neighborhood and the 9.2% had medium social interaction.

*Table 4.18: Respondents HH level of social interaction while in Legehar*

Level of social interaction in Legehar neighborhood	Frequency	Percent	Valid Percent	Cumulative Percent
High social interaction	108	90.8	90.8	90.8
Medium social interaction	11	9.2	9.2	100.0
Total	119	100.0	100.0	

But after the temporary resettlement took place, their social interaction is affected. 37.8% of the respondents affirmed that their social interaction with Legehar people in Basha Wolde condominium has remained the same, but for the 58.8%, it is somehow minimized while for the rest 3.4%, it is dismantled.

*Table 4.19: Respondents status of social interaction with Legehar relocatees in Basha Wolde condominium house*

Status of social interaction in Basha Wolde condominium amongst Legehar relocatees	Frequency	Percent	Valid Percent	Cumulative Percent
Remained the same	45	37.8	37.8	37.8
Somehow minimized	70	58.8	58.8	96.6
Dismantled	4	3.4	3.4	100.0
Total	119	100.0	100.0	

Further to this, respondents were also asked their status of social interaction with those people in Legehar that aren't relocated yet. To this end, 32.8% of the respondents mentioned that it has remained the same, 52.9% stated that it is somehow minimized while to the rest 14.3%, their interaction is dismantled.

*Table 4.20: Respondents status of social interaction with those at Legehar*

Status of social interaction between Legehar relocatees in Basha Wolde condominium and those at Legehar that aren't relocated yet	Frequency	Percent	Valid Percent	Cumulative Percent
Remained the same	39	32.8	32.8	32.8
Somehow minimized	63	52.9	52.9	85.7
Dismantled	17	14.3	14.3	100.0
Total	119	100.0	100.0	

#### 4.5.4 Life stories



##### 4.5.4.1 Life story 1- Ato Abera Zewde

*Figure 4.18: Ato Abera Zewde's studio housing unit location at upper Basha Wolde Condominium*

Ato Abera Zewde is a 67 years old man who was born and raised in Legehar. He is the only child to his mother who passed away a decade ago. He neither works nor does have a pension; he makes a living by getting support from friends and relatives. He isn't married nor does have children. Until the coming of the redevelopment, he lived all his life with his mother in the same Kebele house that he was born and raised in. Regarding as to how his mother got hold of land in Legehar, he stated that: *"My mother was a clerk of EDRE and she was given a plot of land for being a staff. At my youngest age, she constructed a house that has four spacious rooms, in a compound that could be as large as 200m.sq. After the coming of the Derg, our property felt under the custody of the Kebele and we began to pay a monthly rent of ETB 25.00."* He used to make a condominium saving for one bedroom typology until he felt that it is of no use and withdrew the deposited cash in 2014. Ato Abera has a strong attachment to his Legehar house and the neighborhood. Equally, he has strong social ties; he is the founder of 'Police Iddir' that has an age of 42 years- a social institution that comprises a total of 90 households with him serving as the chairman. He explains Legehar as; *"A wonderful neighborhood that can't be found*

*anywhere else even on a look out; we support each other, we visit each other, we share food items, we share spaces, and a lot more. In short, it is a neighborhood where humanity is an intrinsic culture, a place of love and compassion, a place where nobody sleeps starving.”*

For the first time, Ato Abera’s living in Legehar came to an edge of change following the commencement of the Eagle Hills redevelopment project in late 2018. He was first informed about the Eagle Hills investment on the TV; and then about Legehar condominium housing project, during the site visit of the former Mayor. *“It wasn’t a surprise to me because it has long been said that the area will be redeveloped; it was just a matter of time for actual realization.”* Afterwards, he mentioned that officials and representatives from the city administration and Kirkos sub city consulted the Kebele residents in early 2019; they informed us that we should vacate in the shortest time possible that will be further notified, we will be resettled to Basha Wolde condominium for a period of two years, we will be given a compensation payment of ETB 15,000.00, and that we shall choose the house typology we want. But, *“The offer of compensation payment and choosing the typology we want was a formality statement. We chose by writing our name and typology we want on a paper, at the entrance, on the way to attend the second meeting. But, they had already made a decision behind; studio units will be given to a household size of five and below while one bedroom typology will be given to a household size of six and above.”* In view of this, he was given a studio unit that was located in the lower site of Basha Wolde condominium though he didn’t leave for it as soon as the allocation. He stayed in Legehar for more than half a year until one day representatives from the Woreda came to his house and insisted him to leave within a week. He reacted to the command; *“I have lived here all my life; you shouldn’t be talking to me this way; this is unprofessional and disrespectful of you.”* After a while, he began to process to get replacement studio unit because the lower site has a steep site work that is difficult for him to access because of his knee problem. He went to AAHDAB and explained his issue, and requested to get a studio unit replacement to the upper site of Basha Wolde condominium. Luck was on his end and he was given a studio unit that is situated in the ground floor of Block 22. This was when his living in Legehar came to a complete halt when he issued the key of his former house to get to his new house in September 2019. At

present, Ato Abera lives in a 33.79 m.sq studio unit of upper Basha Wolde condominium by paying a rent price of ETB 353.00.

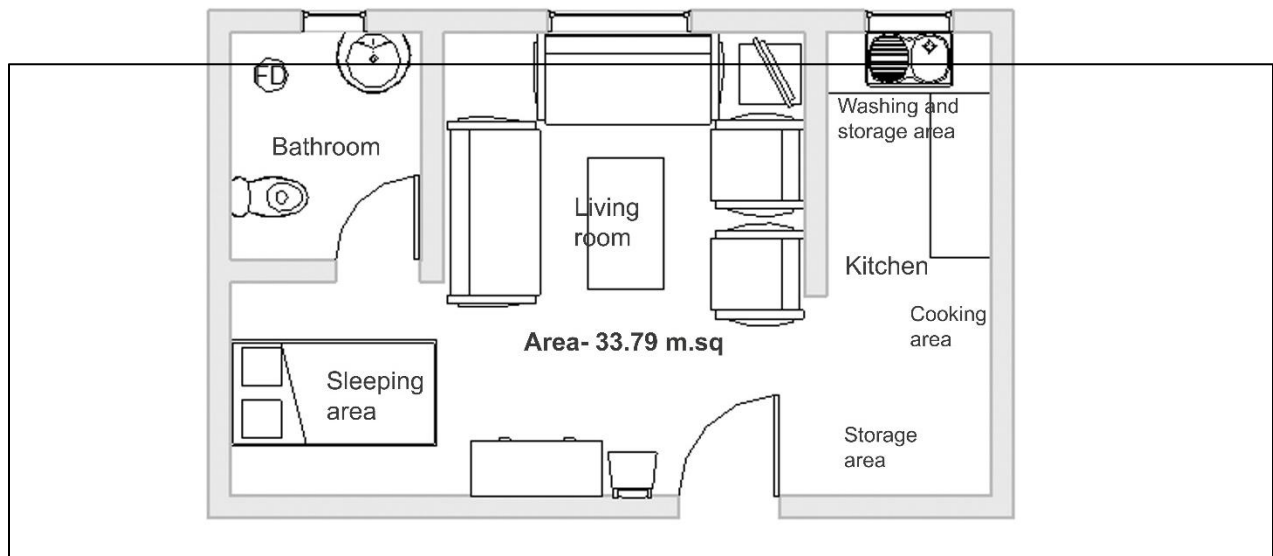


Figure 4.19: Layout of Ato Abera Zewde's studio housing unit

#### Box 4: Life story of Ato Abera Zewde

He declares that his stay in Basha Wolde condominium is a bad experience; he lamented as he spoke of life in Basha Wolde by comparing it to Legehar: *“The Basha Wolde condominium house is too narrow which is almost the size of my former living room in Legehar house. The sleeping and living room is in the same space as you can see, the house is very cold though I tuck in the base of the windows and doors with towel. My social life is minimized for I either have to step the stairs or go to the lower site of the condominium to visit my former neighbors. But, I am thankful that I have a private toilet; I used to use a toilet at relatives house in Legehar for I can't squat in the public toilet because of my knee problem.”* Ato Abera usually goes to Legehar to see his house from the outside, to visit his old neighbors, and see the pace of the redevelopment. He thinks that the implementation process of Legehar condominium housing project is unfair. *“I still can't understand why they made me leave my house to put it shut and with no visible work to be done on the cleared site that is adjacent to my house. It's a corrupt work. Nobody informs us about the project nor pay us a visit here in our temporary stay. This is the worst time of my life, but let it be. I am thankful that I am not sent to the outskirts and I pray for my health and for better days to come.”* For these reasons, he doesn't hope getting back to Legehar because he feels that the project is corrupt and even if it gets completed, he thinks that the down payment

will be unaffordable. But if the administration keeps its promise and the down payment comes to be affordable, Ato Abera wishes to get back his old neighborhood.

*Box 5: Life story of W/ro Sumeya Ali*

#### 4.5.4.2 Life story 2- W/ro Sumeya Ali



*Figure 4.20: W/ro Sumeya Ali's one-bedroom housing unit location at lower Basha Wolde condominium*

W/ro Sumeya Ali is a 40 years old woman who was born and raised in Gunchere, Gurage zone. At the age of 19, she married her now husband and came to Addis Ababa. She bore her six children out of which her eldest daughter is in 12th grade and the youngest son is an infant. She lived in Legehar for a period of two years, in a Kebele house by paying a rent price of ETB 10.00. As she explains the way she got hold of the Kebele house: *“I lodged with relatives, my children were staying with their aunts and uncles in different time. In 2016, I applied with the poor of poor application but it came to fruition when Prime Minister Dr. Abiy came to power in 2018 and later an approval was given to many poor of poor applicants of Kebele house. Then, I became one of the luckiest and was given a Kebele house in Legehar that could be a size of 4 meter by 3 meter. But as I begin to live, I saw that it is the area where there are many prostitutes, I felt bad because I didn't want my children to look at any of such things as they grow up but I also felt that I should accept it if I don't want to be a lodger at my relatives.”* Upon living, the new neighborhood provided W/ro Sumeya with working opportunities. She was engaged in an informal job; by washing clothes, commuting as a housemaid, selling boiled potato with hot

sauce (locally called 'dinich be da-tta') and any other job that she finds while her husband worked as a community trash collector out of which they earned a total sum of ETB 2000.00 per month. Nonetheless, her commitment to work to raise her children didn't continue. At one time, she encountered an eye disease and got a surgery leaving her with a vision problem afterwards. Even with this difficulty, she seldom sold boiled potato with hot sauce and earned ETB 200.00 per month. This being the case, her husband became the sole provider for their living since 2017, with additional support from relatives and neighbors. W/ro Sumeya had a good social interaction with her neighbors in Legehar and she talks about Legehar as a good neighborhood where the people have a strong culture of helping each other. She stated, "*The Legehar people are good people that are supportive. During my stay, everyone was thoughtful to my family; my children could go and eat at my neighbors, people either come to my house and drop me off grocery items or call me to their house and give me food or money.*"

W/ro Sumeya's stay in Legehar didn't last long. Just after two years in 2018, the Eagle Hills redevelopment plan followed by Legehar condominium housing project came to a happening. Like many other people, she heard of the Eagle Hills investment on the TV; but, she was informed about Legehar condominium housing project on the meetings the Kebele called for. She stated that; "*Our names were posted in the Kebele and we were called for a meeting where representatives from the Kebele, Woreda and Kirkos Sub city were present. On the meeting, they said that there is a development activity that is going to take place in the neighborhood and obviously we had no say than to accept. Then, they informed us that; we will be evacuated but we won't be evicted, we will be resettled together, we will be given a temporary stay in Basha Wolde condominium (studio or one bedroom as per our household size), remarking that we are displaced for the sake of the development and thus we will be given a condominium house when Legehar condominium housing project is completed. But, we were neither told of how long we will temporarily stay nor given a rehabilitation payment. I personally didn't raise any question but the questions of those who did were unanswered.*" Following this, she was eligible for a one bedroom unit in Basha Wolde condominium as she has a household size of 8. After two months since the kebele meeting, she made an agreement with Arada sub city and handed over her

Legehar house. At present, she and her family live in one bedroom unit of lower Basha Wolde condominium which has an area of 51.84m.sq and pays a rent price of ETB 671.00.

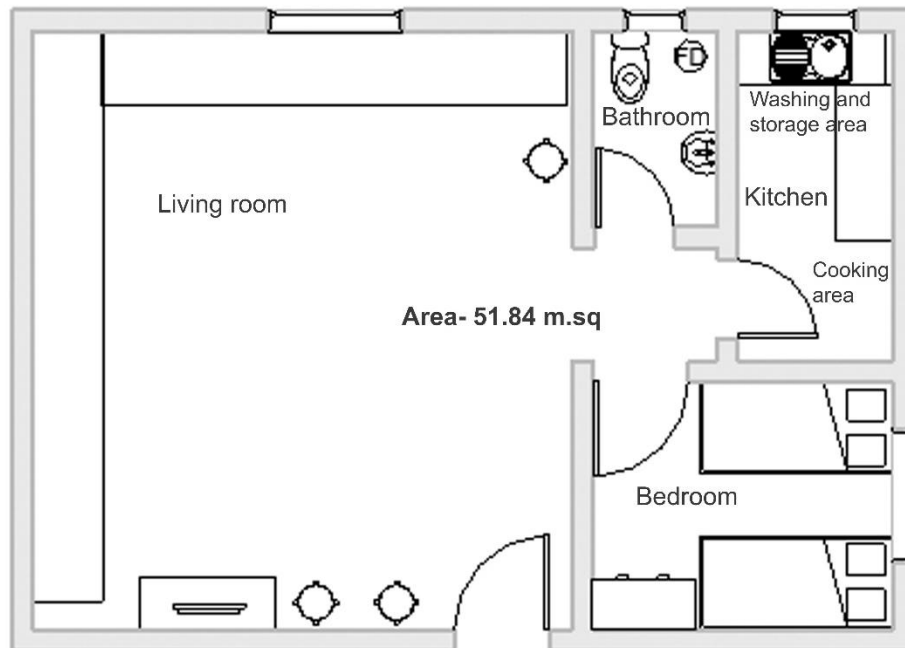


Figure 4.21: Layout of W/ro Sumeya Ali's one bedroom housing unit

With regard to satisfaction of Basha Wolde condominium, she is happy with her new house because it is spacious and clean. As she responded about the way she feels about her new living setting, she stated: *"It isn't even comparable to Legehar house, the change of location and house is a big thing for me and my family. I have found peace because it is spacious, quiet, clean, and I am provided with a private toilet. So now my children are safe."* But this entire good feature came at a price for W/ro Sumeya. *"What got difficult for me is the affordability; I have a four month rent backlog. At one time, thanks to a kind neighbor I met here in Basha Wolde, he paid for me a one month rent. He once saw how poor I am when the water pipe in my house leaked onto his house and he came to request that I close it until I get it fixed. He then saw my life and knew that I wasn't able to pay for fixture, so he had it fixed for me. Since then, he supports me at times."*

Further to the rent unaffordability, life has got difficult for W/ro Sumeya because her husband quit his job as they left Legehar and that grocery items got expensive. *“I couldn’t feed my children; I had to make them skip meals. If someone gives me ETB 100.00, I go to Legehar and buy grocery items because it is cheaper than what is around in Basha Wolde condominium. I then come on foot, to save ETB 5.00 to buy injera for my children.”* Despite the positive and negative features of the new setting, W/ro Sumeya prefers to stay in Basha Wolde condominium even if she could be given a house in Legehar. This is because of her perception that, *“The down payment of Legehar condominium housing project will be unaffordable for it will be a rich community even though it will be a clean neighborhood in the center of the city where anyone is lucky to live in. But, we live on Allah’s will; we will see what tomorrow brings.”* In general, she thinks that the process is partially fair. *“I am glad that we aren’t evicted or sent to the peripheries. We are given a good accommodation in the inner city. But, our financial capacity isn’t taken into account.”*

*Box 6: Life story of Sajin Werke Melaku*

#### 4.5.4.3 Life story 3 - Sajin Werke Melaku

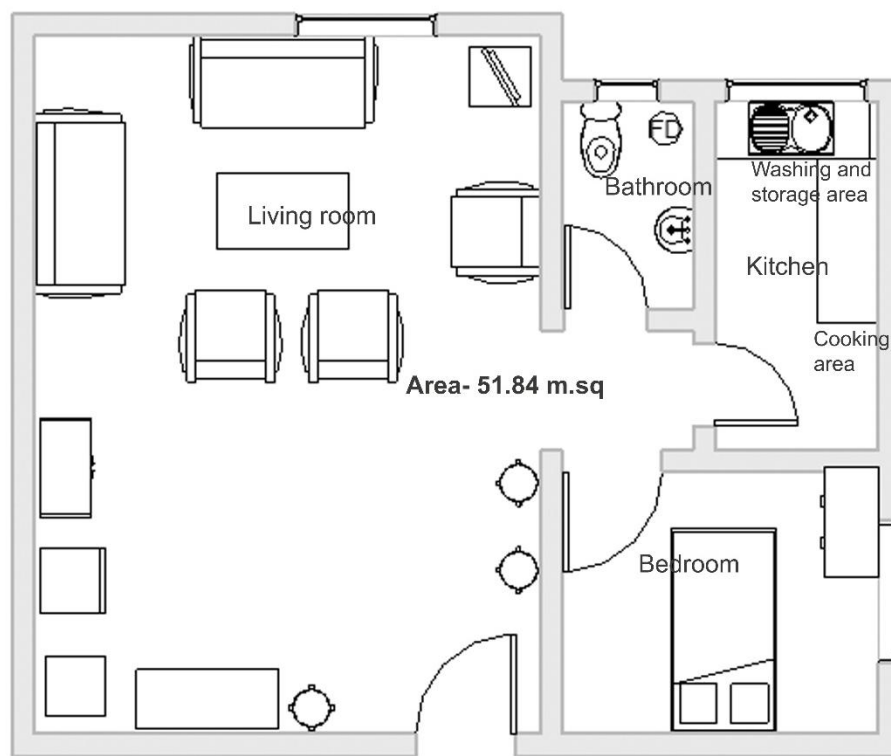


*Figure 4.22: Sajin Werke Melaku’s one-bedroom housing unit at upper Basha Wolde condominium*

Sajin Werke Melaku is a 63 years old woman who was born and raised in Gondar. At the age of 14, she quit attending school in 7<sup>th</sup> grade and joined police orchestra in her hometown. She primarily played clarinet; but, she has participated in theatre and dance as well. Having worked in the orchestra for 10 years, she joined the Police hospital in Gondar as a clerk in the security department in which she served for 5 years. Afterwards, she got promoted and was transferred to EDRE in the position for train security attendant (locally called '*babur ajabi*'). Likewise in 1991, she was given a house of EDRE which she lived in as a freeholder. She worked as a train security attendant until her retirement in 2010 with a pension fee of ETB 2000.00. She explains Legehar as; "*A welcoming neighborhood to all, a neighborhood where rich and poor people are equal with strong social interaction. In addition to this, I am lucky to have worked for EDRE; because I treasure the strong sense of tenure security even as a freeholder, the strong social interaction amongst EDRE staffs which also continued with our children.*" Sajin Werke lives with her 5 children out of whom 2 are engaged in formal job while the other 3 work in informal job. She saves for a two bedroom condominium typology which she plans to pay the down payment by borrowing and support from relatives. Currently, she lives with her children in a one bedroom unit of upper Basha Wolde condominium which has an area of 51.84m.sq and pays a rent price of ETB 671.00.

Sajin Werke is an enthusiastic woman who grasps changes at a glance. At one morning, as she passed by her timeworn workplace; she saw forms of buildings that were put inside a glass box, which was raised on a table. She then walked to the now Eagle Hills sales office to see what was in the box. But, as she tried to walk in, she was denied an entrance. This didn't let her walk away, she retorted to the rejection as; "*This place is my home that I worked for 28 years as a security attendant and so I have the right to see what is to happen to it. And whatever it is in there, it will be known anytime soon.*" She then pointed out the scene afterwards as; "*As the guy was aware that I am serious and that I won't walk away unless I see it, he allowed me in.*" This was how Sajin Werke first got informed of Eagle Hills redevelopment project unlike all other people who got notified on the media or else informally from people. But the awareness of Legehar condominium housing project came hasty to her. As she explained; "*During the cornerstone*

ceremony of Eagle Hills project, former mayor Takele Uma asked whose possessions the stone homes that are adjacent to the street were. He was given an answer that it belongs to EDRE which then he abruptly mandated that they get demolished.” Following this, at another day, the former mayor along with representatives from the sub city, Woreda and Kebele came into Sajin werke’s neighborhood to have an informal discussion with the community. As per her statement, the administration notified that; “The community won’t be evicted, that they will be temporarily relocated to the fully completed Basha Wolde condominium and that they will come back to Legehar when Legehar condominium housing project is completed.” But, they weren’t informed



of the definite time of their return. To this end, she and many other EDRE staff neighbors of hers were insisted that they vacate in a maximum of week to the one bedroom condominium units that are prepared for them in Basha Wolde condominium. After a couple of days since the notice, Sajin Werke went to Arada sub city to get a house key and an agreement while her children were caught up with arranging the house items for leaving. After 5 days, she and her family left for their new house in October 2019. Though she got a house key and moved out, the agreement with Arada sub city was delayed until March 2021.

Figure 4.23: Layout of Sajin Werke Melaku’s one bedroom housing unit

The new house in Basha Wolde condominium didn't accept Sajin Werke and her family as how they expected. There was no electricity; thus, they had to rely on coal and kerosene in addition to buying 'injera'. After 4 months, they were provided with a shared electric meter for their condominium block with her contributing ETB 350.00 per month until they were finally provided with private electric meter in June 2021. Moreover, the delayed agreement took her family by the fear of eviction until it took place in March 2021 with a mandate for all EDRE relocatees to pay a rent fee of ETB 671.00; as they are all accommodated in one bedroom typology. This was another unexpected occurrence for Sajin Werke and her family. Despite these happenings, she is happy with her new house for it is clean and that she got her neighbors around her. Overall, she thinks the implementation of Legehar condominium housing project is unfair because; *"the administration didn't ask our opinions, didn't let us participate, didn't give us sufficient time for relocation, paying rent isn't fair for we were freeholders, and is inconsiderate of our needs and financial capacity."* To this end, Sajin Werke doesn't hope to get back to Legehar because she observed that the project isn't being built. But, if it happens to be completed and she will be given a house, she wishes to go back and live in Legehar for it was her place of work and that she enjoys its centrality to facilities.

## 4.6 Discussion

### 4.6.1 Pre-demolition stage

#### 4.6.1.1 Notification of expropriation order

This is the stage where relocatees are informed that they have to move out from their

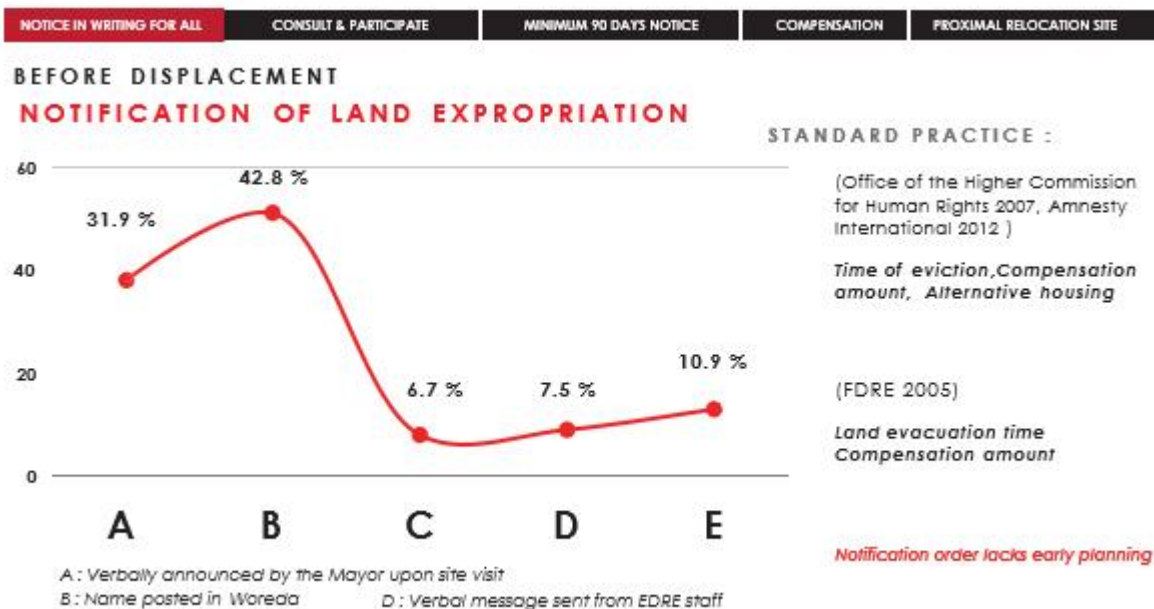


Figure 4.24: Illustration of notification of land expropriation

neighborhood but they haven't moved out yet (Li, Ham and Kleinhaus 2019).

With respect to dissemination of information, various organizations such as the OHCHR and Amnesty International mandate that: upon involuntary resettlement, all project affected people should be provided with full information in local language and in writing regarding the time of eviction, compensation and alternative housing (OHCHR 2007, Amnesty International 2012). Further, the Ethiopian legislation of FDRE (2005) declares that: if a Woreda or city administration decides to expropriate a land, it should notify the landholders in writing by indicating the time when the land has to be evacuated and the amount of compensation it pays.

Moreover, a minimum of 90 days should be given to project affected people to resettle (OHCHR 2007). Equally, FDRE (2005) states that the time to handover landholding shouldn't be in anyway less than 90 days, after the date of compensation payment is made.

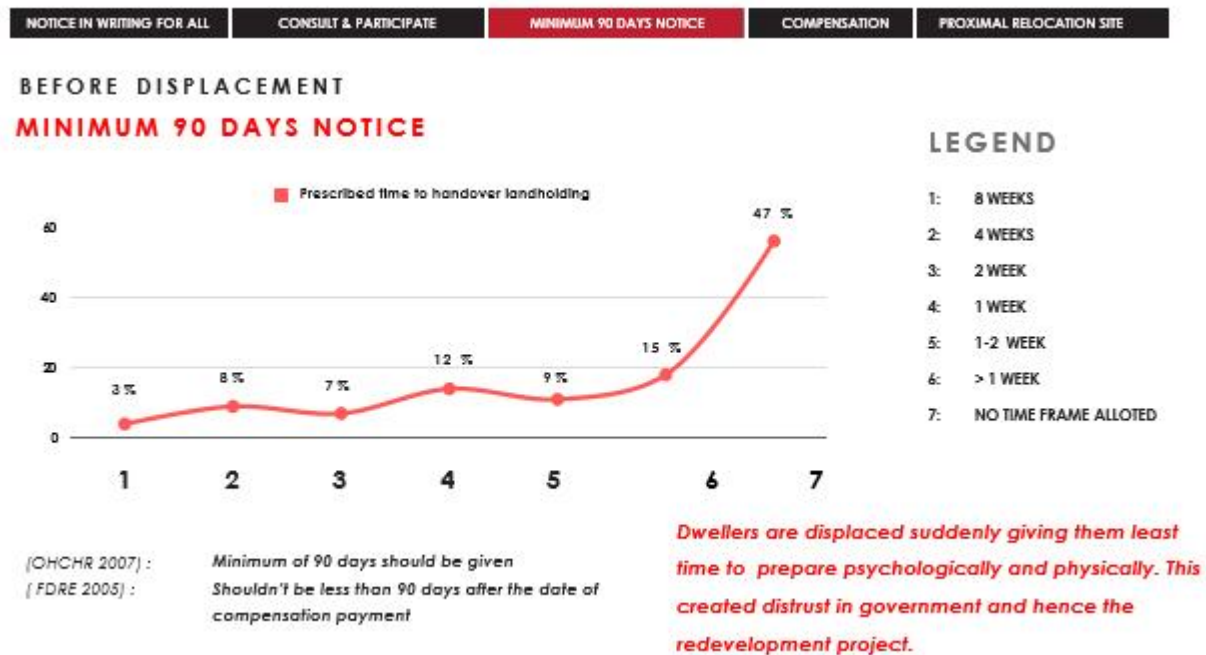
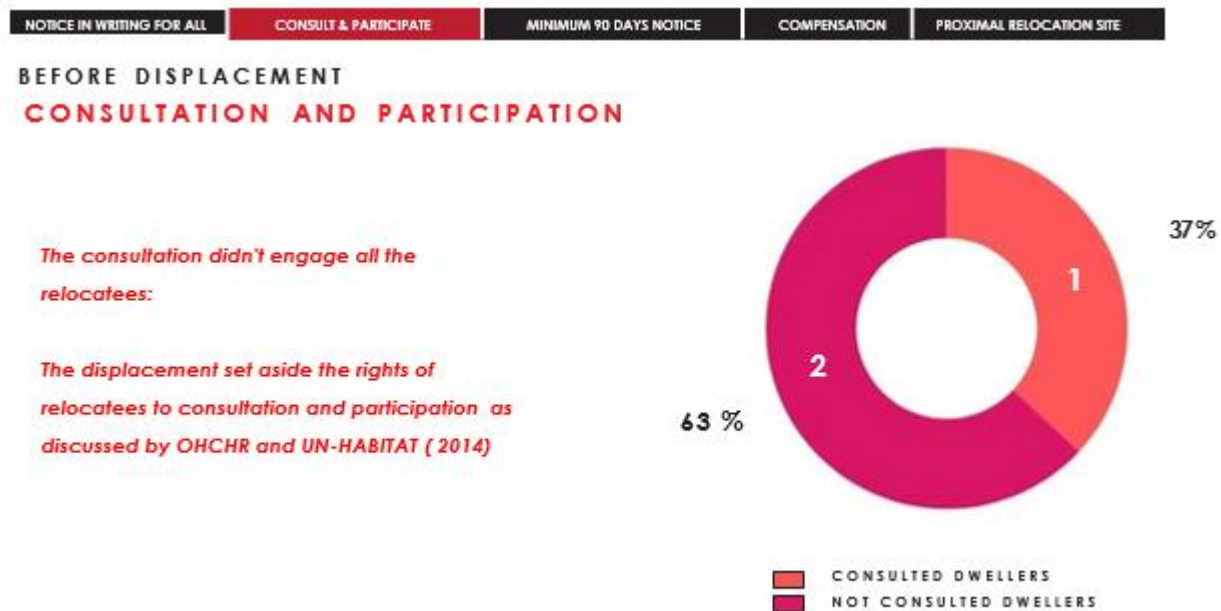


Figure 4.25: Illustration of 90 days notice

#### 4.6.1.2 Consultation

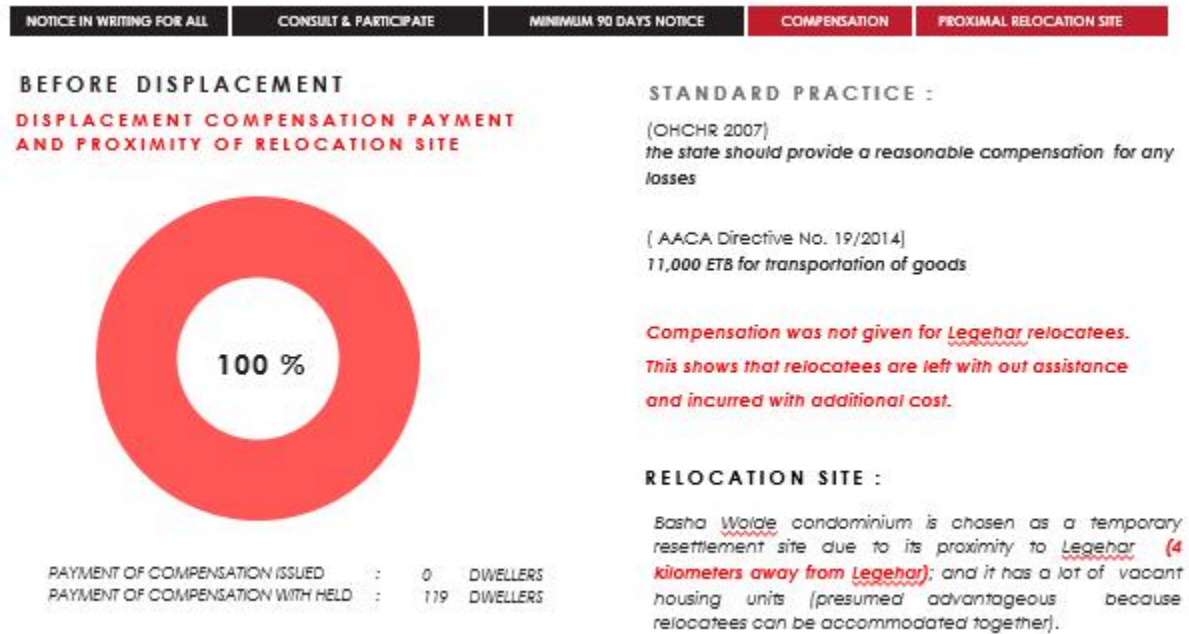
Several literatures discuss the significance of meaningful consultation and participation of project affected people in decision making of redevelopment and resettlement. Ploeg and Vanclay's (2017), in their discussion of HRBAR, explain that the process of resettlement has to be carried out based on the principles of access to information and meaningful consultation of those affected by further enabling them in decision making. This includes early informed consultation and participation of those affected regarding the displacement, compensation fees, location of relocation site, housing alternatives, and means of livelihood restoration options so that project impacts are minimized and favorable outcomes are met (International Finance Corporation 2012). To make this work, authorities should set meeting platforms to disseminate information and further allow project affected people to raise questions, receive responses and



defy decisions made by authorities (Amnesty International 2012).

### 4.6.1.3 Compensation

OHCHR (2007) declares that in all circumstances where eviction is unavoidable, the state ought to provide a reasonable compensation for any losses; this includes the compensation payment for loss of material, property, social, economic and psychological damage. Also, compensation for transportation of goods should be given to all those evicted be it leasehold or freehold. Importantly, economic damage of projects should be assessed early on and compensation be made at full replacement cost considerate of the market value at the given time (World Bank 2004, International Finance Corporation 2012), since livelihood activities people undertake are



significant providers to their well-being (Smyth and Vanclay 2017).

### 4.6.2 Transition stage

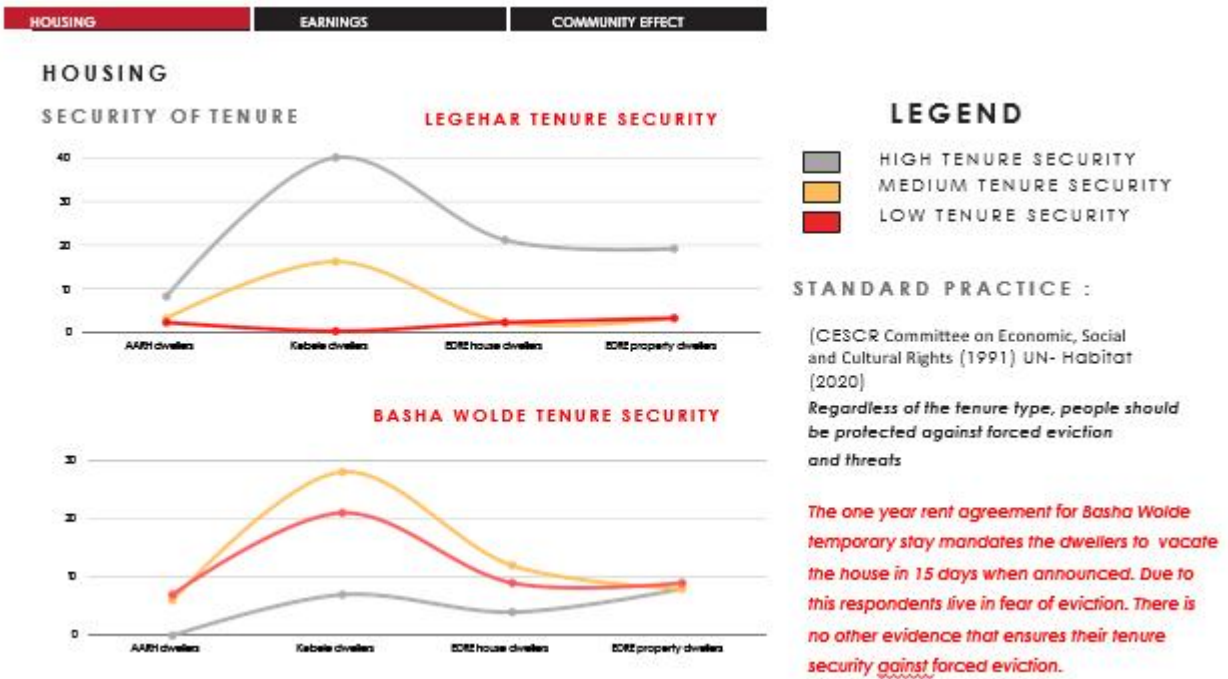
Various scholars discuss the likely circumstances of this stage as: its temporality is often a promise than reality because people aren't allowed to return back when project is completed (Cernea 1993), and it's the uncertain stage of resettlement because it has no definite time span and/or the given time span could vary from what is promised by governments (Li, Ham and Kleinhaus 2019).

### 4.6.3 Outcome of Basha Wolde condominium temporary resettlement

There are various literatures that discuss the outcomes of resettlement; Davidson and others grouped resettlement consequences into four as: i) housing and other living expenses, ii) employment and earnings, iii) community effects, and iv) other costs such as rehabilitation measures and assistances (Davidson et al., 1993). Similarly, Kleinhans and Kearns (2013) affirm that the outcomes of resettlement could be in the housing, economic, social and psychological dimension pointing out that these outcomes are affected by the contrast between their pre-relocation and post-relocation neighborhood. Thus, it is important that a temporary accommodation is adequate enough so that the relocatees well-being is at least maintained which otherwise is to face impoverishments (Amnesty International 2012).

#### 4.6.3.1 Tenure security

CESCR (1991) explained security of tenure with respect to adequate housing as: regardless of



the tenure type, people should be protected against forced eviction and threats.

Tenure security could be ensured when there is evidence of documentation that attests secure tenure and when protection from forced evictions is actually observed (UN-Habitat 2020).

#### 4.6.3.2 Access to service and infrastructure

House adequacy can further be understood with respect to accessibility to services and infrastructure. CESCR (1991, 8b) explains that, being adequate includes access to infrastructure and services which otherwise the housing will be considered inadequate. This is due to the basicity of the provisions in determining people’s well-being for they affect ambition and

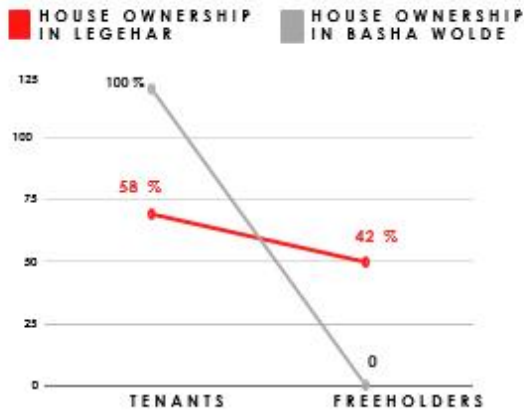


capability of individuals in pursuing what they want (Smyth and Vanclay 2017).

#### 4.6.3.3 Affordability

The adverse effect of displacement is commonly felt by low income people for they suffer from increased rent price (Kleinhans and Kearns 2013).

## AFFORDABILITY HOUSEHOLD OWNERSHIP



OF THE 58% WHO WERE TENANTS IN LEGEHAR

11% paid a rent price that is between 100.00 ETB - 350.00 ETB  
89% paid a rent fee that is below 100.00 ETB

OF THE 100% WHO BECAME TENANTS IN BASHA WOLDE

31.9% pay 353 ETB for a studio housing unit  
68.1% pay 471 ETB for the one bedroom housing unit

With respect to income, rent price fall in the range between  
Legehar- 0.06%-3.6% and Basha wolde- 2.07%-35.3%

The market value for studio and one-bedroom unit in Addis Ababa is between 8000 ETB - 13,000 ETB respectively. The house is subsidized by about 20 fold for relocatees; which could count as a resettlement assistance for the relocatees.

#### 4.6.3.4 Site related earnings

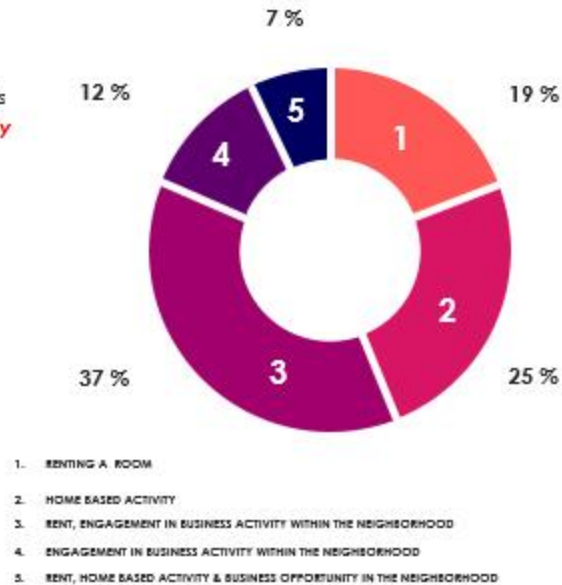
In actual fact, displacement is continually a disruptive process with acute problems being loss of jobs and site related earnings (Cernea 1988, 1993). International Finance Corporation (2012) elaborates this as: wage-based and enterprise-based livelihoods are the challenges that are difficult to maintain for they are commonly tangled to a particular location.

## EMPLOYMENT AND EARNING

Legehar provided earnings for **47.9%** of respondent's household that included **renting, home-based activity and engagement in business opportunity.**

**Respondents' economic activities and earnings were tangled to Legehar which discontinued after resettlement.**

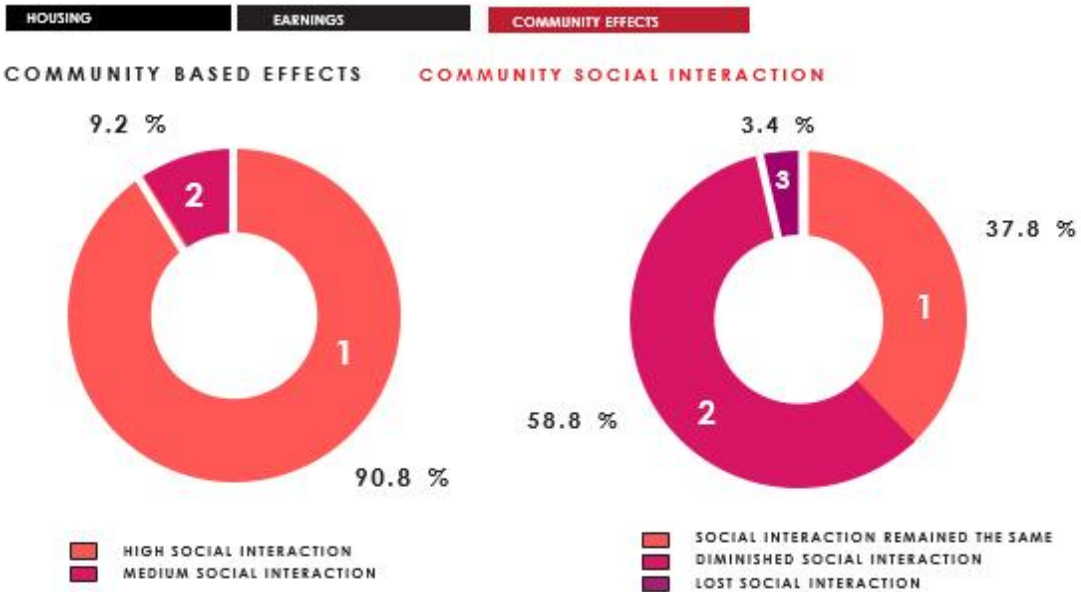
**This affected their livelihood in profound ways as they are additionally incurred with increased rent price beside losing earnings.**



Goetz (2013) explains that displacement from public housing has no apparent positive outcome on employment and earnings of people causing greater economic insecurity, at least in the short term. Thereupon, Smyth and Vanclay (2017) point towards the significance of laboring situation of people and the livelihood activities they depend on in contributing to their well-being.

#### 4.6.4 Community

Cernea (1988) discusses that the effect of displacement is a socio-cultural process that disorganizes communities and breaks up social ties. Smyth and Vanclay (2017) add onto this by stating the essence of exhaustively considering communities in redevelopment and resettlement activities; since the well-being of HHs largely depends on community and networks within it.



*The social interaction intensity is reduced. However, the attempt to accommodate them together is encouraged for it enabled a continued social tie even after resettlement.*

#### 4.7 Summary

LRP comprises two separate projects: Legehar condominium housing project and Eagle Hills project of La Gare. These separate projects are yet similar in their approval approach. Eagle Hills, a Dubai based property developer, has embarked on the property market of Addis Ababa by revealing La Gare project in a top-down manner from the PMO: a mixed use development plan that comprises more than 4000 apartment houses, commercial, and recreational amenities on an area of 36ha with which the Ethiopian government takes a share of 27% of the project in the form of revenue as the project gets operational. This project is expected to displace approximately 1600 households. A PPP plan was envisioned to develop a social housing for the existing dwellers within the master plan of Eagle Hills project of La Gare. However, the plan to provide social housing within Eagle Hills project site is unclear regarding how it had to or how it will take place. This project is assumed to have contributed to the conception of a condominium housing project that is initiated and approved by the mayor at the time, to be developed across the street of Eagle Hills project site. The objective of the condominium project is to accommodate those existing dwellers that are to be displaced from Eagle Hills and the condominium housing project sites. This project didn't take account of Legehar's LDP which

designates a transport hub for the chosen condominium housing project site. Equally, it didn't engage the community and the responsible administrative stakeholders of Addis Ababa's redevelopment works: precisely AACGPDC and AALDURA. Nonetheless, these administrative stakeholders implemented the commands that came from the mayor's office. Moreover, the legislations of compensation and PPP that were effective by the time of the project's approval weren't taken into account. All these contributed to the conception of displacement.

To make ways for the implementation of LRP, the mayor initiated and approved displacement with temporary resettlement to Basha Wolde condominium. At the start, the condominium housing project was planned to be implemented in two phases to minimize large scale displacement. Phase I covers an area of 5.56ha where 10 blocks of condominium are to be built by utilizing the vacant land of EDRE and clearing its warehouses along with the dwellings adjacent to it. In addition, phase II has 12 blocks and covers an area of 7.64ha which begins after the temporary relocatees in Basha Wolde condominium and existing dwellers from Eagle Hills project site are permanently accommodated in the completed units of phase I condominium blocks. But later, this plan was altered. AAHDAB presented the final neighborhood plan in which 13 blocks of condominium sit on an area of 7.07ha where they are all to be built at once. On the ground; 3 blocks are delayed due to encounters to resettle and accommodate existing dwellers, another 3 blocks are delayed due to cases with contractors, while the rest 7 blocks have begun sub-structure construction. But, the entire project is paused in the year 2021/2022 due to financial constraints.

Overall, to pave ways for LRP, a total of 170 households are temporarily relocated from Legehar to Basha Wolde condominium where RAP wasn't formulated for it. This temporary resettlement is carried out in 4 different times which in sequence is: 19 households from AARH properties, 36 households from EDRE properties, 35 households from EDRE built houses, and 85 households from Kebele housings. To accentuate, those from AARH are from Eagle Hills project site while those from EDRE and Kebele housings are from the condominium housing project site. With regard to the happenings at pre-demolition stage: (i) notification of expropriation order in writing form is only given to AARH households and not to Kebele and EDRE households: a prescribed

time of 60 days was given to 3.4% of AARH respondents, 30 days was given to 7.6% of AARH respondents, 42% of respondents from EDRE properties were given below 30 days, while 47.1% of kebele respondents aren't given any definite time and left Legehar after more than 90 days; (ii) consultation was only held with Kebele households and not with AARH and EDRE households. A stance was made by the administration that relocatees from AARH and EDRE properties are all to be given one-bedroom housing units while a household size of 5 was set for Kebele relocatees, i.e. those with household size of 5 and below are to be given studio housing units while those above 5 will be given one bedroom housing units; (iii) transportation, economic loss and resettlement compensation is not given to all relocatee households, (iv) resettlement assistance and measures aren't made, and (v) good location of the resettlement site; for it has access to employment opportunities, infrastructure and service provision. All in all, what's mentioned in the proclamation of landholding expropriation regarding potentially affected people isn't put into practice.

With respect to the outcome of the temporary resettlement; 74.8% of the respondents revel in the modern lifestyle within Basha Wolde condominium, due to benefitting with: access to service, infrastructure, private toilet and kitchen. Yet on the other hand, shortcomings are encountered by 53.8% of respondents household due to narrow space size of their housing units in relation to their former dwelling. This subjected respondent's to removing house items, and/or multi-use of rooms, and/or using condominium corridor to store items. Moreover, all relocatees, including the 71 households who were freeholders in EDRE properties, have become tenants in Basha Wolde condominium. To bring to the fore, 62.5% of the respondents from kebele housing pay a monthly rent price of ETB 353.00 for a studio housing unit while 37.5% of the respondents from kebele housing, 100% from EDRE properties and 100% from AARH pay a monthly rent price of ETB 671.00 for one bedroom housing unit. With respect to respondents HH income in Basha Wolde condominium, these rent prices fall in the range between a minimum of 2.09% and maximum of 35.3%. On top of these, the income of 33.6% of the respondents household has decreased due to loss of site related earnings of Legehar which was their main source of income: by renting rooms, and/or performing home based activities, and/or engagement in business activities of Legehar. In regards with tenure security, 16% of the respondents feel high sense of tenure security for Basha

Wolde condominium, 45.4% feel medium sense tenure security while the rest 38.7% are insecure. The reasons are: the hurried process they went through since the pre-demolition stage and the agreement they have made with Arada sub city concerning the units they are given. To highlight, the one year agreement mandates the temporary dwellers to vacate the Basha Wolde house within 15 days after an announcement is made, putting respondents in either fear of eviction and uncertain of their future or lesser sense of tenure security. Lastly, the social interaction amongst Legehar relocatees in Basha Wolde condominium has remained the same for 37.8% of the respondents, while it is minimized for 58.8% of the respondents and dismantled for the 3.4%. For the latter two, the reasons are dispersal among blocks and/or some haven't yet been resettled from Legehar.

## **CHAPTER 5: CONCLUSION AND RECOMMENDATION**

### **5.1 Conclusion**

In conclusion, the analysis of the research finding indicates how displacement and temporary resettlement practices take place to execute urban redevelopment projects. As part of LRP, Legehar condominium housing project is a separate project that relates to Eagle Hills project for its conception. This relation directly or indirectly relies on the aspects of the approval approach of Eagle Hills project: (i) the investment plot is the location choice of Eagle Hills and not the suggested plot by AACGPDC, (ii) the investment project sidestepped legal framework and LDP of Legehar, (iii) the investment project sidestepped stakeholders of redevelopment and is facilitated and implemented in a top-down manner from the PMO, (iv) the PPP plan to provide social housing for existing residents within Eagle Hills project site is unclear as how it had to take place or how it should take place, and (v) the investment didn't engage the existing community regarding their permanent accommodation. Accordingly, the combined influence of these happenings contributed to the conception of a condominium housing project in Legehar, with the initiation of the mayor. It is constructive that this new condominium housing project is presumed to be an on-site and nearby permanent resettlement site for those existing dwellers from LRP sites. This avoids eviction and/or resettlement to peripheries. However, in a broader sense, Legehar condominium housing project is an unplanned project that sidestepped the legal framework, LDP of Legehar, communities and the major administrative stakeholders of redevelopment. And, the responsible administrative stakeholders had no other role to play than implementing the commands and instructions that came from the mayor's office. Subsequently, to make ways for the implementation of these projects, as per the need of their actors who initiated and/or approved them, two phases of displacement was initiated and approved by the mayor. The first phase of the displacement has taken place with temporary resettlement to Basha Wolde condominium.

The process undertaken for the temporary resettlement to Basha Wolde condominium is disorganized: there is no temporary resettlement policy, expropriation of landholding proclamation wasn't followed and RAP wasn't formulated. In addition, the basic principles and

procedural requirements of development based eviction and displacement weren't followed. To mention, prior to the displacement: (i) an early notice that eviction is under consideration wasn't given to the potentially displaced people, (ii) meaningful consultation and participation isn't secured and/or was only a disclosure of plan, (iii) a prescribed time of minimum 90 days wasn't given to the potentially displaced people, (iv) compensation for encountered losses wasn't made to the potentially displaced people, and (v) the resettlement site is located in close proximity to the redevelopment site with completed housing units and water provision; but, electricity wasn't provided by the time the displaced people moved out from Legehar. During the displacement, the responsible administrative stakeholder didn't deliver a clear information concerning the actions that are to be performed. After the displacement took place, the relocatees didn't get resettlement assistance. Further, their engagement and participation in the permanent resettlement process isn't ensured.

In spite of the aforementioned, the outcome of the temporary resettlement is found to be adequate with respect to: (i) location character- because Basha Wolde condominium is found in close proximity to Legehar and is accessible to services and job opportunities; (ii) service and infrastructure availability- because the relocatees are provided with access to electricity, water and services such as school, health and market; (iii) accessibility- because it took account of the needs of physically disabled people; (iv) affordability- because the temporary housing units are subsidized to the relocatees by about 20 fold. The market value for studio and one-bedroom unit in the city is between 8000 ETB- 13,000 ETB respectively. However, relocatees perceive the affordability of their temporary housing as either less adequate or inadequate by comparing it to the former rent price of Legehar house which was between 3 ETB- 350 ETB. And (v) habitability- because relocatees are benefited with housing units that have private toilet and kitchen thus avoids health threats that could result from sanitation; equally, the temporary housing units of most of the relocatees have adequate space for it is similarly wide or wider than their former house. Moreover, the temporary housing unit is less adequate with respect to: (i) tenure security- because relocatees perceive the tenure security of their temporary housing as less adequate because they aren't safeguarded by legal protection against forced eviction from their temporary house and they aren't given any certification that attests secure tenure of their

temporary housing unit until their return. Nonetheless, government housing units rental situation in Addis Ababa is long-known to be secure and reliable. And (ii) cultural adequacy- because relocatees perceive the cultural adequacy of their temporary housing as less adequate because it didn't take account of relocatees custom and cultural identity in its development. However, it is a constructive attempt that the government accommodated the relocatees together which also has preserved their social interaction. This shows that the outcome of the temporary resettlement is encouraging in light of relocatees well-being in terms of adequate housing.

In sum, displacement and resettlement practices that take place in response to actor initiated and enforced urban redevelopment projects are unplanned and insensitive of the rights of inhabitants in resettlement planning.

## **5.2 Recommendation**

Based on the major findings, the study outlines recommendations at three stages.

### **5.2.1 At policy stage**

- i. Developing a resettlement policy and temporary resettlement strategy as part of it, by considering the basic principles of resettlement planning and adequate housing.

### **5.2.2 At planning stage**

The planning stage of redevelopment is the crucial level which has an impact on the displacement and resettlement practice. Thus, the following issues have to be taken into account.

- i. Devising a RAP- the resettlement procedures, implementation schedules, and compensation plans should be planned early on to positively influence resettlement
- ii. Ensuring early informed consent and active community engagement in planning and decision making of resettlement works- better results can be achieved when opinions of communities are taken into account.
- iii. Fostering capacity building, employment opportunities and/or resettlement allowance for those wage earners whose income is to be affected by the displacement.
- iv. Inclusion of the responsible administrative stakeholders in redevelopment and resettlement planning and implementation- the engagement and cooperation of stakeholders from the start is highly important to ensure an improved result in the life of

inhabitants for otherwise complications will be encountered at implementation. Further, it helps to extensively plan and respond to the possible effects of redevelopment implementation, i.e. displacement.

- v. Abiding by the legislations of redevelopment- these are what are recognized to be the legitimate ways for the city to undertake redevelopment and resettlement as part of it.
- vi. Awareness of the rationale of LDP- city plans are made with rationality and hence understanding their logic is essential.
- vii. Promoting a better understanding of the gains and losses of approving FDI projects, on the community- the future of the immediate community should be given a thoughtful analysis.

### **5.2.3 At implementation stage**

Existing community could be affected by the implementation of redevelopment projects due to displacement with resettlement. Thus, it is important to:

- i. Ensure regular visits to the temporarily relocated households and providing resettlement assistance
- ii. Consultation of relocatees about the planning and implementation of permanent resettlement and disclosing information to the relocatees about the progress of the condominium housing project

Lastly, further research on processes and outcomes of redevelopment-induced displacement and temporary resettlement should be made to gain further knowledge about the practice.

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## **Annexes**

### **Annex 1: Publishable Manuscript**

#### **ASSESSING THE PROCESS OF REDEVELOPMENT-INDUCED TEMPORARY RESETTLEMENT**

##### **The case of residents displaced from Legehar to Basha Wolde Chilot condominium**

**Tseday Tesfaye Fesseha, Yonas Alemayehu Soressa and Biruk Kebede Geletu**

#### **Abstract**

*Displacement of inner city residents followed by resettlement usually takes place for the implementation of urban redevelopment projects. These projects are either comprehensively planned early on including the plans of resettlement, or otherwise imposed based on the need of the actors who initiated them. The latter context usually encounters complications at implementation and displacement with resettlement proceeds haphazardly. Further, the resettlement could take place as temporary. In Addis Ababa, a redevelopment project that constitutes two separate projects has been underway in Legehar area. For the implementation of these projects, 170 households are displaced and temporarily resettled in Basha Wolde condominium. This paper aims to assess the process of the temporary resettlement as experienced by the relocatees. The research employed case study method and used qualitative and quantitative data conducted through questionnaires. The result of the research disclosed that the relocatees are resettled in 4 phase in which the process didn't follow the procedural requirements of resettlement and the existing legal framework of compensation. Also, there is no temporary resettlement policy and resettlement action plan wasn't devised. The research recommends that a temporary resettlement policy must be formulated with the consideration of basic principles of resettlement planning. Equally, a resettlement action plan should be formulated for every resettlement that is induced by redevelopment projects.*

**Keywords:** *Displacement, temporary resettlement, resettlement process, Legehar relocatees*

## **Introduction**

Urban areas have always been on the process of physical transition which is driven by political, economic, and social reasons (Roberts 2000) . This transition, noted as redevelopment, often leads to the displacement and involuntary resettlement of existing inhabitants from the project site. In practice, the responsible influence for resettlement triggered by urban economic growth is the private sector while it is the government if it is triggered by service and infrastructure improvements, slum upgrading programs and non-urban programs (Cernea 1993). In most cases, actors that commanded a development activity at the start have the upper hand to guide the planning process which during implementation causes controversy between and among stakeholders, including the project affected people; in order to adhere to political and economic objectives (Gomersall 2018). In response to this, resettlement commonly takes place haphazardly in ad-hoc manner (Cernea 1993) imposed by governments on inhabitants; hardly taking account of their interests (Terminski 2013). In addition, the resettlement could sometimes be promised by city officials as temporary (Cernea 1993).

Generally speaking, resettlement is “the result of pressure for other use of land” (Davidson, et al. 1993, 3). It is a consequence of major development programs where the displacement disrupts people’s way of life and production system (Cernea 1988) . These doesn’t mean that resettlement never brings benefits. If properly planned and mobilized with adequate resources: with the engagement of the affected community and consideration of their economic and cultural characteristics, it results in improvements and benefits. (Cernea 1993). Moreover, the principles and procedural requirements of development-based evictions and displacement should be taken into account to ensure the rights of displaced people in resettlement planning. This includes: early informed consent, community consultation and participation, and resettlement assistance (OHCHR 2007, OHCHR and UN-Habitat 2014).

Redevelopment projects usually consist of different stages with different targets in the course of time (Goetz 2013). For this reason, the content of involuntary resettlement also varies over time since changes occur in objectives and complexities of redevelopments, legal frameworks, stakeholders and targeted communities (Kleinhans and Kearns 2013, Li, Ham and Kleinhaus 2019). As Goetz (2013) mentions: time is as an aspect that affects relocatees experiences and

perceptions due to the likely alteration of plans during implementation. In response to this, Li and others mention that: by breaking down the time dimension of resettlement, the sequence of events relocatees go through, their experiences at pre-demolition, transitional and post-relocation stages of resettlement, and the factors that affect their experiences can better be explored and understood. However, studies overlook the pre-demolition and transition stage of resettlement and very few of them focus on the experience of relocatees at the latter stage (Li, Ham and Kleinhaus 2019).

Addis Ababa is a capital city whose development is stimulated by the establishment of the city administration and the introduction of railway transport in the early years of the 20<sup>th</sup> century (Berhe, et al. 2017) which in the course of time became a seat to many international organizations. Due to these, the city is undergoing a high rate of economic growth with its attractiveness to businesses and investments (UN-Habitat 2017) accompanied by large scale redevelopment and resettlement of inner city inhabitants (Hassen and Soressa 2018). Most of the aforementioned circumstances in the first paragraph exist in this city as well. Given the extensive redevelopment and resettlement practices that are trend in the city, one can expect that these circumstances might continue to happen. Recently, a temporary resettlement to Basha Wolde condominium took place between late 2019 and 2020. The rationale of the study is the temporality of the resettlement. It focuses on the pre-demolition and transitional stage of the resettlement with an aim to assess the process of the temporary resettlement.

## **Review of related literature**

### **Displacement**

A number of scholars define displacement in different ways outlining a common objective; i.e. physical departure, deterioration of livelihood, and deprivation of access to resources. To discuss, (Bartolome, et al. 2000) defines displacement as an occurrence in which physical relocation is the major outcome experienced through loss of land, loss of social and economic ties. To Davidson and others, it is the action of being pushed out of a place and/or land where one lives because of market pressure or other forces (Davidson, et al. 1993). Conclusively, displacement can be seen as the outcome of development that imposes technical and economic choices at the

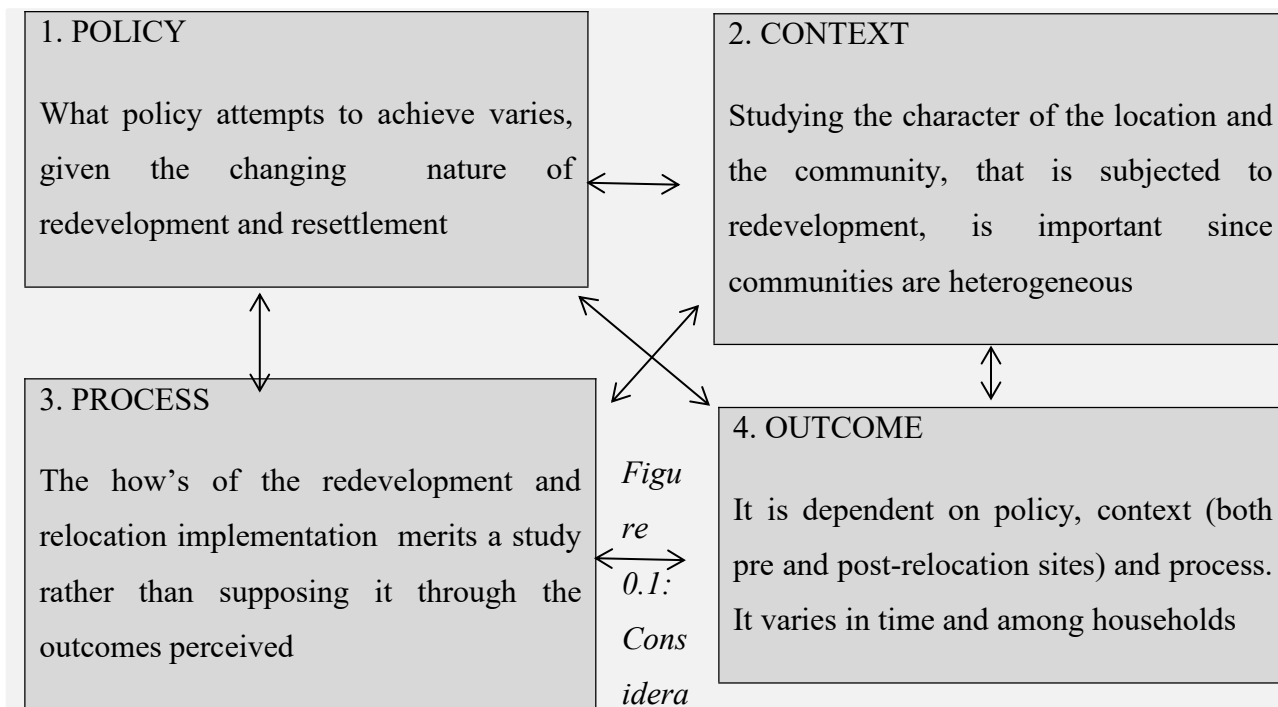
expense of society and environment (Bartolome, et al. 2000); making it a harsh occurrence that violates basic human rights (Terminski 2013).

### **Resettlement**

When defining resettlement, displacement is a principal entity. Terminski (2013) states that, resettlement is a more process related form of displacement that could take place voluntarily or involuntarily. Of these, involuntary resettlement often puts relocatees to encounter risks than opportunities (Cernea 1996) and is thus never the primary objective of development programs but is rather a consequence (Cernea 1997). Davidson and others stress this type of resettlement as “the result of pressure for other use of land” (Davidson, et al. 1993, p. 3) while Cernea similarly opine that “treating resettlement as a mechanism only to get people out of the way of a project has proved to be the cause of untold human misery” (Cernea 1997, p. 22) . Cernea (1996) perceives involuntary resettlement by its implementation approach stating and explaining its two modes of processes; displacement and rehabilitation. Displacement indicates how assets such as land are possessed to make ways for development projects while rehabilitation implies to the “fate of the displaced people” (Cernea 1996, p. 75) as it involves the reconstruction of livelihoods by assisting the displaced people to rebuild their livelihoods; but, the former doesn’t necessarily give rise to the latter. In conclusion, involuntary resettlement in development programs is an occurrence that is levied and dealt by governments on inhabitants; for it lacks community participation and puts inhabitants with no choice than to only agree and accept the land expropriation order (Cernea 1996, International Finance Corporation 2002, World Bank 2004)

### **Considerations in studying processes of resettlement**

When studying redevelopment and resettlement, Kleinhans and Kearns (2013) acclaim the importance of full consideration of policy, context, process, and outcome to avoid researchers biased descriptions.



*Considerations in studying redevelopment and relocation based on (Kleinhans and Kearns 2013)*

In addition to these, time is another consideration that is discussed by quite a few scholars; for it helps understand processes in sequences and relocatees experience. For instance, Li and others discuss that time enables the sequential categorization and comprehension of events in involuntary resettlement; (i) pre-demolition stage is the stage where the ‘to be displaced’ people are informed that they have to move out from their neighborhood but they live in it and isn’t demolished yet, (ii) transitional stage is the stage where the ‘to be displaced’ people become relocatees as they are moved out of their neighborhood and they began to live in a temporary accommodation but are not housed to their final housing yet, and (iii) post-relocation stage is the stage where relocatees have moved into a permanent housing (Li et al., 2019). Likewise, Goetz (2013) mentions time as an aspect that affects relocatees experiences and perceptions due to the likely alteration of redevelopment and resettlement plans during implementation.

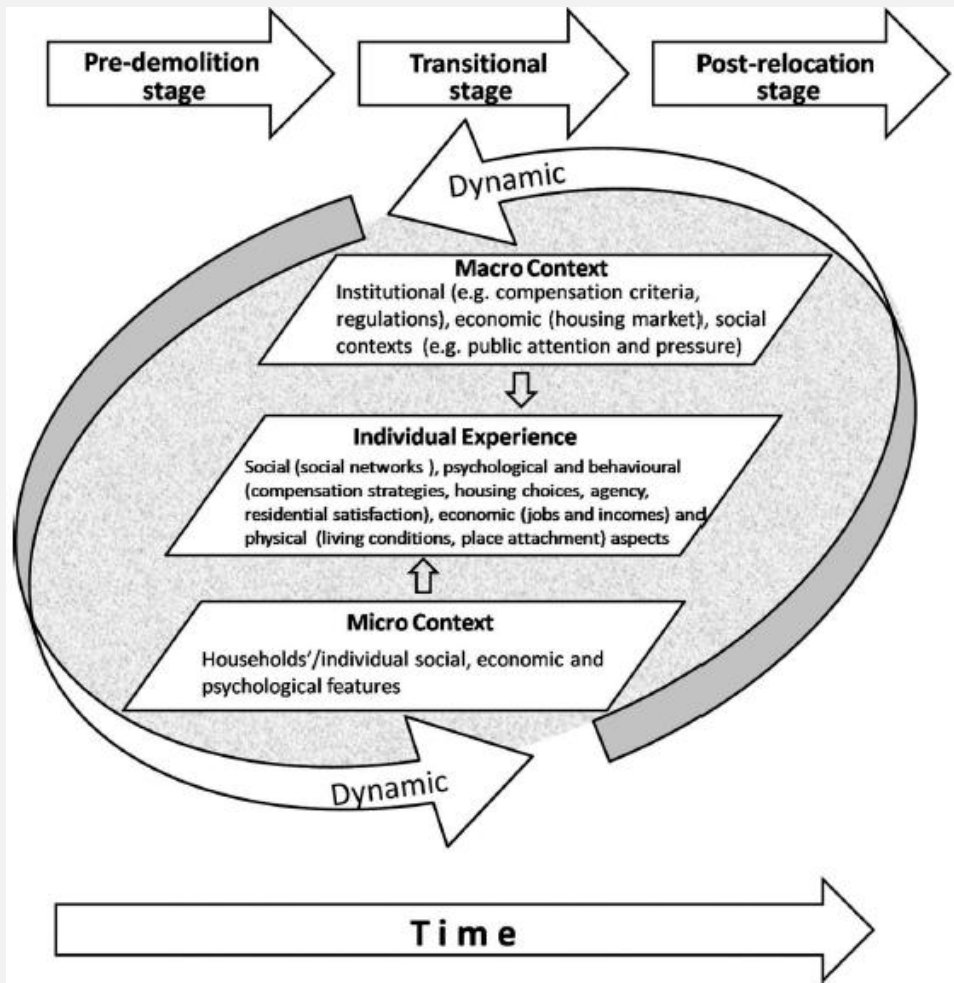


Figure 0.2: Conceptual model for understanding the experiences of relocatees during forced relocation in urban restructuring, (Li et al., 2019)

These sequences of an event, taking place with time, have separate procedural requirements. Human right council of the United Nation condemns the practice of involuntary resettlement by clarifying the steps a resettlement has to follow, the principles of human right to adequate housing, and the importance of human right in resettlement planning; in order to avert impacts and ensure the respect of ones right to adequate housing (OHCHR 2007).

**Prior to eviction**

- Alternatives to eviction should be considered first and if it is inevitable, eviction impact assessment should be carried out
- Appropriate notice should be given to all potentially affected people that eviction is under consideration. This include an explanation on (i) the absence of rational alternative, (ii) comprehensive detail of the proposed alternative and that there will be public discussion on it, and (iii) considered measures to minimize effects of displacement
- The rights of the affected people to full and early informed consent, meaningful consultation and participation should be secured; authorities should in advance (i) effectively disseminate relevant information regarding the development project and its benefits, along with planning and implementation of the resettlement, (ii) facilitate the provision of legal and technical advices for the potentially affected people about their rights and options, (ii) provide opportunities for the potentially affected people, to challenge the displacement decision, to present and/or comment on alternative proposals, and to express their demands
- The relocation site has to be located in close proximity to the original site of the potentially affected peoples' neighborhood. Further, all resettlement measures such as home construction, provision of water and electricity at the relocation site must be completed before the displaced people are moved out from their original neighborhood
- The affected people should be given a minimum of 90 days' notice prior to the relocation date
- Compensation for material and non-material losses, including transportation cost should be made for all the people to be displaced. And as much as possible, communities shouldn't be separated/ dispersed so as to preserve their social interaction

**During eviction**

- Authorities should deliver clear information regarding the actions that will be carried out
- It is mandatory that government officials and representatives be present on the site with

formal identification and authorization, during the happening of the displacement. Likewise, they have to take measures to ensure that nobody is exposed to violence or indiscriminate acts

- Neutral observers should be present during eviction, to ensure that no force, violence and intimidation take place
- Eviction shouldn't take place in festivities, harsh weather, evening, school examination and election periods

#### **After eviction**

- All people faced with involuntary resettlement should gain access to appropriate remedies that include; assistance to those unable to provide themselves such as in livelihood sources and child education, access to legal guidance, assistance and provision for safe and secure return of temporary relocatees, ensuring participation of the temporary relocatees in the planning and management of the return (permanent relocation) process

*Box 7: Principles and procedural requirements to carrying out development based eviction and displacement; based on (OHCHR, 2007; OHCHR & UN-Habitat, 2014) -*

Granted the above notions, it is important to comprehend what meaningful participation should be like. IFC (2012) discoursed that meaningful participation includes early informed consultation and participation of the affected people regarding the displacement, compensation fees, location of resettlement site, housing alternatives, and means of livelihood restoration options so that project impacts are minimized and favorable outcomes are met. And notably, economic damage of projects should be evaluated early on and compensation be made at full replacement cost by considering the market value at the given time (World Bank, 2004; IFC, 2012), because livelihood activities people embark on are important providers to their well-being (Smyth and Vanclay 2017) . To make this work, authorities should set meeting platforms to disseminate information and further allow project affected people to raise questions, receive responses and defy decisions made by authorities (Amnesty International 2012) . Even though consultation is uneasy, costly and time taking at the early stage, it is cost-effective in its outcomes since positive development impacts will be enhanced (Cernea 1993, Amnesty International 2012); or else the

miseries that are observed in many involuntary resettlements will keep on to happening (Ploeg and Vanclay 2017).

## **Contextual review**

### **Legislation on expropriation of landholdings**

FDRE gives the power to expropriate landholding to either woreda or city administration. In view of this, Article 4(1) of FDRE (2005) states that if either of them decides to expropriate a land, it should notify the landholders in writing by indicating the time when the land has to be evacuated and the amount of compensation it pays where the duration of time to evacuate must not in any way be less than 90 days, after the date of compensation payment is made. This proclamation defines a landholder as any individual and organization (government and private) that have legal personality and lawful possession over the land that is to be expropriated.

Furthermore, article 8(4) of the proclamation declares that displacement compensation should be given to those landholders that are to be displaced, even if the property is company owned where this displacement compensation should be equivalent to the estimated annual rent of the house that is to be expropriated. Additionally, in time of no such compensation, they should be accommodated in a house that is owned by the city administration; which is comparable to the expropriated house, for a period of one year and without rent. To this end, the implementation directive of this proclamation states economic loss compensation as; any legal tenant or landholder that is displaced due to expropriation of land for public purpose should be given 5000 ETB to help assist in transportation of goods and 6000 ETB as a compensation for the dismantling of psychological and social ties, until they cope in their new location (AACA 2014). Yet, the proclamation lacks discussions about resettlement in general and how a temporary resettlement has to be carried out.

### **On-site and temporary relocation practice in Addis Ababa**

In late 20thc, an NGO called Red Barna (RBE) conducted upgrading in neighborhoods with in Addis Ababa, including Krikos and Menen. Aiming at children and family welfare, its motif in these areas was to ensure a sustainable development within the community; with the provision of housing, income generating units, saving associations, health and education facilities. In the case

of Kirkos (Woreda 21, Kebele 13), single story blocks of row houses were built in the adjacent Kebele (Kebele 14) to temporarily accommodate dwellers from the site to be upgraded. Likewise, the Menen upgrading project (Woreda 11, Kebele 14) used an open space which was used as a playground; to build temporary shelters for those dwellers whose dwellings were to be demolished for upgrading. This project was done by phase using the temporary shelter as a nearby relocation site until the last block was built on it (Alemayehu 2008).

Another such practice took place in an area called Serategna Sefer (found in Arada sub-city). According to Lemma (2014), during the construction of two blocks of G+4 condominiums in the area, 42 residents chose to temporarily relocate to Tourist condominium site with the notion to permanently resettle on-site upon project completion. However, only 24 residents resettled back while the remaining 18 changed their decision due to the projects' construction delay thus chose to resettle in another condominium site. He further pointed out that, the Tourist condominium site was used as a nearby relocation site for projects that were happening within Arada sub-city.

## **Methods**

The research method chosen for this research is a case study method. Case study is a comprehensive research strategy that investigates a contemporary phenomenon such as a particular event, situation, program and activity within its natural context (Yin 2003). Yin's definition could be related to what Creswell terms as intrinsic case study: "the focus is on the case itself...because the case presents an unusual or unique situation" (Creswell 2007, p. 74). Having this comprehension, case study method is found appropriate for this research because the research focuses on a contemporary redevelopment program that presents an unusual practice.

The research uses both primary and secondary data sources. The different data sources a case study research uses as much as possible, the good case study it becomes (Yin 2003). Of the 6 data sources that are commonly used in case study, this research used four of them. The primary data sources were: (i) interviews- semi-structured and unstructured interviews; The secondary data sources were; (i) documentation- letters, administrative documents such as progress report and internal records, media documents such as newsletters and videos from internet; (ii) archival records- photographs from the internet. Accordingly, to collect the necessary data for the

research: key-informant interview, life-story and questionnaire are used as a data collection technique.

The sampling technique used for this case study research was stratified sampling. As Kothari (2004) explains, this technique is used in a heterogeneous population to seek homogeneity within it, i.e. with formulating parameters to categorize the heterogeneous population, thus forming homogenous groups to what he calls strata further mentioning that the technique results in detailed and reliable data. The sample population was taken from a total of 170 households that are temporarily relocated from Legehar to Basha Wolde condominium. Of these, 80 households are from Kebele housing, 35 households are from EDRE built houses, 36 households are from EDRE properties, and 19 households are from AARH. These are the four strata in which the sample size was drawn from.

The study used Yamane's formula from Yamane (1967) to determine sample size. The researcher assumed 95% level of confidence with 5% margin of error, to avoid redundancy, as the population size is small.

Thus,  $n = \frac{N}{1 + N(e)^2}$ , where "n" is sample size, "N" is total population size, "e" is margin of error

$$n = \frac{170}{1 + 170(0.05)^2}$$

$$n = 119 \text{ households}$$

After determining the sample size, proportional allocation was drawn so that the sample sizes from the different strata remain proportional to the sizes of the strata; with the formula,  $P_i = \frac{n}{N} \left( \frac{N_i}{N} \right)$ , where  $N_i$  represents a strata size and  $P_i$  represents proportion of a strata (Kothari 2004).

In view of this, the following results are reached.

- v. Kebele housing proportion:  $P_1 = 119(80/170) = 56$  HHs
- vi. EDRE built houses proportion:  $P_2 = 119(36/170) \approx 25$  HHs
- vii. EDRE properties proportion:  $P_3 = 119(35/170) \approx 25$  HHs
- viii. AARH proportion:  $P_4 = 119(19/170) \approx 13$  HHs

To analyze the finding, the study used the combination of theoretical propositions and rival hypotheses as a strategy to guide the researcher in determining the type of data to collect and its analysis techniques. With these strategies, the logic model was used as an analysis technique to disclose the sequential events of the temporary resettlement and how it took place. The events were staged with the awareness of cause-effect pattern; where an event at the outset, Eagle Hills project, became the causal event for the next stage, condominium housing project, that turn out to be a stimulus for another outcome, displacement, which then became a causal event for the subsequent outcome, temporary resettlement to Basha Wolde condominium. Accordingly, the events were matched and discussed with theoretically projected events.

Case study discloses events over time and thus presenting events in chronological composition could provide a purpose because presumed casual events must occur linearly over time or otherwise they will be questioned (Yin 2003) . Having this conception, chronological composition structure was used so as to give a good flow of the empirical results with a chain of evidence.

## **Result and discussion**

### **a) Pre-demolition stage**

#### **i) Notification of expropriation order**

This is the stage where relocatees are informed that they have to move out from their neighborhood but they haven't moved out yet (Li, Ham and Kleinhaus 2019). With respect to information dissemination, various organizations such as the OHCHR and Amnesty International mandate that: upon involuntary resettlement, all project affected people should be provided with full information in local language and in writing regarding the time of eviction, compensation and alternative housing (OHCHR 2007, Amnesty International 2012) . Further, the Ethiopian legislation of FDRE (2005) declares that: if a Woreda or city administration decides to expropriate a land, it should notify the landholders in writing by indicating the time when the land has to be evacuated and the amount of compensation it pays.

However, 31.9% of the respondents claimed that the notification was a sudden verbal expropriation order announced by the mayor upon site visit, 42.9% heard through name list

posted in Woreda, 6.7% heard through meetings held with Woreda, 7.6% heard through verbal message sent from the railway corporation, and only 10.9% were given formal letter.

*Table.1: Mode of notification of expropriation order given to respondents*

How were you notified	Frequency	Percent	Valid Percent	Cumulative Percent
AARH gave us a letter	13	10.9	10.9	10.9
Meetings held with the Woreda	8	6.7	6.7	17.6
Name posted in Woreda	51	42.9	42.9	60.5
Upon site visit by the former Mayor followed by sudden announcement that the site has to be incorporated as part of the redevelopment	38	31.9	31.9	92.4
Verbal message informally given from EDRE employee	9	7.6	7.6	100.0
Total	119	100.0	100.0	

Following this, a minimum of 90 days should be given to project affected people to resettle (OHCHR 2007). Equally, FDRE (2005) states that the time to handover landholding shouldn't be in anyway less than 90 days, after the date of compensation payment is made. Nonetheless, the finding shows that 42% of the respondents are given a time that is less than 30 days, only 7.9% are given a period of 30 days, 3.4% are given 60 days while the remaining 47.1% are not given at all.

## **ii) Consultation**

Several literatures discuss the significance of meaningful consultation and participation of project affected people in decision making of redevelopment and resettlement. Ploeg and Vanclay's (2017), in their discussion of HRBAR, explain that the process of resettlement has to be carried out based on the principles of access to information and meaningful consultation of those affected by further enabling them in decision making. This includes early informed consultation and participation of those affected regarding the displacement, compensation fees, location of relocation site, housing alternatives, and means of livelihood restoration options so that project impacts are minimized and favorable outcomes are met (International Finance Corporation 2012). To make this work, authorities should set meeting platforms to disseminate information and further allow project affected people to raise questions, receive responses and defy decisions made by authorities (Amnesty International 2012).

The mayor entitled all dwellers within Legehar and Eagle Hills project sites to be part of LRP by recognizing them as part of the city population who lived in the area for a number of years and hence shouldn't be evicted. It was also learnt that: the mayor, along with other officials, had held a couple of informal discussions with existing dwellers of Legehar by being present in the neighborhood. For instance, a discussion was held outdoors in shaded areas. With this insight, respondents were asked if they were formally consulted out of which 37% avowed that they were consulted while the other 63% aren't consulted at all. The survey shows that the consulted households are all former Kebele tenants while AARH and EDRE households are entirely disregarded. Following this, Kebele residents were asked the content of the consultation. As a result, 86.5% responded that they had freedom of speech and were allowed to raise questions. Of these, 56.8% got answers while the other 43.2% didn't get sufficient answers. 48% of the latter have gone to the Woreda to get responses beyond the meeting; but to no avail for the 75% while the rest 25% claimed that they got answers.

*Table 2: Respondents experience of the consultation*

Project affected people experience of the consultation		Yes	No	Total
Did you have freedom of speech on the Meetings held?	Count	38	6	44
	%	86.5%	13.4%	100.0%
Were you allowed to raise questions on the meetings held?	Count	38	6	44
	%	86.5%	13.4%	100.0%
Did you get sufficient answers for the questions that were raised on the meetings?	Count	19	25	44
	%	56.8	43.2%	100.0%
Did you try to go to the administration and seek answers in another time beyond the meeting?	Count	12	13	25
	%	48%	52%	100.0%
Did you get answers after going to the Administration, beyond the meeting?	Count	3	9	12
	%	25%	75%	100.0%

Moreover, respondents were asked if they were given resettlement preferences and typology choices of their 'to be' permanent resettlement site at Legehar and temporary accommodation at Basha Wolde condominium. To this end, all respondents affirmed that they are neither given typology preferences of their 'to be' permanent resettlement house in Legehar nor their temporary resettlement site with typology preferences. But, 35.3% stated that they were given preferences of either resettling back to Legehar or other sites. Consequently, all chose resettling back to Legehar out of which 19.3% did so because they were told that they will be resettled back, 8.4% chose it because of its centrality and its social life, and 7.6% claim that they were coerced with reasons being there is no replacement Kebele housing despite their choice of Kebele house.

Concerning the allotted house typology, all dwellers of former AARH and EDRE properties affirmed that they are given one-bedroom house typology; with them not given the platform for any consultation. But, former Kebele dwellers are given either studio or one-bedroom housing units based on their HH size; those dwellers with HH size of 5 and below are given studio units while those dwellers having a HH size of above 5 are all given one bedroom units.

Last but not least, relocatees overall satisfaction of the consultation is relatively good as per their statements. 10.9% of the respondents' satisfaction is very good with the reason being; resettling together as per the consultation or else informed that they will all permanently resettle back in Legehar. In addition to the above reasons, freedom of speech during the consultation has made 14.3% of the respondents' feel good satisfaction level. The other 6.7% express the consultation as bad because their opinions and questions are completely ignored while to another 6.7%, the consultation was very bad because of the same reason as those who rated bad.

As Cernea expresses, "treating resettlement as a mechanism only to get people out of the way of a project has proved to be the cause of untold human misery" (Cernea 1997, p. 22) . Despite consultation is uneasy, seemingly costly and time taking at the early stage; it is cost-effective in its outcomes as positive development impacts will be enhanced (Cernea 1993, Amnesty International 2012); otherwise the sufferings that are observed in many involuntary resettlements will persist to happen (Ploeg and Vanclay 2017).

### **iii) Compensation**

To accommodate the existing dwellers, temporary resettlement to Basha Wolde condominium is endorsed on rent basis. This is done with the notion that they will permanently resettle back to Legehar and own a condominium house upon completion of Legehar condominium housing project. Cash compensation payment for property is excluded because the properties which the relocatees lived in Legehar is state owned.

OHCHR (2007) declares that in all circumstances where eviction is unavoidable, the state ought to provide a reasonable compensation for any losses; this includes the compensation payment for loss of material, property, social, economic and psychological damage. Also, compensation for transportation of goods should be given to all those evicted be it leasehold or freehold. Importantly, economic damage of projects should be assessed early on and compensation be made at full replacement cost considerate of the market value at the given time (World Bank 2004, International Finance Corporation 2012), since livelihood activities people undertake are significant providers to their well-being (Smyth and Vanclay 2017).

The local legislation, article 8(4) of FDRE (2005), declares that displacement compensation should be given to those landholders that are to be displaced, even if the property is company owned where this displacement compensation should be equivalent to the estimated annual rent of the house that is to be expropriated. Additionally, in time of no such compensation, they should be accommodated in a house that is owned by the city administration; which is comparable to the expropriated house, for a period of one year and without rent. To this end, the implementation directive of this proclamation, Addis Ababa City Administration (2014), states economic loss compensation as; any legal tenant or landholder that is displaced due to expropriation of land for public purpose should be given 5000 ETB to help assist in transportation of goods and 6000 ETB as a compensation for the dismantling of psychological and social ties, until they cope in their new location. However, the survey revealed that all respondents are neither given compensation money for transportation of goods nor given support money for rehabilitation.

## **b) Transition stage**

Various scholars discuss the likely circumstances of this stage as: its temporality is often a promise than reality because people aren't allowed to return back when project is completed (Cernea 1993), and it's the uncertain stage of resettlement because it has no definite time span and/or the given time span could vary from what is promised by governments (Li, Ham and Kleinhaus 2019).

The temporary resettlement of LRP is carried out in 4 different periods of time; (i) AARH dwellers are phase I relocatees and are relocated in June 2019, (ii) EDRE house dwellers are phase II relocatees and are relocated in late October 2019, (iii) EDRE property dwellers are phase III relocatees and are relocated in early November 2019, and lastly (iv) Kebele house dwellers are phase IV relocatees and are relocated in September 2020. Having this comprehension, respondents were asked the prescribed time they are given for their stay in Basha Wolde condominium. As a result, more than half of the respondents, 63%, declared that they aren't notified about the duration of stay at Basha Wolde condominium. The remaining 37% are verbally informed about the length of time out of which; 5% were prescribed a time of until project completion, while the rest were prescribed a time that ranges from 1 year and 8 months to 5 years.

## **Conclusion and recommendation**

The process undertaken for the temporary resettlement to Basha Wolde condominium is unmethodical that violated the rights of displaced people in resettlement planning. This is because the basic principles and procedural requirements of development based eviction and displacement weren't followed. To mention, prior to the displacement: (i) an early notice that eviction is under consideration wasn't given to the potentially displaced people, (ii) meaningful consultation and participation isn't secured and/or was only a disclosure of plan, (iii) a prescribed time of minimum 90 days wasn't given, (iv) compensation for all encountered losses wasn't made, and (v) the resettlement site is located in close proximity to the redevelopment site with completed housing units and water provision; but, provision of electricity wasn't completed by the time the displaced people moved out from Legehar. During the displacement, the responsible administrative stakeholder didn't deliver a clear information concerning the actions

that are to be performed. After the displacement took place, the relocatees didn't get assistance and access to remedies. Further, their engagement and participation in the permanent resettlement process isn't ensured.

With this conclusion, the research recommends the following.

**a) At policy stage**

Developing policy on temporary resettlement by:

- i. Developing a temporary resettlement policy by considering the basic principles of resettlement planning and adequate housing.

**b) At planning stage**

The planning stage is the crucial level which affects the resettlement that is to be enforced. Thus, the following issues have to seriously be taken into account.

- i. Formulating a RAP whenever a displacement with resettlement is considered.
- ii. Ensuring active community engagement in planning and decision making of redevelopment works with respect for human right- better results can be achieved when opinions of communities are taken into account.
- iii. Fostering capacity building, employment opportunities and/or resettlement allowance for those wage earners whose income is to be affected by the displacement.
- iv. Abiding by the existing legislations of redevelopment that discuss about displacement and compensation
- v. Ensuring discussions with the temporarily relocated households regarding their permanent resettlement.

## **Authors Statement**

We confirm that the manuscript has been read and approved by all named authors and that there are no other persons who satisfied the criteria for authorship but are not listed. We further confirm that the order of authors listed in the manuscript has been approved by all of us.

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## **Annex 2: Protocols**

### **I. Case-study protocol**

#### **1. Outline of the case study**

- Goals (documenting process and consequences of urban redevelopment and resettlement practices in Addis Ababa)
- Case study objectives and questions
- In depth readings and theoretical review about the case under study

#### **2. Data collection procedures**

- Make a direct observation of the case study sites
- Approach the desired departments of the responsible administrative stakeholders by presenting an authorization letters and explaining the objective of the research to seek the potential key informants and source of data; take an appointment and leave with gratitude
- Approach the administrative key informant in a punctual, flexible and kindly manner to give them a sense of concern about the quest of the researcher; hold informal discussion with them to have a general insight about the case and request for any additional useful data (softcopy and/or hardcopy) that might be an input for the research. Lastly, ask their willingness that the researcher shall make a visit again for a semi-structured interview for more detailed input.
- Assign folders on your computer for every administrative stakeholder and organize data accordingly; transcribe the collected data from the informal discussions as soon as possible and scan hard copies, not to miss out on any information.
- Once complete information about the case is gathered from the administrative stakeholders and in-depth readings are made, develop survey questionnaire with basis of this study's questionnaire; beware that the questions are clear and precise so that whoever you wish to assign for the survey interprets it the same me you do.
- Plan the number of survey you wish to ask throughout the day; prepare necessary gadgets and go to the site with the possible energy and motivation you have; approach the respondents in a flexible and kindly manner; present the authorization letter and student ID and explain the objective of the research; ensure that the respondents are willing and

aware of the content of the questionnaire; conduct a pilot survey making sure that each strata is taken into account; leave with gratitude

- Remake the questionnaire and conduct main survey; recruit potential key-informants and ask their willingness for an in-depth interview; leave with gratitude
- Conduct in-depth interview; transcribe the collected data from informal discussions as soon as possible
- In all of this, make sure to take a break for yourself whenever you feel unmotivated for doing fieldwork

### **3. Protocol questions**

- Begin by enlisting the chronological events of the case in a logic model with respect to the conceptual framework; then study the conception of the displacement in detail.
- How is the displacement conceived in light of LRP?
- What are the objectives of Legehar condominium housing project?
- What are the planning and design processes of Legehar condominium housing project?  
Who are the target groups?
- What are the implementation processes of Legehar condominium housing project?
- What are relocatees experiences in the processes undergone for the temporary resettlement to Basha Wolde condominium?
- What are the outcomes of the temporary resettlement in Basha Wolde condominium, within the relocatees household?
- What are relocatees perception of and expectation from Legehar condominium housing project?
- What is the status of Legehar condominium housing project on ground?

### **4. Tentative outline for the case study report**

- II.** enlist the chronological events of the case in a logic model with respect to the conceptual framework and use chronological structure of composition with considerate attention to each event augmented: policy and legal framework that was at effect by the time, conception of the displacement, processes of Basha Wolde temporary resettlement, outcome of the temporary resettlement, and relocatees perception of and expectation from Legehar condominium housing project.

### **III. Survey protocol**

- Before starting the interview, make sure to identify the blocks where the temporary relocatees live in.
- Having identified the blocks, make sure that the HH's to be interviewed are taken from every block with in every floor.
- With respect to the mentioned sampling method (tenure type and housing unit type), the HH's can be selected randomly with in every floor.
- If the randomly selected HH is willing to be interviewed, the interviewer can conduct the interview using the questionnaire.
- If the randomly selected HH is willing to be interviewed, but not at the time, the interviewer shall take an appointment and return at the settled day/time.
- If the randomly selected HH is not willing to be interviewed, the interviewer shall randomly select another HH with in the same floor.
- If the randomly selected HH is not available in two visits, the interviewer shall randomly select another HH with in the same floor.
- If no HH's within a floor are available in two visits, the interviewer shall skip the floor.
- If the interviewee within a HH is not willing to answer a particular question, the interviewer ought to circle the question and write '999' to the left of the question. This is done if the interviewer makes sure that the interviewee has fully understood the question.
- If a particular question is not applicable for an interviewee, the interviewer ought to circle the question and write '222' to the left of the question and can proceed to the next question.



በተጨማሪም መዋቅራዊ ፕላን ላይ ከተቀመጠው የቦታው የመሬት አጠቃቀም (Ⓛ/∅/△ — Ⓢ/○) አኳያ ልማቶቹ ተቃርኖ ስላላቸው ባለድርሻው አካል ከወሰኑ /ከመረጡ አካላት ጋር የነበረው ውይይት እና ድርድር ምን አካሄድ ነበረው? ST

6. በከፍተኛ አመራሮች የተወሰነውን /የተመረጠውን የፕሮጀክቶችን የልማት ቦታ የባለድርሻው አካል (የማጽደቅ ሃላፊነት ካለው) በምን አካሄድ አጸደቀ (በስብሰባ ተወያይቶ በማፅደቅ፣ ኮሚቴ አዋቅሮ በማፅደቅ፣ በአፋጣኝ እንዲጸደቅ በመታዘዝ... ወዘተ) ST

7. በአጠቃላይ ፕሮጀክቶችን በተመለከተ ባለድርሻው አካል ያለው/የነበረው የስራ ድርሻ ምን ይመስላል? ST

8. የፕሮጀክቶቹ አተገባበር እቅድ ምን ይመስላል? ST

9. የፕሮጀክቶቹ ተነሿዎች ስለመነሳታቸው በምን መልኩ ተነገራቸው? ST  
/በደብዳቤ፣ ስብሰባ ጠርቶ በማሳወቅ ..../

10. ከተነሿዎች ጋር የነበሩ፤

- ስብሰባዎች ምን ይዘት ነበራቸው? ST የመወያያ ርዕሶች ምን ነበሩ? ST
- የተነሿዎች ተሳትፎ ምን ነበር? ST (ስለልማቱ ሀሳብ መግለጽ መቻል፣ ያለውን መቀበል፣ ተነስተው ስለሚሄዱበት ቦታ ምርጫ ፍላጎትን መግለጽ)
- አጠቃላይ የተነሿዎች ብዛት (እስካሁን የተነሱ) : \_\_\_\_\_

- የቀበሌ ቤት ተነሿዎች ብዛት : \_\_\_\_\_ የምድር ባቡር ቦታ/ቤቶች ተነሿዎች ብዛት : \_\_\_\_\_ የኪራይ ቤቶች ተነሿዎች ብዛት : \_\_\_\_\_ የግል ቤት ተነሿዎች ብዛት : \_\_\_\_\_




11. ባለድርሻው አካል (የቦታ ማጽዳት ሃላፊነት ካለው) የላገሃር መልሶ ማልማትን ቦታ ለመልሶ ማስፈሪያ መመረጡ/መውሰኑ ስለሆነ ም ቦታው እንዲፀዳ ስለመውሰኑ (S= ↗ ↘ ↙ ↘ ↻ ↺ ↻ ↻ ↻) ባለድርሻው አካል ፣





- የማዘዣ ጥያቄ ማን አቀረበ (ጠቅላይ ሚኒስቴር ቢሮ፣ ከንቲባ ቢሮ፣ ከተማ ማደስ ኤጀንሲ... ወዘተ) ST
- በምን መልኩ ቀረበ (በደብዳቤ፣ በስብሰባ... ወዘተ) ST




12. ባለድርሻው አካል (የቦታ ማጽዳት ሃላፊነት ካለው) በግለሰብ/ ተቋማት ደረጃ ምን ያህል አፍራሽ ግብረሀይል ተሰትፏል ST

13. ባለድርሻው አካል (የካሳ ክፍያ ሃላፊነት ካለው) የካሳ ክፍያ ስራው መቼ ተጀመረ ST

- መሬት በመስጠት የተከፈለ ካሳ ብዛት : \_\_\_\_\_
- ከንዶሚዮም በመስጠት የተከፈለ ካሳ ብዛት : \_\_\_\_\_
- ለእቃ ማጓጓዣ እና ትራንስፖርት የተከፈለ አጠቃላይ የብር መጠን : \_\_\_\_\_

14. ባለድርሻው አካል (የካሳ ክፍያ ሃላፊነት ካለው) የሚከተሉት የምትክ ቦታ አሰጣጥ መመሪያ ምን ይመስላል  ለጥናቱ ይረዳ ዘንድ በ  መውሰድ ከተቻለ 

15. ባለድርሻው አካል (የቦታ ማጽዳት ሃላፊነት ካለው) ቦታውን የማጽዳት ስራው በምን መልኩ እንዲሰራ ተወሰነ (ሁሉንም በአንድ ጊዜ የማጽዳት ስራ፣ በከፊል ወይም በደረጃ የማጽዳት ስራ)  በደረጃ () ከሆነ በስንት ደረጃ () እንዲጸዳ ታቅዷል 

16. የጋራ መኖሪያ የዲዛይን ስራው ምን አካሄድ ነበረው  ባለድርሻው አካል (የጋራ መኖሪያ የመገንባት ሃላፊነት ካለው) ሌሎች የተሳተፉ አካላት ካሉ ተሳትፏቸው በምን መልኩ ነው  በአጠቃላይ የዲዛይን ስራው ምን ይዘት ነበረው 



**EiABC**

Ethiopian Institute of Architecture,  
Building Construction and City Development  
ኢትዮጵያ የኢንፎርሜሽን ሲስተም ስነ-ምግባርና ስራ ስልጠና  
Addis Ababa University  
አዲስ አበባ

**II. Questionnaire for relocatees**

**Housing and Sustainable Development (HASD) Graduate Program Thesis – 2020/2021**

**በባሻ ወልዴ ኮንዶሚኒየም በጊዜያዊነት ለሚኖሩ የለገሀር መልሶ ማልማት የልማት ተነሿዎች የተዘጋጀ መጠይቅ**

በአዲስ አበባ ዩኒቨርሲቲ፤ E=ABC (የቀድሞው ሕንጻ ኮሌጅ) የሁለተኛ አመት የድህረ ምረቃ ተማሪ ነኝ። የመመረቅ ድንጋጌን የለገሀር የጋራ መኖሪያ መልሶ ማልማት ፕሮጀክት ሂደት ላይ እየሰራሁ እገኛለሁ። ለዚህም ጥናት ይረዳኝ ዘንድ ለእናንተ (የለገሀር ጊዜያዊ ልማት ተነሿዎች) መጠይቅ እንደሚከተለው አዘጋጅቻለሁ፡፡

የፕሮጀክቱን ሂደት በጥልቅ ለመረዳት፤ የቤተሰቡ ተጠሪ ሆኖ (ቤተሰቡን ወክሎ) በመልሶ ማልማቱ ሂደት ላይ የተሳተፈ እንዲሁም ስለ ቀድሞ መኖሪያችሁ (ለገሀር ሰፈር) በቂ መረጃ ያለው የቤተሰብ አባል ለዚህ መጠይቅ ምላሽ እንዲሰጥ ተፈላጊ ነው። የመጠይቁ ውጤት ለጥናቱ ትልቅ ግብአት ስለሚሆነኝ ለተዘጋጁ ጥያቄዎች አስፈላጊ ወይን መልስ እንድትሰጡኝ በአክብሮት እየጠየኩ፤ የጥናቱ ቃለ መጠይቁ ለትምህርታዊ አገልግሎት ብቻ እንደሚወጣ በማሰብ የትምህርት ቤት መታወቂያ እና የድጋፍ ደብዳቤ አማካኝነት አረጋግጣለሁ፡፡ ለሚደረግልኝ ትብብር ሁሉ አመሰግናለሁ።

የብሔክ ቁጥር :- \_\_\_\_\_ የወለል ቁጥር :- \_\_\_\_\_ የባሻ ወልዴ  
የቤት ቁጥር :- \_\_\_\_\_

**ክፍል 1: የቤተሰብ ገፅታ**

**I. መጠይቁን የሚመልሰው የቤተሰብ አባል ገፅታ**

1. መጠይቁን የሚመልሰው የቤተሰብ አባል በቤተሰቡ ውስጥ ያለው ማንነት፡ - \_\_\_\_\_

(ምሳሌ፡- አባ-ወራ፣ እማ-ወራ፣ የአባ-ወራ እና እማ-ወራ ልጅ፣ የአባ-ወራ ወይም እማ-ወራ ቤተሰብ ወዘተ)

2. መጠይቁን የሚመልሰው የቤተሰብ አባል ጾታ፡ -  ወንድ  ሴት

3. መጠይቁን የሚመልሰው የቤተሰብ አባል የትውልድ ጊዜ፡ - \_\_\_\_\_

4. መጠይቁን የሚመልሰው የቤተሰብ አባል የትውልድ ቦታ፡ - \_\_\_\_\_

5. መጠይቁን የሚመልሰው የቤተሰብ አባል ከፍተኛ የመደበኛ ትምህርት ደረጃ ምን ድንጋጌ  ST

ሀ. የመጀመሪያ ደረጃ ትምህርት መ. የቴክኒክና መያ

ትምህርት ሰ. ከሁለተኛ ዲግሪ በላይ

ለ. የሁለተኛ ደረጃ ትምህርት ሠ. የመጀመሪያ ዲግሪ

ሸ. ትምህርት ያልተማረ

ሐ. ዲፕሎማ

ረ. የሁለተኛ ዲግሪ

6. መጠይቁን የሚመልሰው የቤተሰብ አባል የስራ ሁኔታ በየትኛው ውስጥ ይመደባል  ST

ሀ. የመንግስት ተቋም ሐ. የግለሰብ ተቋም ሠ. በግሌ

ተባራሪ ስራ ሰ. ስራ የሌለው

II. አጠቃላይ የቤተሰብ ገፅታ

7. በቤትዎ ውስጥ ስንት አባ-ወራ አለ (አግብቶ/ታ እና ቤተሰብ መስርቶ/ታ ግን ሳይወጡ አብሮ ከቤተሰቡ ጋር የሚኖር ካለ ለዚህ መጠይቅ ለብቻው እንደ አንድ አባ-ወራ ይቆጠራል) (ST) \_\_\_\_\_

8. በቤተሰብ ውስጥ ያለ የወንድ ብዛት ስንት ነው (ST) \_\_\_\_\_

9. በቤተሰብ ውስጥ ያለ የሴት ብዛት ስንት ነው (ST) \_\_\_\_\_

10. በቤተሰብ ውስጥ ያለ የእድሜ ደረጃ: -

የእድሜ ክልል	የወንድ ብዛት	የሴት ብዛት	ድምር
ከ 15 ዓመት በታች			
ከ 15 - 64 ዓመት			
65 እና ከ 65 ዓመት በላይ			



(ምሳሌ፡- በብድር፣ ከሃገር ውጪ በሚኖር ሰው ድጋፍ፣ ንብረት በመሸጥ... ወዘተ)

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**ክፍል 2: የቀድሞ ሰፈርን (ለገሀር ሰፈር) የተመለከቱ ጥያቄዎች**

**III. የለገሀር ሰፈር ይዘታ፣ አሰፋፈር፣ ታሪክ እና አጠቃላይ ገፅታ**

21. በለገሀር ሰፈር ለምን ያክል ጊዜ ኖራችኋል  \_\_\_\_\_  
\_\_\_\_\_ ዓመት

22. በለገሀር ሰፈር ትኖሩበት የነበረው ቤት ይዘታው የማን ነበር   
ሀ. የቀበሌ \_\_\_\_\_ መ. የምድር ባቡር የስራ ቦታ ይዘታ  
(ምሳሌ፡- ቢሮ፣ ካምፕ፣ ፍርጎ፣ መጋዘን)  
ለ. የኪራይ ቤቶች \_\_\_\_\_ ሠ. የግል  
ሐ. የምድር ባቡር ቤቶች

23. በለገሀር ሰፈር ትኖሩበት የነበረውን ቤት እንዴት ነው  
ያገኛችሁት (ታሪኩን ቢነግሩኝ)   
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

24. በለገሀር ሰፈር ለምትኖሩበት ቤት ኪራይ የምትከፍሉ ከነበረ፣  
መጀመሪያ በለገሀር ሰፈር መኖር ስትጀምሩ እና ወደ ባሻ ወልዴ  
ከንዶሚኒየም ልትዘወሩ ስትሉ የምትከፍሉት የወር የኪራይ ብር መጠን  
ምን ያክል ነበር

ተ.ቁ	ጊዜ / ወቅት	የወር የቤት ኪራይ መጠን (በብር)
1	መጀመሪያ በለገሀር ሰፈር መኖር ስትጀምሩ ለምትኖሩበት ቤት ትከፍሉ የነበረው የኪራይ መጠን	
2	ወደ ባሻ ወልዴ ኮንዶሚኒየም ልትዛወሩ ስትሉ በለገሀር ሰፈር ለምትኖሩበት ቤት ትከፍሉ የነበረው የኪራይ መጠን	

25. በለገሀር ሰፈር ትኖሩበት የነበረውን ቤት በተመለከተ፣ ከይዘታ መብት አንጻር የሚሰማችሁን የይዘታ ደህንነት በደረጃ እንዴት ትገልጹታላችሁ  ST

ሀ. በጣም ደህንነት ይሰማኝ ነበር ሐ.

ደህንነት አይሰማኝም ነበር

ለ. በመጠኑም ቢሆን ደህንነት ይሰማኝ ነበር

26. የለገሀር ሰፈር ለእርስዎ ምን ልዩ ያደርገዋል  ST

- ሀ. ከተማ መሀል በቤት ባለቤትነት መኖር መቻሉ
- ረ. ሀ እና ለ በ. ለ እና መ
- ለ. ለስራ እድል እና ለስራ እንቅስቃሴ የተመቸ መሆኑ
- ሰ. ሀ እና ሐ ተ. ሀ፣ ለ እና ሐ
- ሐ. ከተማ መሀል በትንሽ / ለአቅማችን ተመጣጣኝ በሆነ የኪራይ ብር መኖር መቻሉ ች. ሀ፣ ለ እና መ
- መ. ጉርብትናው እና አብሮ መኖሩ ሸ. ሀ እና መ
- መ ጎ. ሀ፣ ሐ እና መ
- ሠ. ምንም ልዩነት የለውም ቀ. ለ እና መ
- ሐ ነ. ለ፣ ሐ እና መ

ኘ. ሌላ፣ ግለጽ \_\_\_\_\_

IV. የለገሀር ሰፈር ማረጋገጫ ቤት የይዘታ ስፋት እና የክፍል ገፅታ

27. በለገሀር ሰፈር ትኖሩበት የነበረው ቤት አጠቃላይ የግቢው ስፋት ምን ያክል ነበር  (ለቀበሌ ቤት፣ ለምድር ባቡር ቤት እና ለምድር ባቡር ይዘታ ተነሿዎች) \_\_\_\_\_ ኪ.ሜትር
28. በለገሀር ሰፈር ትኖሩበት የነበረው ግቢ ውስጥ እርስዎን ጨምሮ ስንት አባ-ወራ ይኖር ነበር  (ለቀበሌ ቤት፣ ለምድር ባቡር ቤት እና ለምድር ባቡር ይዘታ ተነሿዎች) \_\_\_\_\_
29. በባቡር ጣቢያ ማንደር ትኖሩበት የነበረው ቤት ስንት ክፍል ነበረው  \_\_\_\_\_

የክፍል አይነት (ስም)	የክፍል ብዛት	የክፍል ስፋት (በኪ.ሜትር)

30. በለገሀር ሰፈር ትኖሩበት የነበረው ቤት ያለው የመፀዳጃ ቤት አጠቃቀም እንዴት ነበር
- U. የግል                      ለ. የጋራ

31. በለገሀር ሰፈር ትኖሩበት የነበረው ቤት ያለው የወጥ ቤት (ኩሽና) አጠቃቀም እንዴት ነበር ST  
 ሀ. የግል ለ. የጋራ

V. በለገሀር ሰፈር መኖሪያ ቤት የመሰረተ ልማት አውታሮች አቅርቦት

32. በለገሀር ሰፈር በምትኖሩበት ጊዜ፣ በቤታችሁ ወይም በግቢያችሁ የነበረው የመብራት አቅርቦት እንዴት ነበር ST  
 ሀ. የግል ቆጣሪ ነበረን እና መብራት ነበረ  
 ለ. የጋራ ቆጣሪ ነበረን፣ የሀይል እጥረት ቢኖርም መብራት ነበረ  
 ሐ. መብራት አልገባልንም ነበር

33. በለገሀር ሰፈር በምትኖሩበት ጊዜ፣ በቤታችሁ ወይም በግቢያችሁ የነበረው የውኃ አቅርቦት እንዴት ነው ST  
 ሀ. የግል ቆጣሪ ነበረን እና ውኃ ነበረ  
 ለ. የጋራ ቆጣሪ ነበረን እና ውኃ ነበረ  
 መ. ውኃ አልገባልንም ነበር

VI. በለገሀር ሰፈር በኖሩበት ጊዜ ቤተሰቡ የሚገለገልባቸው ማህበራዊ አገልግሎቶች

34. በለገሀር ሰፈር በኖሩበት ጊዜ ቤተሰቡ የሚገለገልባቸው ማህበራዊ አገልግሎቶች አድራሻ እና የሚጠቀሙት ትራንስፖርት ምን ይመስላል ST

የ ማህበራዊ አገልግሎቶች አይነት	አድራሻ			የ ሚጠቀሙት ትራንስፖርት
	በለገሀር ሰፈር ውስጥ	በለገሀር ሰፈር አቅራቢያ	ከለገሀር ሀር አቅራቢያ ውጭ	



41. በለገሀር ሰፈር ይኖሩ በነበረበት ጊዜ፣ እዛው ሰፈር ውስጥ ባለ ንግድ ቦታ ወይም አካባቢው በሚያስተናግደው የንግድ እንቅስቃሴ አማካኝነት በሚፈጠር የስራ እድል ስራ የሚሰራ የቤተሰብ አባል ነበር  (ST)

ሀ. አዎ

ለ. አይ

42. ለተ.ቁ 41 መልስዎ 'አዎ' ከሆነ፣ ይሰሩት የነበረው ስራ ምን ነበር  (ST)

43. ለተ.ቁ 41 መልስዎ 'አዎ' ከሆነ እዛው ሰፈር ውስጥ ባለ ንግድ ቦታ ወይም አካባቢው በሚያስተናግደው እንቅስቃሴ አማካኝነት በሚፈጠር የስራ እድል ስራ በመስራት በወር ስንት ገቢ ብር ታገኙ ነበር  (ST) \_\_\_\_\_

44. በለገሀር ሰፈር ይኖሩ በነበረበት ጊዜ፣ ከላይ የተጠየቁትን የገቢ ምንጮች ጨምሮ የቤተሰቡ አጠቃላይ ወርሃዊ ገቢ በአማካኝ ምን ያክል ነበር  (ST) \_\_\_\_\_

45. በለገሀር ሰፈር ይኖሩ በነበረበት ጊዜ፣ ከቤት ኪራይ ውጪ ቤተሰቡ የሚያወጣው ወርሃዊ ውጪ በአማካኝ ምን ያህል ነበር  (ST)

የወጪ አይነት	ዉኃ	ሙብራት	ለምግብ / ወርሃዊ አስቤዛ	ትምህርት ቤት	ትራንስፖርት	ኮንዶሚኒየም ቁጠባ	ድምር
ወርሃዊ የወጪ							



48. በለገሀር ሰፈር የነበረውን ማህበራዊ ትስስር ከጉርብትና እና ቅርርብ አንጻር እንዴት ትገልጹታላችሁ  (ST)
- ሀ. በጣም ቤተሰባዊ እና የጠነከረ ማህበራዊ ትስስር ነበረው
- ለ. በመጠኑም ቢሆን ቤተሰባዊ የሆነ ትስስር ነበረው
- ሐ. ማህበራዊ ትስስር አልነበረም

**ክፍል 3: የለገሀር የጋራ መኖሪያ መልሶ ማልማት ሂደትን የተመለከቱ ጥያቄዎች**

**IX. የለገሀር የጋራ መኖሪያ መልሶ ማልማትን ለተነሹዎች የማሳወቅ እና የመኖሪያ ይዘታን የማስለቀቅ ሂደት**

49. መልሶ ማልማት ስለመኖሩ እንዴት ነዉ መጀመሪያ የሰማችሁት  (ST)

ሀ. በሰው በሰው ሲወራ (ከአስተዳደር በቀጥታ ያልተሰማ)

ለ. በሚዲያ (ቲቪ፣ ሬዲዮ)

ሐ. በሰፈር ውስጥ በድምጽ ማጉያ ሲነገር

መ. ወረዳው በጥሪ ወረቀት አስቸኳይ ስብሰባ ጠርቶን በስብሰባው ላይ በዝርዝር አሳወቅን

ሠ. ቤት ለቤት በተሰጠ ደብዳቤ (መልሶ ማልማቱ ስለመኖሩ እና በልማቱ ምክንያት እንደምንነሳ በሚገለጽ ደብዳቤ)

50. መልሶ ማልማት ስለመኖሩ መቼ ነዉ መጀመሪያ የሰማችሁት (ወር /ዓ.ም)  (ST)

51. ወረዳው የማስለቀቂያ ትዕዛዝ (ማሳሰቢያ) የሰጠችሁ መቼ ነዉ (ወር /ዓ.ም)  (ST)

52. በምን ያክል ጊዜ ነዉ የለገሀር መኖሪያ ቤታችሁን ለቃችሁ እንድትወጡ ወረዳው የማስለቀቂያ ትዕዛዝ (ማሳሰቢያ) የሰጠችሁ  (ST)

53. በባሻ ወልዴ ከንዶሚኒየም ለምን ያህል ጊዜ ነው በጊዜያዊነት እንደምትቆይ የተነገራችሁ  \_\_\_\_\_
54. ለተ.ቁ 53 የጊዜ ገደብ ተነግሯችሁ ከነበረ፣ በምን መልኩ ነው የተነገራችሁ ወይም የተረጋገጠላችሁ  \_\_\_\_\_  
 ሀ. በጽሁፍ በሰፈረ ውል                      ለ. በቃል (በንግግር ብቻ)  
 ሐ. ሀ እና ለ
55. ለተ.ቁ 53 የጊዜ ገደብ ተነግሯችሁ ከነበረ፣ መቼ ነበር የተነገራችሁ ወይም የተረጋገጠላችሁ (ወር/ዓ.ም)  \_\_\_\_\_  
 \_\_\_\_\_
56. የዕቃ ማጓጓዣ እና የስነ ልቦና ካሳ ተከፍቷችኋል  \_\_\_\_\_  
 ሀ. አዎ' ተከፍሎናል                      ለ. አይ አልተከፈለንም
57. ለተ.ቁ 56 መልስዎ “አዎ” ከሆነ የተከፈላችሁ የገንዘብ መጠን ምን ያክል ነው  \_\_\_\_\_

X. የልማት ተነሽዎች ተሳትፎ

58. የለገሀር መልሶ ማልማትን በተመለከተ፣ ስለ ልማቱ ይዘት፣ ስለ ጠቀሜታው እንዲሁም ስለ አጠቃላይ የልማቱ ሂደት ወረዳው ጠርቶ አወያይቷችኋል  \_\_\_\_\_  
 ሀ. አዎ፣ አጠቃላይ የልማት ተነሽዎችን አወያይቶናል  
 ለ. አይ፣ አላወያየንም  
 ሐ. አይ፣ አላወያየንም፣ ያወያየው የልማት ተነሽ ተወካዮችን (ተጠሪዎችን) ብቻ ነው

59. ለተ.ቁ 58 መልስዎ “አዎ” ከሆነ፣ ለመጀመሪያ ጊዜ ወረዳው ስለ መልሶ ማልማት ቤቱ በስብሰባ ያሳወቃችሁ መቼ ነበር (ወር/ዓ.ም)  \_\_\_\_\_

60. ለተ.ቁ 58 መልስዎ “አዎ” ከሆነ፣ ወረዳው ከእናንት (ከአጠቃላይ ልማት ተነሿዎች) ጋር ስንት ጊዜ ስብሰባ እና ውይይት አካሂዷል  \_\_\_\_\_

61. ስለ ለገሀር መልሶ ማልማት ከወረዳው ጋር የተደረገውን ስብሰባ በተመለከተ፣ ሃሳባችሁን በነጻ መግለጽ የምትችሉበት መድረክ ነበር

ሀ. አዎ ለ. አይ

62. ለተ.ቁ 61 መልስዎ “አዎ” ከሆነ፣ ጥያቄዎችሁን ማቅረብ የምትችሉበት መድረክ ነበር

ሀ. አዎ ለ. አይ

63. ለተ.ቁ 62 መልስዎ “አዎ” ከሆነ፣ ለጥያቄዎችሁ በቂ ምላሽ ማግኘት የምትችሉበት መድረክ ነበር

ሀ. አዎ ለ. አይ

64. ለተ.ቁ 63 መልስዎ “አይ” ከሆነ፣ ለጥያቄዎችሁ ምላሽ ለማግኘት ከስብሰባ ባለፈ ወረዳ ወይም ክፍለ ከተማ ሄዳችሁ ጥያቄዎችሁን በድጋሚ አቅርባችሁ ምላሽ ለማግኘት ሞክራችኋል

ሀ. አዎ፣ ሞክረናል ለ. አይ፣ አልሞከርንም

65. ለተ.ቁ 64 መልስዎ “አዎ” ከሆነ፣ ለጥያቄዎችሁ በቂ ምላሽ አግኝታችኋል

ሀ. አዎ ለ. አይ



72. የባሻ ወልዴ ኮንዶሚኒየም ጊዜያዊ መኖሪያ ቤትዎን የምትፈልጉትን የቤት አይነት የምትመርጡት ሁኔታ ተዘጋጅቶ ነበር  ST  
 ሀ. አዎ ለ. አይ

73. ለተ.ቁ 72 መልስዎ “አዎ” ከሆነ፣ የመረጣችሁት የቤት አይነት ምን ድንጋጭ  ST

ሀ. ስቱዲዮ ሐ. ባለ 2 መኝታ

ለ. ባለ 1 መኝታ መ. ባለ 3 መኝታ

74. ለተ.ቁ 72 መልስዎ “አዎ” ከሆነ በባሻ ወልዴ ኮንዶሚኒየም የተሰጣችሁ የጊዜያዊ መኖሪያ ቤት በፍላጎታችሁ መሰረት የመረጣችሁት የቤት አይነት ነው  ST

ሀ. አዎ ለ. አይ

75. ለተ.ቁ 74 መልስዎ “አይ” ከሆነ ቤቶች ልማት ሄዳችሁ የመረጣችሁት የቤት አይነት እንዲሰጣችሁ ጥያቄ አቅርባችኋል  ST

ሀ. አዎ ለ. አይ

76. ለተ.ቁ 75 መልስዎ “አዎ” ከሆነ፣ በጥያቄያችሁ መሰረት የምትፈልጉት የቤት አይነት ተሰጥቷችኋል  ST

ሀ. አዎ ለ. አይ

77. መልሶ ማልማቱን በተመለከተ ከወረዳው እና ከሚመለከታቸው አካላት ጋር የነበራችሁ ውይይትና ተሳትፎ በደረጃ / በነጥብ እንዴት ትገልጹታላችሁ  ST

ሀ. እጅግ በጣም ጥሩ /9 - 10/ መ. መጥፎ /3 - 4/

ለ. በጣም ጥሩ /7 - 8/ ሠ. በጣም መጥፎ /1 - 2/

ሐ. ጥሩ /5 - 6/ ረ. ምንም ግንኙነት አልነበረንም (አልተሳተፍንም)

78. ለተ.ቁ 77 ለምትሰጡት ለየትኛውም መልስ ምክንያቶችህን በግልጽ አብራሩ ST

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XI. ወደ አዲሱ ጊዜያዊ መኖሪያ (ባሻ ወልዴ ኮንዶሚኒየም) ለመግባት የነበረው አጠቃላይ ሂደት

79. የለገሀር ሰፈር መኖሪያችሁን እንዳስረከባችሁ ነው በባሻ ወልዴ መኖር የጀመራችሁት ወይስ ቤት እስኪሰጣችሁ ሌላ ቦታ በመሀል ኖራችኋል ST

- ሀ. ቤቱን እንዳስረከብን ነው ባሻ ወልዴ የገባነው ለ. ለተወሰነ ጊዜ ሌላ ቦታ ተጠግተን ቆይተናል፣ በባሻ ወልዴ መኖሪያ እስኪሰጠን
- ሐ. ለተወሰነ ጊዜ ሌላ ቦታ ተከራይተን ቆይተናል፣ በባሻ ወልዴ መኖሪያ እስኪሰጠን

80. ለተ.ቁ 79 መልስዎ “ለ” ወይም “ሐ” ከሆነ ለምን ያህል ጊዜ ሌላ ቦታ ቆይተዋል ST

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81. የባሻ ወልዴ ጊዜያዊ መኖሪያን በተመለከተ ከአራዳ ክ/ከተማ ቤቶች ልማት ጋር የሚደረገውን ውል ተዋውለው ጨርሰዋል ST

- ሀ. አዎ፣ ቤቱን የተረከብኩት ተዋውዬ ስጪስ ነው
- ለ. አዎ፣ ቤቱን ተረክቤ ከገባሁ በኋላ ነው ተዋውዬ የጪስኩት
- ሐ. ቤቱን ተረክቤ መኖር ጀምራለሁ፣ ግን በአስተዳዳሪዎ ምክንያት እስካሁን ተዋውዬ አልጪስኩም



ሐ. የጋራ

86. በባሻ ወልዴ ኮንዶሚኒየም የምትኖሩበት ቤት ያለው የወጥ ቤት (ኩሽና) አጠቃቀም እንዴት ነው  (ST)

ሀ. የግል ለ. የጋራ

87. በባሻ ወልዴ ኮንዶሚኒየም የምትኖሩበት ቤት ለገሃር ከኖራችሁበት ቤት ጋር ሲነጻጸር ፣ ምን ጥሩ ጎን አግኝታችሁበታል  (ST)

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88. በባሻ ወልዴ ኮንዶሚኒየም የምትኖሩበት ቤት ለገሃር ከኖራችሁበት ቤት ጋር ሲነጻጸር ፣ ከቦታ አጠቃቀም አንጻር ምን ችግር አጋጥሟችኋል  (ምሳሌ፡- በቦታ መጥበብ ምክንያት የቤት

እቃ ማስወገድ፣ ክፍሎችን ለሌላ ጥቅም ማዋል፣ ክፍሎችን ለተጨማሪ ጥቅም ማዋል ...ወዘተ) \_\_\_\_\_

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**XIII. የባሻ ወልዴ ኮንዶሚኒየም የመሰረተ ልማት አውታሮች አቅርቦት**

89. በባሻ ወልዴ ኮንዶሚኒየም መኖሪያችሁ ያለው የመብራት አቅርቦት እንዴት ነው  (ST)

ሀ. የግል ቆጣሪ ነው ያለን እና መብራት አለ  
ለ. የጋራ ቆጣሪ ነው ያለን፣ የሀይል እጥረት ቢኖርም መብራት አለ  
ሐ. መብራት አልገባልንም

90. በባሻ ወልዴ ኮንዶሚኒየም መኖሪያችሁ ያለው የውኃ አቅርቦት እንዴት ነው  ST

- ሀ. የግል ቆጣሪ ነው ያለን እና ውኃ አለ
- ለ. የጋራ ቆጣሪ ነው ያለን እና ውኃ አለ
- ሐ. ውኃ አልገባልንም

XIV. በባሻ ወልዴ ኮንዶሚኒየም ቤተሰቡ የሚገለገልባቸው የማህበራዊ አገልግሎቶች

91. በባሻ ወልዴ ኮንዶሚኒየም መኖር ሲጀምሩ ለገሃር ይኖሩ በነበረበት ጊዜ የሚገለገሉባቸውን የማህበራዊ አገልግሎቶች ተቋማት (ትምህርት ቤት፣ የጤና ተቋማት፣ ገበያ) ቀይረዋል  ST

- ሀ. አዎ፣ ሙሉ በሙሉ ቀይረናል
- ለ. አዎ፣ በከፊል ቀይረናል
- ሐ. አይ፣ አልቀየርንም

92. ለተቋ 91 መልስዎ “ሀ ወይም ለ” ከሆነ በባሻ ወልዴ ኮንዶሚኒየም መኖር ሲጀምሩ የሚገለገልባቸው የማህበራዊ አገልግሎቶች አድራሻ እና የሚጠቀሙት ትራንስፖርት ምን ይመስላል  ST

የማህበራዊ አገልግሎቶች አይነት	አድራሻ			የሚጠቀሙት ትራንስፖርት
	በባሻ ወልዴ ኮንዶሚኒየም ሰፈር ውስጥ	በባሻ ወልዴ ኮንዶሚኒየም አቅራቢያ	ከባሻ ወልዴ በኮንዶሚኒየም አቅራቢያ ውጭ	
የመጀመሪያ ትምህርት ቤት	ደረጃ			
የሁለተኛ ትምህርት ቤት	ደረጃ			

የ ጤና ተቋማት				
ገበያ				

XV. በባሻ ወልዴ ኮንዶሚኒየም ያለው የቤተሰብ የኢኮኖሚ ገፅታ

93. ከለገሀር ሰፈር ለጊዜው ለቀው ባሻ ወልዴ በመምጣት ፣ በመልሶ ማልማቱ ምክንያት ሥራ ያቆመ የቤተሰብ አባል አለ  ST ሀ. አዎ አለ ለ. አይደለም

94. ለተ.ቁ 93 መልስዎ “አዎ” ከሆነ ያቆመበት ምክንያት ምንድነው  ST

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95. ለተ.ቁ 93 መልስዎ “አዎ” ከሆነ በመልሶ ማልማቱ ምክንያት ሥራ ያቆመ የቤተሰብ አባል ብዛት ስንት ነው  ST

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96. ለባሻ ወልዴ መኖሪያችሁ የምትከፍሉት የወር የቤት ኪራይ መጠን ምን ያክል ነው? \_\_\_\_\_

97. በባሻ ወልዴ ኮንዶሚኒየም እየኖራችሁ ባላችሁበት ጊዜ፣ ከቤት ኪራይ ውጪ ቤተሰቡ የሚያወጣው ወርሃዊ ውጪ በአማካኝ ምን ያህል ነው  ST

የ ወጪ አይነት	ዉኃ	መብራት	ለ ምግብ / ወርሃዊ አስቤዛ	ትምህርት ቤት	ትራንስፖርት	ኮንዶሚኒየም ቁጠባ	ድምር
ወርሃዊ የ ወጪ መጠን							

98. የቤተሰቡ አጠቃላይ ወርሃዊ ገቢ ለገሃር እያላችሁ ታገኙት ከነበረው የተለየ ከሆነ፣ አሁን በባሻ ወልዴ ኮንዶሚኒየም እየኖራችሁ ባላችሁበት ጊዜ ቤተሰቡ የሚገኘው አጠቃላይ ወርሃዊ ገቢ በአማካኝ ምን ያክል ነው  \_\_\_\_\_

**XVI. በባሻ ወልዴ ኮንዶሚኒየም ያለው ማንበራዊ ትስስር**

99. በለገሀር ሰፈር ይኖሩ በነበረበት ጊዜ ይሳተፉባቸው የነበሩት ማህበራዊ ተቋማት ባሻ ወልዴ ኮንዶሚኒየም መኖር ከጀመሩ በኋላ ምን ሁኔታ ላይ ነው ያሉት

- ሀ. ተቋማቱ በፊት እንደነበረው ቀጥለዋል
- ለ. አላውቅም፣ ከለገሃር ስለወጣሁ አባል የነበርኩበትን ተቋም/ ተቋማት ለቅቄያለሁ

100. በባሻ ወልዴ ኮንዶሚኒየም ቆይታዎ፣ አብረው ከለገሀር ሰፈር ከመጡ ነዋሪዎች (ጊዜያዊ የልማት ተነሿዎች) ጋር ያለው ማንበራዊ ትስስር ምን ሁኔታ ላይ ነው ያለው

- ሀ. በፊት እንደነበረው ቀጥሏል
- ለ. ማንበራዊ ትስስሩ ቀንሷል
- ሐ. ማንበራዊ ትስስሩ ተቋርጧል

101. በባሻ ወልዴ ኮንዶሚኒየም ቆይታዎ፣ በፊት ከሚኖሩበት ለገሀር ሰፈር ካሉ ነዋሪዎች (ገና ያልተነሱ) ጋር ያለው ማንበራዊ ትስስር ምን ሁኔታ ላይ ነው ያለው?  ST

- ሀ. በፊት እንደነበረው ቀጥሏል ሐ. ማንበራዊ ትስስር ተቋርጧል
- ለ. ማንበራዊ ትስስር ቀንሷል

102. የለገሀር ተነሿዎች ያልሆኑ በባሻ ወልዴ ኮንዶሚኒየም ከሚኖሩ ነዋሪዎች ጋር ያለዎት ማንበራዊ ትስስር (ቅርርብ) ምን ይመስላል?  ST

- ሀ. ጥሩ መግባባት እና ቅርርብ አለን ሐ. ምንም አይነት መግባባት እና ቅርርብ የለንም
- ለ. መጠነኛ መግባባት እና ቅርርብ አለን

**XVII. በባሻ ወልዴ ኮንዶሚኒየም ያለው የመንግሥት ክትትል እና የልማት ተነሿዎች አጠቃላይ ሃሳብ**

103. በባሻ ወልዴ ኮንዶሚኒየም ቆይታዎ የሚመለከተው የመንግሥት አካል እየጎበኛችሁ ክትትልና ድጋፍ ያደርግላችኋል?  ST

- ሀ. አዎ ያደርግልናል ለ. አይ አያደርግልንም

104. ለተ.ቁ 103 መልስዎ “አዎ” ከሆነ የሚያደርግላችሁ ድጋፍና ክትትል በምን መልኩ ነው?  ST

- ሀ. በገንዘብ ድጋፍ ሙ. ሀ እና ለ ሰ.
- ሁሉም ሠ. ሀ እና ሐ
- ለ. የአይነት (ዕቃ) ድጋፍ ረ. ለ እና ሐ
- ሐ. የስነ ልቦና ድጋፍ

105. ለባሻ ወልዴ መኖሪያችሁ ኪራይ የምትከፍሉ ከሆነ፣ የምትከፍሉት የኪራይ መጠን ለአቅማችሁ ተመጣጣኝ ነው ትላላችሁ?

ሀ . አዎ፣ ተመጣጣኝ ነው ለ . አይ፣ ተመጣጣኝ አይደለም

106. በባሻ ወልዴ ኮንዶሚኒየም መኖሪያ ላይ ቅሬታ አለዎት ST  
ሀ . አዎ አለን ለ . አይ የለንም

107. ለተ.ቁ 106 መልስዎ “አዎ” ከሆነ ቅሬታዎ ምን ድነው ST

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108. ለተ.ቁ 106 መልስዎ “አዎ” ከሆነ ቅሬታዎን ለሚመለከተው አካል አቅርቦዋል ST  
ሀ . አዎ አቅርቦናል ለ . አይ አላቀረብንም

109. ለተ.ቁ 108 መልስዎ “አዎ” ከሆነ ተገቢውን ምላሽ አግኝተዋል ST  
ሀ . አዎ፣ ሙሉ በሙሉ አግኝተናል ሐ . አይ፣ አላገኝንም  
ለ . አዎ፣ በከፊል አግኝተናል

110. በባሻ ወልዴ ኮንዶሚኒየም የምትኖሩበትን ቤት በተመለከተ፣ ከይዘታ መብት አንጻር የሚሰማችሁን የይዘታ ደህንነት በደረጃ እንዴት ትገልጹታላችሁ ST  
ሀ . በጣም ደህንነት ይሰማኝ ነበር ሐ . ደህንነት አይሰማኝም ነበር  
ለ . በመጠኑም ቢሆን ደህንነት ይሰማኝ ነበር

111. በባሻ ወልዴ መኖሪያችሁ ደስተኛ ናችሁ ST  
ሀ . አዎ ለ . አይ

112. ለተ.ቁ 111 ለምትሰጡት ለየትኛውም መልስ ምክንያቶችሁን በግልጽ አብራሩ

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**ክፍል 5: የልማት ተነሽዎች አጠቃላይ ሃሳብ**

**XVIII. የልማት ተነሽዎች ከመልሶ ማልማቱ ምን ይጠብቃሉ እና ያላቸው አጠቃላይ ሃሳብ**

113. የለገሃር መልሶ ማልማት በተመለከተ፣ ያሳለፋችሁት አጠቃላይ ሂደት ፍትሃዊ ነው ትላላችሁ   
ሀ. አዎ፣ ፍትሃዊ ነው ለ. በመጠኑ ፍትሃዊ ነው ለ.  
አይ፣ ፍትሃዊ አይደለም

114. ለተ.ቁ 113 ለምትሰጡት ለየትኛውም መልስ ምክንያቶችሁን በግልጽ አብራሩ

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115. የለገሃር መልሶ ማልማት ለእናንተ (ልማት ተነሽዎች) ምን ጥቅም ወይም ጥሩ ጎን አለው ትላላችሁ

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116. የለገሃር መልሶ ማልማት ለእናንተ (ልማት ተነሿዎች) ምን ጉዳት ወይም መጥፎ ጎን አለው ትላላችሁ ST

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117. መልሶ ማልማቱ ሲያልቅ ወደ ቀድሞው መኖሪያ መንደራችሁ ስለመመለሳችሁ ምን ያክል ተስፋ ታደርጋላችሁ ST  
ሀ. በጣም ተስፋ አለኝ ለ. በመጠኑ ተስፋ አለኝ ሐ. ተስፋ አለደርግም መ. አስቤበት አለውቅም

118. ለተ.ቁ 117 ለምትሰጡት ለየትኛውም መልስ ምክንያታችሁን በግልጽ አብራሩ ST

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119. ወደ ለገሃር ተመልሳችሁ የቤት ባለቤት ስትሆኑ፣ ቤቱን ምን ለማድረግ ታስባላችሁ ST  
ሀ. ራሳችን እንኖርበታለን ሐ. እንሸጠዋለን  
ለ. አከራይተን ሌላ ቦታ እንሄዳለን መ. አላሰብንበትም

120. ለተ.ቁ 119 ላሰባችሁት ሃሳብ ምክንያታችሁን በግልጽ አብራሩ ST

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አ መሰ ግ ና ለ ሁ ①

- በ መጠይቁ የ ተ ሰ በ ሰ በ ው መረ ጃ ት ክ ክ ለ ጅ መሆኑን በ ፊ ር ማዬ

አ ረ ጋ ግ ጣ ለ ሁ ::

ስ ም :-

ፊ ር ማ :-

ቀ ን :-

**III. Questions for life story**

**I. መጠይቁን የሚመልሰው የቤተሰብ አባል ገፅታ**

1. ስም: \_\_\_\_\_

2. ዕድሜ: \_\_\_\_\_

3. የትውልድ ቦታ: \_\_\_\_\_

4. የስራ መደብ: \_\_\_\_\_

ማብራሪያ (ከለገሃር መንደር ወይም መኖሪያ ቤት ጋር የሚገናኝ ከሆነ): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. ወርሃዊ ገቢ \_\_\_\_\_

ማብራሪያ (ከለገሃር መንደር ወይም መኖሪያ ቤት ጋር የሚገናኝ ከሆነ):: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. የቤተሰብ ብዛት: \_\_\_\_\_

ማብራሪያ: \_\_\_\_\_  
\_\_\_\_\_

**II. የለገሃር መኖሪያ እና ለገሃርን የተመለከቱ ጥያቄዎች**

7. በለገሀር ሰፈር ለምን ያክል ጊዜ ኖራችኋል (ST) \_\_\_\_\_

8. በለገሀር ሰፈር ትኖሩበት የነበረው ቤት ይዞታው የማን ነበር (ST) \_\_\_\_\_  
\_\_\_\_\_

9. በለገሀር ሰፈር ትኖሩበት የነበረውን ቤት እንዴት ነው ያገኛችሁት  
(ታሪኩን ቢነግሩኝ)

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10. ለለገሃር መኖሪያ ኪራይ ትከፍሉ ከነበረ የምትከፍሉት የኪራይ መጠን  
ስንት ነበር

11. የለገሀር ሰፈርን እንዴት ትገልጹታላችሁ

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III. **የለገሃር የጋራ መኖሪያ መልሶ ማልማትን እና የባሻ ወልዴ ጊዜያዊ  
መኖሪያን የተመለከቱ ጥያቄዎች**

12. የውጪ አልሚ በለገሃር ላይ ሊያለማ ስለመሆኑ እንዴት ነው መጀመሪያ  
የሰማችሁት

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13. ስለ ለገሃር መልሶ ማልማት (እናንተ በተነሳችሁበት ቦታ ላይ  
ስለሚደረገው ልማት) እንዴት ነው መጀመሪያ የሰማችሁት

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14. ከመንግስት አካላት ጋር በነበረው ምክክር (ለገሃር መንደር ውስጥ/  
መሰብሰቢያ አዳራሽ ውስጥ) ላይ ተሳትፋችሁ ከነበረ ምክክሩ ምን ይዘት  
ነበረው  ምን ተነገራችሁ  የተነሱት ነጥቦች ምን ነበሩ

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15. የባሻ ወልዴ መኖሪያችሁ የቤት አይነት ምን ድን ውጤት ST : \_\_\_\_\_

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16. የባሻ ወልዴ መኖሪያን ከቤቱና ከአካባቢው አንጻር እንዴት አገኛችሁት ST

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17. ወደ ለገሃር መመለስን ተስፋ ታደርጋላችሁ ST ምክንያቶችሁ ምን ድን ውጤት ST

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## Annex 4: Results

### 1. Statistical frequency and cross-tabulation of the 119HHs

Duration of living in Legehar, Legehar specialty, Comparative study of space, comparative study of access to services and HH income, Condominium saving and mode of paying down payment, Site related earnings in Legehar, job loss due to loss of site related earning

Duration of living in Legehar					
		Frequency	Percent	Valid Percent	Cumulative Percent
	1-10 years	18	15.1	15.1	15.1
	11-20 years	28	23.5	23.5	38.7
	21-30 years	22	18.5	18.5	57.1
	31-40 years	25	21.0	21.0	78.2
	41-50 years	23	19.3	19.3	97.5
	51-60 years	3	2.5	2.5	100.0
	Total	119	100.0	100.0	

Legehar neighborhood specialty reasons				
	Frequency	Percent	Valid Percent	Cumulative Percent
1. Sense of house ownership	2	1.7	1.7	1.7
2. Employment and business opportunities	2	1.7	1.7	3.4
3. House affordability	6	5.0	5.0	8.4
4. Social life	14	11.8	11.8	20.2
5. No difference	2	1.7	1.7	21.8
1 and 4	16	13.4	13.4	35.3
2 and 3	3	2.5	2.5	37.8
2 and 4	19	16.0	16.0	53.8

3 and 4	11	9.2	9.2	63.0
1, 2 and 3	2	1.7	1.7	64.7
1, 2 and 4	3	2.5	2.5	67.2
1, 3 and 4	2	1.7	1.7	68.9
2, 3 and 4	34	28.6	28.6	97.5
Other; specify	3	2.5	2.5	100.0
Total	119	100.0	100.0	

<b>Spatial comparison of Basha Wolde house to Legehar house</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
More wide than Legehar house	51	42.9	42.9	42.9
Similarly wide to Legehar house	29	24.4	24.4	67.2
Narrow than Legehar house	9	7.6	7.6	74.8
Very narrow than Legehar house	30	25.2	25.2	100.0
Total	119	100.0	100.0	

<b>HHs primary school usage *transport means while living in Legehar</b>							
			HHs primary school usage location while living in Legehar neighborhood				Total
			Within	In Proximity	Farther than	Don't use	
Transport means for primary school	On foot	Count	32	15	0	0	47
		%	26.9%	12.6%	0.0%	0.0%	39.5%
	Taxi and bus	Count	0	0	6	0	6
		%	0.0%	0.0%	5.0%	0.0%	5.0%
	Service	Count	0	0	2	0	2
		%	0.0%	0.0%	1.7%	0.0%	1.7%
None	Count	0	0	0	64	64	

		%	0.0%	0.0%	0.0%	53.8%	53.8%
Total		Count	32	15	8	64	119
		% of Total	26.9%	12.6%	6.7%	53.8%	100.0%

<b>HHs primary school usage *transport means while living in Basha Wolde condominium</b>							
			HHs primary school usage location upon living in Basha Wolde condominium			Total	
			In Proximity	Farther than	Don't use		
Transport means for primary school	On foot	Count	43	0	0	43	
		%	36.1%	0.0%	0.0%	36.1%	
	Bus	Count	0	2	0	2	
		%	0.0%	1.7%	0.0%	1.7%	
	Taxi and bus	Count	0	7	0	7	
		%	0.0%	5.9%	0.0%	5.9%	
	Private car	Count	0	3	0	3	
		%	0.0%	2.5%	0.0%	2.5%	
	None	Count	0	0	64	64	
		%	0.0%	0.0%	53.8%	53.8%	
	Total		Count	43	12	64	119
			% of Total	36.1%	10.1%	53.8%	100.0%

<b>HHs secondary school usage *transport means while living in Legehar</b>							
			HHs secondary school usage location while living in Legehar				Total
			Within	In Proximity	Farther than	Don't use	
Transport means For secondary school	On foot	Count	15	14	0	0	29
		%	12.6%	11.8%	0.0%	0.0%	24.4%
	Taxi	Count	0	0	2	0	2
		%	0.0%	0.0%	1.7%	0.0%	1.7%
	Taxi and bus	Count	0	0	2	0	2
		%	0.0%	0.0%	1.7%	0.0%	1.7%
	Service	Count	0	0	2	74	76
		%	0.0%	0.0%	1.7%	62.2%	63.9%
	None	Count	0	0	0	10	10
		%	0.0%	0.0%	0.0%	8.4%	8.4%
Total		Count	15	14	6	84	119
		% of Total	12.6%	11.8%	5.0%	70.6%	100.0%

<b>HHs secondary school usage *transport means in Basha Wolde condominium</b>						
			HHs secondary school usage location in Bashawolde condominium			Total
			In Proximity	Farther than	Don't use	
Transport means for secondary school	On foot	Count	12	0	0	12
		%	10.1%	0.0%	0.0%	10.1%
	Bus	Count	0	5	0	5
		%	0.0%	4.2%	0.0%	4.2%
	On foot and bus	Count	0	5	0	5
		% of	0.0%	4.2%	0.0%	4.2%

HHs secondary school usage *transport means in Basha Wolde condominium						
		Total				
	Taxi and bus	Count	2	7	2	11
		%	1.7%	5.9%	1.7%	9.2%
	None	Count	0	0	86	86
		%	0.0%	0.0%	72.3%	72.3%
Total	Count		14	17	88	119
	% of Total		11.8%	14.3%	73.9%	100.0%

HHs health facility usage *transport means while living in Legehar						
			HHs health facility usage location while living in Legehar			Total
			Within Legehar	In Proximity to Legehar	Farther than Legehar	
Transport means for health facility	On foot	Count	45	43	0	88
		%	37.8%	36.1%	0.0%	73.9%
	Taxi	Count	0	0	9	9
		%	0.0%	0.0%	7.6%	7.6%
	On foot and taxi	Count	0	5	2	7
		%	0.0%	4.2%	1.7%	5.9%
	Taxi and bus	Count	0	0	6	6
		%	0.0%	0.0%	5.0%	5.0%
	Bus and train	Count	0	0	5	5
		%	0.0%	0.0%	4.2%	4.2%
	On foot, taxi and bus	Count	0	2	0	2
		%	0.0%	1.7%	0.0%	1.7%
	Taxi, bus and train	Count	0	0	2	2
		%	0.0%	0.0%	1.7%	1.7%

<b>HHs health facility usage *transport means while living in Legehar</b>					
Total	Count	45	50	24	119
	% of Total	37.8%	42.0%	20.2%	100.0%

<b>HHs health facility usage *transport means in Basha Wolde condominium</b>						
			HHs health facility usage location in Basha Wolde condominium			Total
			Within	In Proximity	Farther than	
Transport means for health facility	On foot	Count	13	25	0	38
		%	10.9%	21.0%	0.0%	31.9%
	Taxi	Count	0	13	9	22
		%	0.0%	10.9%	7.6%	18.5%
	Bus	Count	0	0	12	12
		%	0.0%	0.0%	10.1%	10.1%
	On foot and taxi	Count	0	2	3	5
		%	0.0%	1.7%	2.5%	4.2%
	On foot and bus	Count	0	2	5	7
		%	0.0%	1.7%	4.2%	5.9%
	Taxi and bus	Count	0	2	28	30
		%	0.0%	1.7%	23.5%	25.2%
	Private car	Count	0	0	5	5

<b>HHs health facility usage *transport means in Basha Wolde condominium</b>						
		%	0.0%	0.0%	4.2%	4.2%
Total	Count		13	44	62	119
	% of Total		10.9%	37.0%	52.1%	100.0%

<b>HHs market usage *transport means while living in Legehar</b>						
			HHs market usage location while living in Legehar			Total
			Within Legehar	In Proximity to Legehar	Farther than Legehar	
Transport means for market usage	On foot	Count	94	18	0	112
		%	79.0%	15.1%	0.0%	94.1%
	Taxi	Count	0	0	5	5
		%	0.0%	0.0%	4.2%	4.2%
	On foot and taxi	Count	0	2	0	2
		%	0.0%	1.7%	0.0%	1.7%
Total		Count	94	20	5	119
		% of Total	79.0%	16.8%	4.2%	100.0%

<b>HHs market usage *transport means in Basha Wolde condominium</b>							
			HHs market usage location in Basha Wolde condominium			Total	
			Within	In Proximity	Farther than		
Transport means for market usage	On foot	Count	4	7	0	11	
		%	3.4%	5.9%	0.0%	9.2%	
	Taxi	Count	0	6	23	29	
		%	0.0%	5.0%	19.3%	24.4%	
	Bus	Count	0	3	7	10	
		%	0.0%	2.5%	5.9%	8.4%	
	On foot and taxi	Count	0	11	0	11	
		%	0.0%	9.2%	0.0%	9.2%	
	On foot and bus	Count	0	0	7	7	
		%	0.0%	0.0%	5.9%	5.9%	
	Taxi and bus	Count	0	2	44	46	
		%	0.0%	1.7%	37.0%	38.7%	
	Private car	Count	0	3	2	5	
		%	0.0%	2.5%	1.7%	4.2%	
	Total		Count	4	32	83	119

HHs market usage *transport means in Basha Wolde condominium					
	% of Total	3.4%	26.9%	69.7%	100.0%

Monthly rent price (in ETB) respondents paid for Legehar house				
Rent price (in ETB) in Legehar	Frequency	Percent	Valid Percent	Cumulative Percent
Freeholder	50	42.0	42.0	42.0
3.50	2	1.7	1.7	43.7
4.00	3	2.5	2.5	46.2
4.50	3	2.5	2.5	48.7
5.00	8	6.7	6.7	55.5
5.50	2	1.7	1.7	57.1
7.00	6	5.0	5.0	62.2
7.50	2	1.7	1.7	63.9
8.00	4	3.4	3.4	67.2
8.50	4	3.4	3.4	70.6
9.00	5	4.2	4.2	74.8
10.00	2	1.7	1.7	76.5
12.00	3	2.5	2.5	79.0
12.50	3	2.5	2.5	81.5
15.00	2	1.7	1.7	83.2
18.00	2	1.7	1.7	84.9
24.00	2	1.7	1.7	86.6
50.00	3	2.5	2.5	89.1
160.00	4	3.4	3.4	92.4
178.00	2	1.7	1.7	94.1
287.00	2	1.7	1.7	95.8

<b>Monthly rent price (in ETB) respondents paid for Legehar house</b>				
290.00	2	1.7	1.7	97.5
345.00	3	2.5	2.5	100.0
Total	119	100.0	100.0	

<b>HHs total monthly income while living in Legehar</b>				
Rent price (in ETB) in Legehar	Frequency	Percent	Valid Percent	Cumulative Percent
1000.00	3	2.5	2.5	2.5
1500.00	2	1.7	1.7	4.2
1800.00	2	1.7	1.7	5.9
2000.00	7	5.9	5.9	11.8
2500.00	12	10.1	10.1	21.8
3000.00	8	6.7	6.7	28.6
4000.00	10	8.4	8.4	37.0
4500.00	5	4.2	4.2	41.2
5000.00	19	16.0	16.0	57.1
5500.00	2	1.7	1.7	58.8
6000.00	11	9.2	9.2	68.1
7000.00	9	7.6	7.6	75.6
8000.00	11	9.2	9.2	84.9
9000.00	4	3.4	3.4	88.2
10000.00	9	7.6	7.6	95.8
15000.00	2	1.7	1.7	97.5
25000.00	3	2.5	2.5	100.0
Total	119	100.0	100.0	

<b>HHs total monthly income while living in Basha Wolde condominium</b>				
Rent price (in ETB) in Basha Wolde condominium	Frequency	Percent	Valid Percent	Cumulative Percent
900.00	1	.8	.8	.8
1000.00	3	2.5	2.5	3.4
2000.00	13	10.9	10.9	14.3
2500.00	2	1.7	1.7	16.0
3000.00	12	10.1	10.1	26.1
3500.00	3	2.5	2.5	28.6
4000.00	17	14.3	14.3	42.9
5000.00	17	14.3	14.3	57.1
5400.00	3	2.5	2.5	59.7
5500.00	2	1.7	1.7	61.3
6000.00	5	4.2	4.2	65.5
7000.00	9	7.6	7.6	73.1
7500.00	2	1.7	1.7	74.8
8000.00	12	10.1	10.1	84.9
8500.00	2	1.7	1.7	86.6
9000.00	2	1.7	1.7	88.2
10000.00	7	5.9	5.9	94.1
12000.00	2	1.7	1.7	95.8
14000.00	2	1.7	1.7	97.5
17000.00	1	.8	.8	98.3
20000.00	1	.8	.8	99.2
32000.00	1	.8	.8	100.0
Total	119	100.0	100.0	

<b>Did HHs income change because of leaving Legehar</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Yes, income has increased but unrelated to leaving Legehar				
Yes, income has decreased	25	21.0	21.0	21.0
No, it is the same	40	33.6	33.6	54.6
Total	54	45.4	45.4	100.0
	119	100.0	100.0	

<b>Condominium down payment possible options upon allocation</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
Borrowing	24	20.2	54.5	54.5
Financial support from abroad	5	4.2	11.4	65.9
Selling property	3	2.5	6.8	72.7
Borrowing and financial support from abroad	9	7.6	20.5	93.2
We have the financial ability to pay ourselves	3	2.5	6.8	100.0
Don't have a saving	75	63.0	37.0	100.0
Total	119	100.0	100.0	

<b>Home-based activities while in Legehar</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
No engagement	105	88.2	88.2	88.2
Poultry	3	2.5	2.5	90.8
Growing and selling vegetables	3	2.5	2.5	93.3
Gulit	3	2.5	2.5	95.8
Selling ice	1	.8	.8	96.6
Selling injera	2	1.7	1.7	98.3

<b>Home-based activities while in Legehar</b>				
Selling injera and coal	2	1.7	1.7	100.0
Total	119	100.0	100.0	

<b>Business opportunities while in Legehar</b>				
	Frequency	Percent	Valid Percent	Cumulative Percent
No engagement	87	73.1	73.1	73.1
Laboring work in Ashewa Tera	2	1.7	1.7	74.8
Laboring work in Ashewa Ttera and any informal job	2	1.7	1.7	76.5
Coffee shop (nu buna tetu)	4	3.4	3.4	79.8
Cook	3	2.5	2.5	82.4
Doing women hair	2	1.7	1.7	84.0
French fries	2	1.7	1.7	85.7
Gulit	3	2.5	2.5	88.2
Gulit, washing cloth	2	1.7	1.7	89.9
Safety net	3	2.5	2.5	92.4
Selling water with cart	3	2.5	2.5	95.0
Washing cloth, cook	1	.8	.8	95.8
Washing cloth, daily commuting housemaid	2	1.7	1.7	97.5
washing cloth, doing women hair and any labor work	3	2.5	2.5	100.0
Total	119	100.0	100.0	



4. በጊዜያዊነት በኪራይ የተሰጠኝን ቤት በማንኛውም ሁኔታ ለሌላ 3ኛ ወገን ማስተላለፍ እንደማይቻል፣ ድርጊቱን ፈጽሜ ብገኝ ያለምንም ቅድመ ማስጠንቀቂያ ቤቱን ለመልቀቅ ይህን የግዴታ ውል ተቀብያለሁ።
5. በጊዜያዊነት የተሰጠኝን ቤት ምንም አይነት የማቴሪያልና የቅረጽ ለውጥ ሳላደረግ በራሴ ወጪ ቤቱን ከሰጠኝ አካል አስፈቅጂ እድሳት በማከናወን ለተፈቀደው አገልግሎት ተስማምቻለሁ።
6. የተሰጠኝ ቤት እንደራሴ ንብረት በጥንቃቄ የመያዝ ግዴታ እንዳለብኝ ስለቅም በነበረበትረት ሁኔታ የማስረከብ ግዴታ እንዳለብኝ ተስማምቻለሁ።
7. በቤቱ ላይ ሰው ሰራሽና የተፈጥሮ አደጋዎች ቢከሰቱ በ3 ቀናት ውስጥ ለአዲስ አበባ ቤቶች ልማት ኮርፖሬሽን የማሳወቅ ግዴታ ያለብኝ መሆኑን
8. የጋራ ህንጻ አጠቃቀምና አኗኗርን በሚመለከት ባለቤትነት አዋጅ ደንብ እንዲሁም መመሪያዎች የጋራ መኖሪያ ቤት ባለቤቶች ለሚያወጡት መተዳደሪያ ደንብ ተገዥ እንደሆን ግዴታ ገብቻለሁ ለወጡ አዋጅና ደንቦች እንዲሁም መመሪያዎች የጋራ መኖሪያ ቤት ባለቤቶች ለሚያወጡት መተዳደሪያ ደንብ ተገዥ እንደሆን ግዴታ ገብቻለሁ ለወጡ አዋጅና ደንቦች እንዲሁም መመሪያዎች ተገዥ እንደሆን ግዴታ ገብቻለሁ።
9. በስሜ ወይም በትዳር አጋራ ስም የጋራ መኖሪያ ቤት ፣ የመንግስት ቤት፣ የግል ቤት እንደሌለኝ አረጋግጣለሁ። ቤቱን ከተዋዋልኩ በኋላ በስሜ ወይም በትዳር አጋራ ስም የጋራ መኖሪያ ቤት የመንግስት ቤት የግል ቤት በስሜና በትዳር አጋራ ስም ቢገኝ በዚህ ውል የያዘትን ቤት በ10 የስራ ቀናት ውስጥ የማስረከብ መሆኔን ግዴታ ገብቻለሁ።

**አንቀጽ 2**

ለአዲስ አበባ ቤቶች ልማት ኮርፖሬሽን ግዴታ

የአዲስ አበባ ቤቶች ልማት ኮርፖሬሽን በማንኛውም ጊዜ ቢሆን በጊዜያዊነት በቤቱ ውስጥ የሚኖር ግለሰብ የገባውን ግዴታ አክብሮ የሚጠብቅ መሆኑን ለመቆጣጠር ይቻላል።

የአዲስ አበባ ቤቶች ልማት ኮርፖሬሽን በማንኛውም ጊዜ ቢሆን በጊዜያዊነት በቤቱ ውስጥ የሚኖር ግለሰብ የገባውን የውል ግዴታ ያልፈፀመ መሆኑን ያረጋገጠ የ30 ቀናት ማስጠንቀቂያ በመስጠት ውሉን ያቋርጣል።



በጊዜያዊነት ውል በቤቱ ውስጥ የሚኖሩ ግለሰብ ቤቱን በተመለከተ ሊነሱ የሚችሉ ጉዳዮችን ከአዲስ አበባ ቤቶች ልማት ኮርፖሬሽን ጋር በመነጋገር መፍትሄ የመፈለግ ግዴታ አለበት።

ይህ ውል በተዋዋይ ወገኖች ከተፈፀመበት ቀን አንስቶ እስከ አመት/12 ወር ድረስ ብቻ የፀና ነው። ውሉ በየአመቱ መታደስ አለበት ።

በዚህ ውል ላይ አለመግባባት ቢፈጠር በመመሪያ ለኮርፖሬሽኑ ቀርቦ እንዲፈታ ያደረጋል። ጉዳዩ በኮርፖሬሽኑ ካልተፈታ ብቻ ወደ ሚመለከተው ፍ/ቤቱ ጉዳዩን ማቅረብ ይቻላል።

ውል ሰጪ

ስም አቤ ጌዳ ፬፻፺፯  
ፊርማ [Signature]  
ቀን 18-01-2013

ውል ተቀባይ

ስም ደ/ሚ: ገብረ: ቤኑ  
ፊርማ [Signature]  
ቀን 18-01-2013

