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Addis Ababa University
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COMMUNAL FACILITIES:

A study on efficiency of communal building utilization in Public condominium housing
Case Study of Selected Condominium Sites in Addis Ababa

MASTER'S THESIS

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

BY

FITSUM SHAWEL DAGNE

ADVISER

IMAM M. HASSEN

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This thesis is submitted to the Ethiopian institute of Architecture, Building Construction and City Development (EiABC) and to the school of Graduate studies of Addis Ababa University in Partial Fulfilment of all requirement for the Award of degree of Masters in Housing and Sustainable Development

Title of Thesis: Communal Facilities: A study on efficiency of communal building utilization in Public condominium housing

Author : Fitsum Shawel

Date: May, 2016

Approved by Board of Examiners:

Imam M. Hassen <i>Advisor</i>	_____ <i>Signature</i>	_____ <i>Date</i>
Wendwosen Demrew <i>External Examiner</i>	_____ <i>Signature</i>	_____ <i>Date</i>
Bisrat Kifle <i>Internal Examiner</i>	_____ <i>Signature</i>	_____ <i>Date</i>
_____ <i>Chair Person</i>	_____ <i>Signature</i>	_____ <i>Date</i>

Declaration

I declare that, this thesis prepared for the partial fulfilment of the requirements for the degree of **Masters of Science in Housing and Sustainable Development** entitled “**Communal Facilities: A study on efficiency of communal building utilization in Public condominium housing of Addis Ababa**” is my original research work prepared independently by my own effort with the close advice and guidance of my adviser. I also declare that this thesis has not been presented in any university and all sources that I have used or quoted have been indicated and acknowledged by means of complete references.

Fitsum Shawel Dagne

Signature _____

Date _____

Certification

Here with I state that **Fitsum Shawel** has carried out this research work on the topic entitled “**Communal Facilities: A study on efficiency of communal building utilization in Public condominium housing of Addis Ababa**” under my supervision and it is sufficient for submission for the partial fulfilment for the award of MSc Degree in Housing and Sustainable Development.

Imam M. Hassen

Signature _____

Date _____

ABSTRACT

The provision of communal buildings to condominium sites is an attempt to respond to the cultural needs of residents, which is to provide a protected space for residents to perform traditional tasks. Although the provision of communal units is well intentioned, the post-occupation management and use has proven problematic and there remains no overall coherent approach to address it. This thesis investigates the efficiency of utilizations of such communal buildings. The main aim of this research is: to map out the overall conditions of communal buildings, to analyze the quality and performance of communal buildings and to discuss if communal buildings in condominium housing is an efficient option in responding to the socio-cultural needs of the residents and to make a recommendation. The phenomenon is investigated through the analysis of case studies located in three areas. The data are primarily collected through qualitative techniques supplemented by a quantitative technique. The investigation is carried out from the perspective of spatial use, management and residents response and perspective.

Based on the empirical evidence from the case study the following findings are revealed. The study shows that there is a significant change in the design typologies of communal buildings in terms of size, layout or functional accommodations. Slaughtering room, laundry and stores are the common functions provide in communal buildings while some of the rooms in the communal buildings are still locked and unusable. In terms of spatial use, the finding reveals that slaughtering, cooking extensive meals, storing equipments , celebrations, commemorations and mourning are the activities undertaken in communal buildings. Because of inadequacy and lack of operative spaces, residents still perform other different or similar activities on alternative spaces such as open spaces, walkways and corridors. In management, proclamation 370/2003 serve as a legal basis for post-occupancy management of communal buildings. The study also found that most respondents uses the communal building occasionally and the slaughtering room is the most frequently used space. The findings of the survey result reveals that, the respondents were generally dissatisfied with the communal buildings; suggesting that the communal buildings are not meeting their needs and expectations to a reasonable extent. Generally, it is concluded that currently communal buildings in condominiums have a very large room of improvement for further fostering in design and efficient utilization. Major problems, related to both management and design of communal buildings, are revealed and their possible remedy is indicated. Provision of communal building compatible with residents culture, needs and expectations is suggested and design strategies are put forward that lead to a more flexible communal building design with versatile spaces.

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Abbreviations, local terms and general notes

Abbreviations

IHDP	Integrated Housing Development Programme
GHP	Grand Housing Programme
HOA	Home owner's association
AAHDPO	Addis Ababa Housing Development Project Office
POE	Post Occupancy Evaluation
SPSS	Statistical Package for Social Science
UN	United Nations
CSA	Central Statistics Agency
CC&Rs	Covenants, Conditions, and Restrictions
MWUD	Ministry of Works and Urban Development
AACA	Addis Ababa City Administration
MUD	Ministry of Urban Development
PAS	Primary Arterial Street
SAS	Secondary Arterial Street
UOA	Unit Owners Association
PR-	Parcel
B-	Block
EC	Ethiopian Calendar

Selected Local terms

Birr	Ethiopian currency
Chika	Mud and wood construction
Idir	Voluntary burial association
Injera	Ethiopian flat bread
Woreda	An old administrative unit, one level higher than kebele
Kebele	Local government, the smallest administrative unit

General notes

- According to the Ethiopian naming system, for Ethiopians, first names are given in the citations of the text; while first names followed by father's name are given in the reference. In the reference, both first and father's names appear in full.
- To protect the identification of informants, names are either abbreviated or they are referred using their positions in the associations.
- All the pictures are taken by the author.
- Unless specified, all dimensions in the floor plans are in centimetres
- The exchange rate of 1 US dollars (USD) is equivalent to 21.70 Ethiopian birr (ETB) as of May 30, 2016

PART I:

INTRODUCTION & METHOD

CHAPTER 1: INTRODUCING THE STUDY

1.1 Motivation and Relevance

Since 2005 Ethiopia has been implementing a government-led low- and middle-income housing programme in the form of IHDP (The Integrated Housing Development Programme). Within specific projects undertaken on either brown-field sites or slum areas that are cleared and redeveloped. The common characteristic of each project is the type of housing developed, condominium housing, which is a multi-storied housing units where communal areas are jointly owned and managed. Within the programme there are common elements across all individual condominium projects: design typologies, the provision of commercial units and communal buildings. This program has been successful in many respects as it has greatly increased the number of homeowners, and, in parallel, has benefited the housing market by increasing the supply of owner occupied housing and rental units, also built the construction sector's capacity, and address the existing slums and been a significant generator of employment opportunities.

However, there are a number of challenges regarding the quality and design of condominium blocks and the post-occupancy management and monitoring of the housing as there are design problems in terms of the responsiveness of the units and urban design to occupants' needs and activities and the lack of systems in place for post-occupancy engagement on issues such as community cohesion, maintenance of communal areas, and the establishment of community groups and community based management of facilities. The provision of communal buildings to condominium sites was an attempt to respond to the cultural needs of residents, which is to provide a protected space for residents to perform traditional tasks such as slaughtering, hand washing laundry, and cooking extensive meals: activities the housing units themselves cannot accommodate. They are typically freestanding masonry buildings located in the open courtyards. Although the provision of communal units is well intentioned, the post-occupation management and use of the communal buildings has proven problematic and there remains no overall coherent approach to address it.

In all projects this has resulted in significant problems with the management of communal facilities. A study conducted by UNHABITAT revealed the case with the specially designed communal buildings that in many projects they remain unused because their cost was not included in the unit purchase price. While some self-organized resident associations have taken over the ownership and management of these facilities, the majority of them remain locked and thus unusable until agreement between residents and the government is reached.

A number of residents' associations have since bought their communal buildings from the Government. In Arada region alone, 23 communal buildings have been sold to Housing Associations composed of condominium residents (UNHABITAT, 2011). Nevertheless, there remains significant scope to improve the design of the built environment and there is a need to address the post-occupancy issues regarding the ownership and management of communal facilities. These facilities are crucial parts of the built environment and their use should be facilitated.

There have been various researches regarding the IHDP condominium developments. However, researches focusing on the specially designed communal buildings are limited. In fact at the time of this research there was only one research, a master's thesis by Trusew Habtamu (2015), which focuses on how residents use the communal buildings. This research here differs from the earlier thesis by Trusew as it focuses not only the spatial use but includes the post-occupancy management system and issues in detail and incorporates residents' response and perspective. Also the previous thesis was focused on a single case study of Gofa Mebrat Haile condominium while this research expands its spatial scope on three case areas in order to analyze and detail the many similarities and differences of the cases and acquire a better knowledge.

In this thesis, it investigates the efficiency of utilizations of communal buildings in condominium housing. Such types of communal space play an important role in addressing the cultural needs of the residents, as well as provides places for social interaction. The subject efficiency is studied in three dimensions: policy, management and spatial use and performance. In policy dimension, the policy is systematically illustrated from different government sources and documents, and compared and analyzed in view of overseas experiences; in management dimensions, it identifies the critical aspects in management in legal basis, spaces bylaw and rules as well as permission for activities; in spatial use and performance dimensions, a post occupancy evaluation is developed to assess the performance of communal buildings.

1.2 The research approach

The provision of communal building in condominium projects was to address the cultural needs of the residents. This study investigates the efficiency of utilization of those buildings and the subject "efficiency" is studied in terms of these dimensions: Policy, management and spatial quality. In the policy dimension, the policy is systematically illustrated from the government sources and documents and compared to overseas experience. In management dimension, it identifies the critical aspects in management in legal basis, building-by-law and rules as well as permission for activities: in spatial use and performance dimensions, a

post occupancy evaluation is developed to assess the performance of communal buildings.. this study is interested in evaluating such provisions not only in terms of inputs and outputs but also tries to investigate the perception of its users.

1.3 Scope and limitation of the research

The issue of communal facilities in social housing involves a wide range of aspects in a broader context and setting the research boundary limited to a recent contextual practice, where related theoretical and local based background materials are little, is challenging. The aim of this research is to analyze the quality and performance of communal buildings in the condominium housing and discuss if it is an efficient option in responding to the socio-cultural needs of the residents so as to make a recommendation on the design and management of such facilities. The central focus is to investigate the overall condition of the communal buildings and residents response in relation to meeting their needs, expectation and way of life.

Building condominium apartments in Ethiopia is a recent trend especially in a grand scheme. This program (IHDP), is a large scale approach, initiated in 2005, to address the current housing deficit in Addis Ababa and later adopted to the nine administrative regions of the country as a national housing programme. However, the IHDP has been suspended in the regions for a variety of reasons as the condominium blocks have been described as ‘an eye-sore’ in the smaller low-rise provincial towns and demand has been low due to considerably lower purchasing power in the regions than in Addis Ababa (UNHABITAT, 2011). In this regard, this research is limited to both the region of the Addis Ababa city and the time frame of the housing project. In this case, the research only addressed the public condominium housings constructed since 2005. Also In this particular study there were some limitations i.e. availability and accessibility of relevant documents, fear or suspicion of the people to openly give response to some questions and lack of information from the unit owners associations.

1.4 Research objective

The main aim of this research is

- To map out the overall conditions of communal buildings
- To analyze the quality and performance of communal buildings
- To discuss if communal buildings are an efficient option for space provision in terms of the socio-cultural needs of the residents.

The findings of the research are expected to enhance our understanding of the current state

of such communal buildings, the kind of functions and activities performed in those spaces in relation to the unit occupants, who manages the buildings.

1.5 Research questions

As mentioned above there is a need to assess the post occupancy management and effectiveness of such communal facilities in social housing and the contribution in responding to the cultural and traditional activities by the residents. Accordingly, this research intends to answer by raising the following 3 main research questions as its major task:

1. How is the post - occupancy management and function of communal buildings?
2. How well the design respond to the residents need?
3. How is the residents use the communal buildings? and How they prefer to use it?

By addressing these questions, the research expects to reveal the issues involved in the management of the communal buildings, the conditions and performance of the buildings and the preference of the residents on the use these buildings. Thus, the following major issues needed to be investigated to answer these questions.

- Existing condition and spatial arrangement of communal buildings
- Ownership and management of the buildings
- Demographic and property data in the neighborhood of the communal buildings
- permission mechanisms for activities

1.6 Organization of the research

The research is organized in to five parts: part-I, Introduction and research methodology; Part-II, Literature review; Part-III, Background study; Part-IV, Case Studies; Part-V, Findings and Implications. The first part introduces the perspectives from which the study is viewed, the motivation and justification for carrying out the research, its relevance to the challenge on responding to the cultural needs of the condominium residents and the post-occupancy issues regarding the ownership and management of communal facilities in the IHDP housing program with the methodologies used to tackle the research questions. The second part lays out the theoretical basis of the related to the concept of housing, the need to culture specific designs, communal facilities and post occupancy evaluations. A background study used to address the context related research question at the third part. The fourth part is the empirical data incorporating the case studies. Finally the fives part synthesizes the findings from each case studies discusses their implication to the design, practice and policy.

Table 1.1 Thesis Structure

Parts	Chapters	Topic	Brief Contents
I	Chapter 1	Introduction	What? Introducing the study
	Chapter 2	Methodology	How? Research method and approach
II	Chapter 3	Literature Review	What is the knowledge basis? Critical review of theory
III	Chapter 4	Background Study	How is the context? General overview of Addis Ababa , development of the housing program and related communal facilities.
IV	Chapter 5	Evolution of communal building typologies	What is the evidence? Description and analysis of cases
	Chapter 6	Case 1: Gerji pilot	
	Chapter 7	Case 2: Deqe-mehari	
	Chapter 8	Case 3: Bole summit	
V	Chapter 9	Findings and Implications	What are the findings? Cross-case analysis, synthesis of findings and implications
	Chapter 10	Recommendation	

CHAPTER 2: RESEARCH METHODOLOGY

2.1 Introduction

As noted in part 1, this study aims to analyze the efficiency of providing communal building in social housing in response to the various cultures and traditional needs of its residents and view “efficiency” from various dimensions. The provision of such communal buildings are implemented with part of the housing projects with predetermined principles and objectives which in this case is the attempt of accommodating the various traditional activities where the individual housing units cannot accommodate themselves. Based on such understanding the method used in analyzing the communal building efficiency is done “in the form of evaluations by focusing on whether the project had achieved its predetermined objectives or whether the predetermined strategies for achieving the objectives were fully realized” (Yitbarek, 2008). The study also tries to capture and understand the perception of housing spaces in relation to the occupants by focusing on dwellers’ preference of spaces to carry out the activities of the intended communal buildings were to accommodate.

2.2 Choice of method

The case study method has attained routine status as a viable method for doing various researches. According to Yin case studies are the preferred strategy when ‘how’ or ‘why’ questions are being posted, when the investigator has little control over the events and when the focus is on a contemporary phenomenon within some real-life context. Case study research allows the researcher to look at the phenomenon in context. (Farquhar, 2012). Compared to other methods, the strength of the case study method is its ability to examine, in-depth, a “case” within its “real-life” context. First and most important (Shavelson and Townes, 2002, cited in Yin, 2004), the case study method is pertinent when the research addresses either a descriptive question (what happened?) or an explanatory question (how or why did something happen?). Second, the researcher may want to illuminate a particular situation, to get a close (i.e., in-depth and first-hand) understanding of it. The case study method helps the researcher to make direct observations and collect data in natural settings, compared to relying on “derived” data (Bromley, 1986).

Doing case study research is not different in many ways from using other research methods. All methods require reviewing the literature, defining research questions and analytic strategies, using formal data collection protocols or instruments, and writing good research reports (Yin, 2004). However, unlike other methods, case studies call for additional skill on the researcher

part, which is doing data collection and data analysis together. The need to do data analysis while still collecting data produces huge differences compared to using other methods(Yin, 2004).

Case study research is concerned with investigating single or multiple units of study, using familiar research methods for data collection such as interviews or surveys. Case studies are empirical investigations, in that they are based on knowledge and experience, or more practically speaking involve the collection and analysis of data. By circumscribing the area of a study to a small number of units, the case study researcher is able to look in depth at a topic of interest or phenomenon. This small number of cases contrasts with large samples that feature in survey research(Yin, 2009).

The first step, in doing a case study research, is to define the “case” to be studied in this case “ The efficient utilization of Communal buildings in IHDP condominium housing”. based on this case, specific research questions are developed and literatures are reviewed. However, a virtue of the case study method is the ability to redefine the “case,” after collecting some early data (Yin, 2004) enabling the researcher to review a slightly different literature and possibly to revise the original research questions.

The second step is deciding whether to do a single case study or a set of case studies(Yin, 2004). A case study can be designed as a single-case study (holistic) or multiple-case study (also known as multi-case study). These two types can further be subdivided into two groups based on the inclusion of a single unit of analysis (holistic case) or multiple units of analysis (embedded cases) (Yin, 1994). Multiple-case study is usually designed in two ways: for comparison purposes (ibid) or for a better understanding of a phenomenon, without comparing the cases but by extracting diverse or similar evidences from them (Stake, 1998). In this study, multiple-case study is used to enhance a better understanding of the problems

A third step involves deciding whether or not to use theory development to help to: select the case(s), develop the data collection protocol, and organize initial data analysis strategies. For this research initial theoretical perspectives on the role of HOA in the Management of Condominiums, building quality performance tool and spatial qualities were reviewed.

2.3 Selection of study cases

This research is focused on the condominiums built in the Addis Ababa city. To this regard, almost all of the projects identified as possible candidates for investigation. Since there is no document regarding the functionality of communal buildings in the various IHDP projects, personal exploration of these projects needed to shortlist the best cases. In order to select the case study areas these criteria were presented first.

- The pilot project
- Geographic variation (Condominium sites constructed on expansion, Infill and renewal areas)

Based on these criteria those case areas, namely Bole Gerji, Deqe-mehari and Bole Summit were finally selected for investigation. The first case study area selected is the Bole Gerji. this study area is selected as it was the first condominium project to be constructed in Ethiopia. Deqe-mehari Condominium site was selected as it was constructed as infill in the inner city which is located in Lideta Sub-city Woreda 10 around Teklehaimanot area while the Bole Summit condominium site fill the criteria of expansion area location. Since lately constructed condominiums on renewal site doesn't include communal buildings, a study site couldn't be selected.

2.4 Type of data

The research design involves both qualitative and quantitative approach. In qualitative approach, literature and policy papers concerning both local and overseas communal buildings policy and management will be reviewed. In quantitative approach, the research design aims at collecting demographic and site data for an empirical research. The steps for such research design are as the following:

1. Site data from field study
2. Morphological data from site plans
3. Spatial data
4. Demographic and property data in the neighborhood of the communal buildings
5. Assessing different attributes of sample communal buildings
6. Observation and reference to established theoretical framework

2.5 Source of data

The study made use of both primary and secondary data sources.

The primary sources of data can be classified into four broad groups: 1) government agencies 2) unit owner associations 3) individual dwellers, and 4) the physical environment under study.

Government agencies: The two main sources of data were the Ministry of Works and Urban Development and the Addis Ababa housing project development office.

Unit owner associations: The condominium unit owner associations are one the main source of data regarding the ownership and management of the communal buildings.

Individual dwellers: The individual dwellers have participated in questioners and semi structured interviews to understand their perception in relation to the research question

The physical environment: The physical environment of the case areas by itself is a source of data. The layout of neighborhoods and the organization of communal buildings in relation to the housing units, the type of utilities installed in the communal buildings and their conditions were important in direct observation

Secondary sources have been books, publications and reports on the relevant topics(specially the UNHABITAT report).

2.6 Data collection techniques

In this research, it was possible to employ multiple data collection methods and both qualitative and quantitative data collection method are employed.

Document Analysis: In addition to the above data secondary sources government policies/ guidelines, evaluations of projects and maps were also used.

Observation: personal observation of the selected case study sites is also an important technique to understand the spatial usage of communal buildings and the relationships with the occupants.

Illustrative sketches and Photographs: Both Illustrative sketches and photographs are also used as a technique for data collection. All photographs was taken by the author and used to

capture the various activities undertaken inside and around the communal buildings.

Interviews: Structured and Semi-structured interviews for key informants were used

Table 2.1 Main types and number of interviewees

Type of interview	Type of interviewees	Gerji pilot	Deqe-mehari	Bole summit
		No. of informants	No. of informants	No. of informants
Semi-structured, in-depth interview	HOA committees	2	1	7
Semi-structured in-depth interview and informal discussions	Key informants	2	2	4
	Dwellers			

Questionnaire: The quantitative method, which was administered through questionnaire, was used to supplement the qualitative techniques of data collection. The POE questionnaire was administered in the local language, Amharic. Pre-testing of the questionnaire was done by the researcher and some amendments were made. The total size of the households of all the three case areas (696 households in Gerji pilot, 177 households in Deqe-mehari and 697 households in Bole summit) was too big for the administration of questionnaire. Therefore, using a standard sampling method with confidence level of 95% and a 10% margin of error 85, 63 and 85 households in Gerji pilot, Deqe-mehari and Bole summit were screened out respectively. Out of those approached 70 in Gerji pilot, 48 in Deqe-mehari and 75 in Bole summit responded. The number of respondents in return change the confidence level to 90%.

Table 2.2 Standard sampling

Case Areas	Total no. of households	No. of households surveyed	Households surveyed (%)	No. of households responded	Response rate (%)
Gerji pilot	696	85	12.2	70	82.4
Deqe-mehari	177	63	35.6	48	76.2
Bole summit	697	85	12.2	75	88.2

2.7 Data analysis techniques

The purpose of data analysis, in this study, was to make the bulk of data from the fieldwork amenable to the need of addressing the research questions. This involves the examination, categorization and tabulation of the evidence - both of the qualitative and quantitative data. The general analytic strategy of the study was guided by research questions. The relationship between the context, management, building user's feedback and spatial quality was expected to generate a complex, but coherent pattern. In this case, a strict analytical approach called pattern matching (Yin, 1994, 2003). The idea behind using such logic is either to compare empirically based patterns with theoretically predicted notions or to compare patterns across cases. In this thesis patterns comparison across cases was applied.

Each case study report was subdivided into four main key issues derived from the research questions. The four key issues were: 1) the current condition of communal buildings, 2) the management of communal buildings, and 3) building user's feedback and perspective. Several pieces of information were filtered from the cases, at two levels, for comparison with the four key issues:

1. Same case analysis: Information from the same case is analyzed in comparison to the research question.
2. Inter-case analysis: Information is analyzed by comparing the three cases, namely: **Gerji pilot, Deqe-mehari and Bole Summit**, and in relation to the research questions .

By detailing the many similarities and differences of the cases better knowledge is acquired. The analysis of the questionnaire data was done Using SPSS (Statistical Package for Social Science) for correlation and cross tabulation. For analysing the interviews some of Kvale's(1996) method of analysis was used. Such methods used, recommended by Kvale, were; condensation— paraphrasing long interviews into concise statements or shorter formulations; narrative— creating a coherent story out of the many happenings reported in an interview; and interpretation— recontextualizing of the statements within broader frames of reference. In addition aerial photos of the site, spatial maps and photographs were included in the case reports

PART II: LITERATURE REVIEW

CHAPTER 3: LITERATURE REVIEW

3.1 Introduction

The literature review is divided into four sections based on relevant areas of study. The first will provide general concepts and definitions related to the housing and communal facilities. The second will provide a brief overview of the common spaces and communities while the third emphasized on the need of culture specific designs. The fourth part gives an insight on the role of HOA (home owner's association) in condominium management.

3.2 Definitions and concepts

Definition and Concept Of Housing

Housing with its broad concept can be defined in a number of ways with different connotations. It can be defined as "a mere shelter, a stock of dwelling or living quarters, consuming all separate premises, vacant premises, as will be used for human habitation, whether or not they are originally designed for that purpose" (UN cited in Zeleke, 1998:65). But still the concept of housing can be stretched farther in to a social and economic context as well. Housing is much more than mere shelter; it embraces the quality, comfort, social, and community amenities - all the social services and utilities that go to make a community or neighbourhood a livable environment (National Housing Policy, 1991). Housing is bound up with concepts such as shelter itself, privacy, location, environmental amenity and investment (Aribigbola, 2000).

What is a Condominium?

A condominium is a building or a structure which has two or more stories consisting of parcels, owned and/or used separately by individuals and remaining portion of the property being owned by the owners of individual unit in common (Gajanayake, 2006 cited in Aryawansa et al., 2012). It may be defined as "apartment" that the resident owns as opposed to renting. However, according to Wimalaratne (2005), cited in Senaratne et al. (2006), the word condominium does not apply to the type of unit itself, but the legal ownership arrangement. It consists of individually owned "Unit", including the space within the walls, floors and ceilings of a dwelling, plus shared ownership of the remainder of the property, known as "Common Areas". Owners share common repair and insurance expenses, but pay separately their individual mortgages, property taxes and utilities (Gellman & McSparran, 2014). Hecht (1999) also backed this by defining it as a form of ownership arrangement for housing tenure in which several households occupy one property so that each dweller owns a housing unit; and has equity in common areas. By this definition,

technically, a condominium is a collection of individual home units and common areas along with the land upon which they sit. The difference from an “apartment” complex is solely legal, which is the form of ownership, which means that, the same building developed as a condominium and sold in individual units to different owners could actually be built at another location as an apartment building in which the developers would retain ownership and rent individual units to different tenants. Therefore, a condominium is a type of ownership that enables a person to own an apartment or house directly in a project of similarly owned units. The owner also may hold common or joint ownership in some or all-common areas in which Use and access to such common facilities are carried out under permissible rights controlled by the association of owners that jointly represent ownership of the whole piece.

The major characteristics of a condominium are:

- (1) individual ownership of a unit or apartment
- (2) an undivided interest in certain designated common elements which serve all the units in the condominium, and
- (3) an agreement among the unit owners regulating the administration and maintenance of the property.

In the Ethiopian context, the term ‘condominium’, used to refer to the form of housing tenure whereby each apartment unit is individually owned, while use of and access to common facilities is controlled by the association of owners, who jointly have ownership of the entire property (Alazar and Haas 2011). Under section 2 of the Condominium Proclamation No.370/2003, condominium means “a building for residential or other purpose with five or more separately owned units and common elements, in a high-rise building or in a row of houses, and includes the land holding of the building. Common elements refer to all parts of the condominium except the houses owned individually.” In other words it defines condominium as a house built by regional housing development agencies, or previously built, that has common wall, ceiling and other common properties used for residence or for other purposes.

Condominium Units

CSA (2008) defines a housing unit as “a separate and independent place of dwelling, either intended for residence or not intended for residence, but occupied as a living quarter by a household. A housing unit may be occupied by one or more households or may be used partly for living and partly for establishment whereas, residential housing unit is a housing unit used only for residence.” In condominium context, a unit is a defined portion of space owned separately from all the other condominium owners. For example: a two-bedroom residence in a high-rise condominium.

Common Elements/Areas

The common elements are everything except the units. If an area is not part of a unit, then it is automatically part of the common elements. Various laws of Condominium Properties defines the common elements as all portions of the property except the units. However, just because something is outside the barrier of the units does not necessarily automatically make it a common element. It depends on what the individual condominium documents say (Stevenson, 2012). All unit owners share ownership of the common elements in an undivided manner. The structure of the building including the roof, walls, conduit and hallways, and recreation facilities are examples of items that are usually part of the common elements.

Homeowners Association (HOA)

A homeowners association (HOA), whose members are the unit owners, is the association that manages the condominium through a board of directors elected by its membership. The concept exists under various names depending on the jurisdiction, such as “unit title”, “sectional title”, “common hold”, “strata council”, or “tenant-owner’s association”, “body corporate”, “Owners Corporation”, “condominium corporation” or “condominium association”. HOAs are “automatic, mandatory membership organizations” (Hyatt, 1985). The mandatory membership requirement resolves collective action problems by eliminating the potential for free riders (Dilger, 1992; Olson, 1965). By taking title to property in the association’s jurisdiction, the property owner becomes a member of the association and must abide by the property restrictions laid out in the CC&Rs. Individual home ownership within a condominium is construed as ownership of only the air space confining the boundaries of the home. The boundaries of that space are specified by a legal document known as a Declaration, filed on record with the local governing authority.

Bylaws

Every condominium has a set of bylaws. When a condominium plan is registered, it may include the initial set of bylaws that govern the corporation. Owners can change the bylaws to suit their particular complex by passing a motion to adopt the changes. Owners, and everyone occupying a unit, are bound by the bylaws of the corporation. If there is a conflict between the bylaws and the Condominium Property Act, the Act applies. The Act and specific bylaws give the corporation the right to impose sanctions, like fines, on owners who fail to comply with the bylaws.

3.3 Communities and Common Spaces in Housing Complexes

A housing complex community shares a spatial location and involves communal consciousness created through constructive participation and close contact among residents (Park et al. 2001; Kwak 2006; Hong et al. 2011). Common spaces in housing complexes are extensions of the living space of the home (Dillman and Dillman 1987). In property management, Common Area is often thought of as space that is used by or benefits more than one tenant, such as public corridors or toilets on floors of a building containing multiple tenants (William, 2006). Other examples of common areas in housing complex are:

- Stairways and Elevators
- Parking lots, driveways, spots, ramps, or other such areas,
- Washing machines or laundry room,
- The roof of an apartment building,
- Washrooms in lobby area,
- Store rooms and fire control rooms
- Common kitchens and dining rooms

While in Webster's Dictionary, "Common" is defined as "Belonging to or shared by two or more individuals or by all members of a group". Furthermore other literatures also defines shared facilities as a physical asset that is:

- owned, funded or leased by government or the community
- used by more than one group
- used for a range of activities that share buildings, rooms or open spaces concurrently or sequentially.

Communal facilities may be in a building separate from the user's house or flat and some users may benefit in having to 'go out' to them (William, 2006) and the purpose, form and extent of such communal facilities will vary depending on the level and type of support to be provided. This is evident in the context of public condominium housings of Addis Ababa i.e. the provision of a separate communal buildings to support residents activities in which their units cannot accommodate. Communal facilities will range from being no more than a contact point to meet other residents, through to more extensive facilities which include the provision of some or most meals on a daily basis (William, 2006). Such kind of communal spaces—subsidiary interior and external facilities support communities' activities and encourage cultural exchange and relationships between residents, leading to the formation of community cultures (Taylor 1988). Uzzell et al. (Uzzell et al. 2002) noted that emotional significance of places, including "sense

of community” and “place attachment”, are likely to promote positive attitudes towards social interactions among residents. Through a case study of Latino communities’ transformation of MacArthur Park, Rios et al. (Rios et al. 2012) suggest that communal spaces in communities play a significant role in social integration, producing deep attachments relatively quickly.

various studies indicates that social interaction appears to be limited in contemporary neighborhoods, and it is believed that more appropriate common spaces in housing complexes may facilitate greater interaction among neighbors (Al-Homoud and Tassinary, 2004). Earlier researches in this field focused on the accessibility of community facilities and efficient utilization of places, such as underground areas and corridors, as common spaces. Later research started to investigate residents’ demands for community facilities in order to develop customized plans and further evaluated the condition and management of common spaces with a focus on residents’ experiences (Lee et al. 2010). In a broader context community facilities play a vital role in creating healthy communities, enhancing wellbeing, building social networks and providing a resource for training, employment and personal development.

3.4 Housing and Culture: The need for culture specific design

In his influential book “House, Form & Culture”, architectural anthropologist, Amos Rapoport deeply explores the relationship of housing with culture, human behavior, and the environment. His analysis was that the house is an institution -not just a structure, created for a complex set of purposes. Because building a house is a cultural phenomenon, its form and organization are greatly influenced by the cultural milieu to which it belongs (Rapoport, 1992) exploring how in the in early recorded time the house became more than shelter for primitive man, and almost from the beginning “function” was much more than a physical or utilitarian concept. An important interpretation of culture applicable to the sustainable development perspective is that “culture is the means by which man adapts to his environment and secures things that he needs for his survival” (Schusky and Culbert, 1973). Religious ceremonial has almost always preceded and accompanied its foundation, erection, and occupation (Rapoport, 1992). If provision of shelter is the passive function of the house, then its positive purpose is the creation of an environment best suited to the way of life of a people-in other words, a social unit of space (Rapoport, 1992). It is hard to separate culture from the natural environment and it undoubtedly has a role to play in the pursuit of environmental sustainability of a place. Furthermore, British sociologists, Chaney (1996) noted that lifestyles are based on the way in which people use means and resources they have, rather than the means and resources themselves, and puts that this is the reason why lifestyles are seen as a distinctively modern form of status grouping.

Therefore, housing is manifestation of culture that meets the human needs to shelter & artifacts and provides close affiliation with culture. Culture influences the built environment that, in turn, affects individual behavior. The organizational values are integrated into the design of the built environment and facilitate desired behaviors. When cultural changes (national, political or governmental) occur, old buildings may be adapted to new ways of living, and new buildings may be altered in form to accommodate them (Oliver, 1987). People from different cultural and political backgrounds have evolved rational and ingenious solutions to meet their shelter needs. A variety of approaches going after different logics for sustainable design appeared, one of which is eco-cultural logic. This logic keynotes the significance of sustainability of the culture to be provided through design in architecture. It argues that the existence of a critical interaction between culture and environment through which they continually redefine each other. Environmental and cultural sustainability could be achieved through adopting a regional design approach. In regional approach, design regards the climate and topography and intends to sustain the culture of the region through considering the existing pattern of the region, the existing architectural features of the buildings, the existing lifestyles of the inhabitants and the existing cultural issues. In brief, regional design meets the goals of ecocultural logic of sustainable architecture (Kultur, 2012). Culture, values, world view, etc. embodied in Lifestyle can help us understand more how people act in environment how they make choices around their built environments and in the cities as well.

There is an urgent need for studies of social values and lifestyles related to the components of human settlements. With this kind of understanding architects and urban designers could develop a new, innovative interpretation of the qualities of the built environment, including the ecological characteristics of the site and the cultural values of the resident population (Lawrence, 2000). Both physical and socio-cultural aspects need to be considered, but the latter need primary stress. Once the identity and character of a culture has been grasped, and some insight gained into its values, its choices among possible responses to both physical and cultural variables become much clearer. The specific characteristics of a culture-the accepted way of doing "things, the socially unacceptable ways and the implicit ideals-need to be considered since they affect housing and settlement form; this includes the subtleties as well as the more obvious or utilitarian features. It is often what a culture makes impossible by prohibiting it either explicitly or implicitly, rather than what it makes inevitable, which is significant.

3.4 The Role of Owners' Associations in the Management of Condominiums

The Rationales for legal basis of condominium housing

Condominium housing have a long history and are common in western Europe and the united states. Such kind of housing development became important in countries of transition with mass privatization of state owned public rental housing stock which necessitated redefining the rights of owners and/or users and hence establishing the legal basis. Condominium laws could be detailed or broad in some countries than others. Some countries have adopted guidelines on condominium ownership of housing and hence on the formation and operation of HOAs. HOAs are essential to safeguard the interests of individual members (unit owners), the common ownership and national and municipal interests. HOAs are private, non-profit organizations established by owners of condominiums and have legal status. Living in Condominium necessarily involves a high degree of interdependence between unit owners, who own and share the communal space and the external structures of their condominiums. This interdependence is the reason why some form of overarching body is needed to own, manage and maintain these shared areas (Hanlon, 2006).

The United States and Canada Case

In US, the association is created when condominium ownership is established, to ensure that the property is preserved, maintained and administered. The board of directors is the administrative arm of the association. The directors adopt the budget for the condominium property. The general meeting of co-owners examines issues involving all the condominium owners and each owner is entitled to vote at this meeting, according to the number of votes he or she has (Chambre des notaires du Quebec, 2007).

HOAs grant their members more limited rights. HOAs can ban campaign signs, evangelistic solicitation, protest demonstrations, and the distribution of newspapers (The Harvard Law Review Association, 1985; Siegel, 1998) and each owner is entitled to vote at this meeting, according to the number of votes he or she has (Chambre des notaires du Quebec, 2007). HOAs grant their members more limited rights. HOAs can ban campaign signs, evangelistic solicitation, protest demonstrations, and the distribution of newspapers (The Harvard Law Review Association, 1985; Siegel, 1998). HOAs are faced with problems of collective ownership of common property and of monitoring and enforcing regulations. HOAs, however, can impose heavy penalties in carrying out these functions. Assessments against individual homeowners pay for maintaining the common property and other actions. Failure to pay HOA assessments can be met with liens or, in some states, non judicial foreclosure on the property, fairly powerful

enforcement mechanisms(McCabe, 2005). The association is also responsible for monitoring and enforcing the CC&Rs and is frequently empowered to impose penalties (such as fines or bans on the use of the association's common areas, including its streets) on rule breakers (Hyatt, 2000; Hyatt & French, 1998).

The developer serves as the institutional entrepreneur who drafts the CC&Rs that establish the association and regulate property use, fiscal matters, and bylaws, which establish the overall provisions of governance(Hyatt,1985, 2000). In HOAs, only HOA members may vote, and membership is defined by property ownership (Gillette, 1994; Natelson, 1989). There are many rationales for linking property ownership to the vote, but foremost among them is that this linkage shifts the power of controlling the organization and its leadership to the group that directly bears the costs and benefits of the organization's decisions(Ellickson,1998). The connection between property ownership and voting power is especially troublesome for renters. In most HOAs, renters are disenfranchised(McKenzie,1994;Michelman,1982), a provision that strengthens the power of nonresident owners(Alexander, 1989). Although renters are unqualified to vote, they are subject to the HOA governing board's decisions and to the CC&Rs. In HOAs, the distribution of voting rights helps to assure responsiveness to property owners but not necessarily to residents(McCabe, 2005).

Many HOAs further restrict voting to members in good standing (Hyatt, 1985), particularly those who have paid their assessments. Rules governing the winning margin also add stability to HOA institutions. To modify the CC&Rs, HOAs often require the acceptance of two thirds of all members, not just of those voting in the election(McKenzie,1994). Currently in the United States, entrepreneurs are motivated to create HOAs more than other kinds of organizations and there are approximately 250,000 HOAs (Community Associations Institute, 2003).

HOAs have revolutionized community organizations in the United States (Alexander, 1989; Silverman & Barton, 1994). Some have criticized this development as an attenuation of individual rights, as a privatization of government, or as an example of the so-called secession of the successful (Blakely & Snyder,1997;Cashin,2001;Franzese,2002;Kennedy, 1995; McKenzie, 1994). Others have recommended the HOA model as an efficient substitute for municipal land-use controls, particularly zoning (Nelson, 1999), or as a means for eliminating urban blight (Ellickson,1998). HOAs' typical provisions requiring a supermajority vote of the membership to change permitted uses afford great stability within the HOA boundaries. This stability makes it difficult and costly for the HOA to adjust to changing conditions, even in relatively small matters.

The Right to Co-use Common Properties

Unit owners have the right to co-use the common properties. The “common property” of the condominium, also called “common elements”, encompasses all parts of the building except the “units”. It includes..... An “owners’ association” is defined as a legal body established with legal authority to act on behalf of all owners of the condominium. Ownership of condominium units and membership in OA are inseparable. Members have the right to share benefits and the obligation to share costs. Ownership Fraction= gross area of a unit/ sum of gross area of all units. Ownership Fraction is expressed as percentage and applies to the common properties. Municipalities may have units in a condominium (as part of the social housing stock). In such cases municipalities have similar rights and obligations like other owners

Mandates of HOAs

The mandates of OAS include, among others, (facilitating) the preparation, endorsement, implementation and/or supervision of:

- Work plans
- Finances
- Building maintenance and House rule

Mode of Operations of OAs

- OAs function following relevant national laws and their own internal regulations
- The members of the association sitting in a formal meeting are its supreme authority
- OAs follow formal meeting procedures, democratic principles and decides by votes
- Committees, elected by members, could be entrusted with specific tasks (e.g., audit)
- They can enlist the services of a professional management or suppliers (e.g., for cleaning, maintenance and gardening)

3.5. POE as Quality performance tool

Leaman et al. (2010) described that buildings are self-evidently settings or 'contexts' for human activities. The importance of assessing the performance of communal buildings in the IHDP condominium housing is typically the criteria for judgment in the fulfillment of the functional and the occupants' needs. Such assessment is reliable by adopting Post Occupancy Evaluation (POE) as the approach and the best tool to assess the quality and performance of such buildings in housing development. POE has emerged as a strategic performance measurement tool that is able to examine building performance after the building handed. Post-occupancy evaluation (POE) originates from "an interest in learning how a building performs once it is built, including if and how well it has met expectations and how satisfied building users are with the environment that has been created" (Vischer, 2002). It's potential benefits to the design, construction and operation of buildings include developing an understanding of the short- and long-term effects of design and construction decisions (in terms of costs, occupant satisfaction and building performance aspects such as energy management etc.) and improving the knowledge and practices of clients, designers, builders, facility managers and other built environment professionals (ibid.). Post-occupancy performance evaluation tries to answer four broad questions:

- 1. 'How is this building working?'**,
- 2. 'Is it intended?'**,
- 3. 'How can it be improved?' and**
- 4. 'How can future buildings be improved?'**

Answers to these vital questions can add value both to the buildings assessed, and to client, industry and management procedures for future building construction and renovation. In addition to designers and engineers, Many stakeholders, participate in the creation and use of buildings, including investors, owners, operators, maintenance staff, and most importantly, the end users, i.e. the actual persons who occupy and use the building. The term 'evaluation' contains the word 'value', therefore occupant evaluations must state explicitly whose values are invoked and whose values predominate in the context within which a building's performance is measured. (Preiser &Vischer, 2005).

The fundamental concept: Building users/occupants' feedback

The fundamental concept in POE is to illustrate significant considerations for the evaluation to ensure the accuracy in the method used. And defining the case study or building and the inputs from the building users, i.e. their feedback is the main considerations. The criteria for judgment

are the fulfillment of the occupants' needs that POE is focusing on assessment of client's satisfaction and functional 'fit' (Zimmerman & Martin, 2001). as they have a central role in the assessment of building performance, since the users' physical, functional and psychological experience of the building environment is "a measure of its effectiveness – one might say, quality" (Vischer, 2008). As a result to this, any assessment will be dependent on the discussion with users, reflecting the nature of their activities and the character of their needs in relation to the building environment.

As POE studies emphasize the importance of feedback from the users, hence, their satisfaction is measures towards improving raising current issues in the said building. Chohan et. al., (2010) linked the relationship of users' satisfaction with architectural aspects of housing revealing that most researchers are unanimous on the importance of addressing emerging issues of faulty design, maintenance and users satisfaction. Therefore, getting feedback from the users helps to feed the inputs into the completed project and much can be learnt for reuse in future studies (Khalil, Husin, & Nawawi, 2012). However, for the most part, building users have not engaged directly with the performance of the end product. Building stakeholders must aware to the concept of POE as this tool able to provide extensive benefits that can maintain the sustainability of the building

Performance levels: a hierarchy of users' needs and priorities

The human needs that arise out of users' interactions with a range of settings in the built environment are redefined as performance levels(Vischer,2009). Maslow's human needs hierarchy of self-actualization, love, esteem, safety, and physiological needs, a tripartite breakdown of users' needs and their respective performance criteria parallels Vitruvius's three categories of criteria for evaluating building quality (firmness, commodity, and delight)suggested centuries ago.

Lang and Burnette (1974) transformed this approach to setting priorities on building performance into a hierarchical system of users' needs, and Preiser (1983), Vischer (1989) synthesized it into the 'habitability framework'. These three levels of priorities are:

- 1. health, safety and security performance;**
- 2. functional, efficiency and work flow performance;**
- 3. psychological, social, cultural and aesthetic performance.**

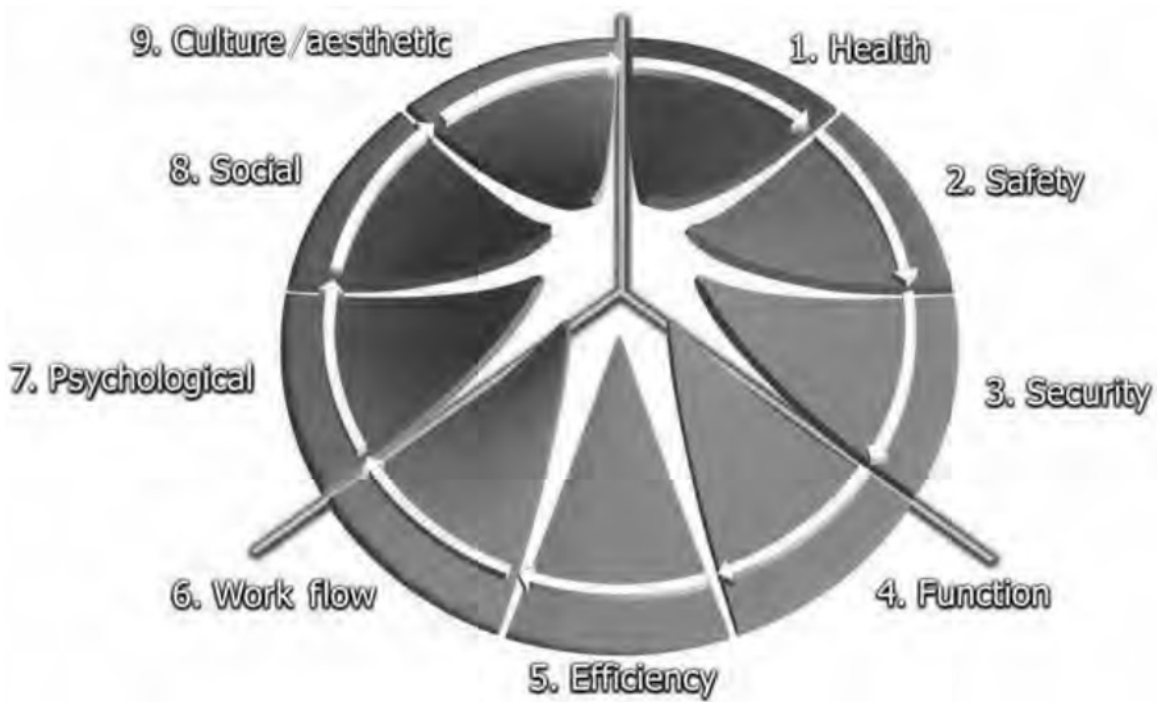


Figure. 3.1 Levels of evolving performance criteria.

Source: Jay Yocis, University of Cincinnati. cited in Preiser & Vischer, 2009

Each three hierarchical levels also parallel the categories of standards and guidelines available to building designers and professionals (Vischer, 2009). Level one pertains to building codes and life safety standards projects must comply with. Level two refers to the state-of-the-art knowledge about building types and systems, as exemplified by agency-specific design guides or reference works like Time-Saver Standards: Architectural Design Data (Watson, Crosbie, and Callender, 1997 cited in Vischer, 2009), or the Architect's Room Design Data Handbook (Stitt, 1992 cited in Preiser & Vischer, 2009). Level three pertains to research-based design guidelines, which are less codified, but nevertheless equally important for designers. Such hierarchical system relates building elements and settings to the needs and expectations of building occupants. As Preiser & Vischer (2009) pointed out that, by applying such approach, the physical environment is considered as more than just a building or shell because of the focus on settings and spaces for particular activities engaged in by users.

Such kind of structured elements of performance variables can be seen as ascending hierarchies from small- to large-scale, or from lower to higher levels of notions. And for each user group and setting, specific environmental and quality performance level must be established.

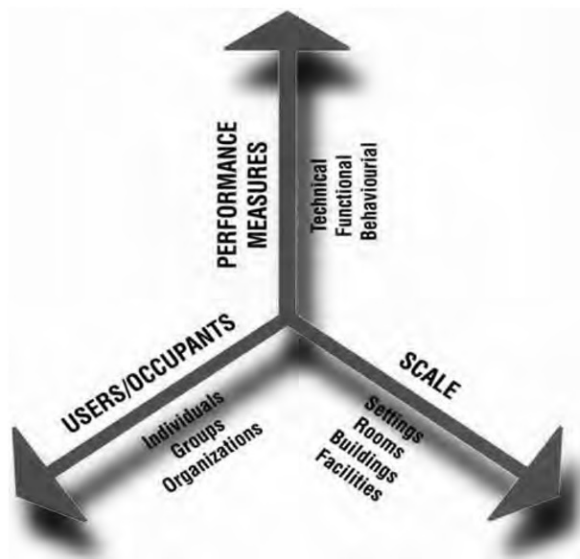


Figure. 3.2 Building performance variables.

Source: Wolfgang F.E.Preiser.

3.6 Cohousing neighborhood

Cohousing has been described as ‘Living Apart Together’ (Pant, 2013). It is a special form of intentional community where each household has its own facilities and where the community shares one or more rooms, meeting places, gardens, etc (Bakker, 2009). Some people link the concept of cohousing as community living to the historical utopian communal model for societies by Thomas More or Charles Fourier’s in another hand other views as the way to live more social in the community (Krokfors, 2012). The idea of co-housing arose in Denmark in the 1960s and is now well established in Scandinavia, the U.S, Canada, Australia, Sweden, New Zealand, the Netherlands, Germany, France, Belgium, Austria and elsewhere. (The Cohousing Association of the United States). In cohousing each household has its own house or apartment with all the normal rooms and facilities, but also with shared community resources such as living areas, kitchens, laundries, gardens, community buildings, hobby-rooms and work-shops. (Bakker, 2009).

Cohousing residents are consciously committed to living as a community. In most cases, the residents actually participate in finding, acquiring, designing, developing and in the ongoing operation and upkeep of their neighborhoods (Belk, 2006). As a result, cohousing communities tend to encourage a sense of physical safety, where neighborly networks keep an eye out for one another.

The physical design encourages both social contact and individual space (Pant, 2013). The design is pedestrian-oriented, aiming to encourage opportunities for casual meetings between neighbours; there are large common facilities which provide space for both planned and spontaneous get-togethers such as celebrations, hobby clubs, movie-watching and shared meals (Holtzman, 2011). Hence cohousing offers an ideal balance of privacy and community, with members choosing to participate in activities at the level they wish.

Core Principles of Cohousing

In his research Charles L. Belk utilized the following six characteristics of cohousing

Participatory Process: Future residents participate in the design of the community so that it meets their needs. Some cohousing communities are initiated or driven by a developer. In those cases, if the developer brings the future resident group into the process late in the planning, the residents will have less input into the design.

Integrated Neighborhood Design: The physical layout and orientation of the buildings encourage a sense of community. For example, the private residences are clustered on the site, leaving more shared open space. The dwellings typically face each other across a pedestrian street or courtyard, with cars parked on the periphery. Often, the front doorway of every home affords a view of the common house as it is the intention to create a strong sense of community, with design as one of the facilitators.

Common Facilities: Common facilities are designed for daily use, are an integral part of the community, and are always supplemental to the private residences. The common house typically includes a common kitchen, dining area, sitting area, children's playroom and laundry, and also may contain a workshop, library, exercise room, crafts room etc. Except on very tight urban sites, cohousing communities often have playground equipment, lawns and gardens as well.

Resident Management: Residents manage their own cohousing communities, and also perform much of the work required to maintain the property. They participate in the preparation of common meals, and meet regularly to solve problems and develop policies for the community.

Non-Hierarchical Structure and Decision-Making: Most cohousing groups make all of their decisions by consensus, and, although many groups have a policy for voting if the group cannot reach consensus after a number of attempts, it is rarely or never necessary to resort to voting.

Community Does Not Share an Economy: The community is not a source of income for its members. But more typically the work will be considered that member's contribution to the shared responsibilities.

Benefits of cohousing

Social benefits: In our mobile and fast-paced society, cohousing can offer support and sense of unity to people who are often geographically separated from their traditional families (Belk, 2006). Shared childcare arrangements, a community of caring adults, friendship, peer support, help with chores and assistance during life's stressful times are but a few benefits. (Northwest Report, 1996)

Economic benefits: While Cohousing can sometimes be slightly more expensive on the front end, it offers economic savings over the life of the project (Belk, 2006). The up-front costs are often related to "generous common facilities," higher costs of small-scale development and the integration of green building features which save money in the long-term, but cost more initially. (Mockler, 2005). Cohousing can generate a lower cost-of-living for its members through sharing of items (tools, gardens, transportation, laundry facilities), savings on childcare, and through bulk buying of food and other necessities. (Northwest Report, 1996)

Ecological benefits: Communities often focus on incorporating green design elements and try to lighten their impact on the environment. Some cohousing communities upgrade existing structures by retrofitting with solar panels, weatherizing and utilizing permaculture landscape design. (Northwest Report, 1996)

Neighborhood benefits: Cohousing communities, far from being insular, are often involved in a broad range of neighborhood sustainability projects such as tree-planting, community gardens, speed bump and bicycle lane safety advocacy, affordable housing, recycling, rideshare programs and green space preservation. (Northwest Report, 1996). The individual homes in a cohousing neighborhood are also designed with the goal of creating community functionality. Kitchens, an area where a great deal of family time is spent, "are often located at the front of houses so that residents can look out over their porch or garden" and out into the common meeting areas. This is referred to in co-housing design terms as the "soft edge" and allows community members not only to keep an eye on their children, but the design also encourages social contact. (Sweeney, 2006)

PART III: BACKGROUND STUDY

CHAPTER 4: BACKGROUND STUDY

4.1 General overview of Addis Ababa

Addis Ababa is a bustling metropolis located almost at the geographic center of the country at an altitude of about 2,400 meters above sea level, with an estimated population of about four million on a built-up area of some 290 square kilometers. The city was founded by Menelik II in 1886 after different succession of capital cities and dynastic changes. Addis Ababa is not only the largest city in Ethiopia but also a textbook example of a primate city, as it is at least 14 times as large as Dire Dawa, the second largest city in the country (UN-HABITAT, 2007).

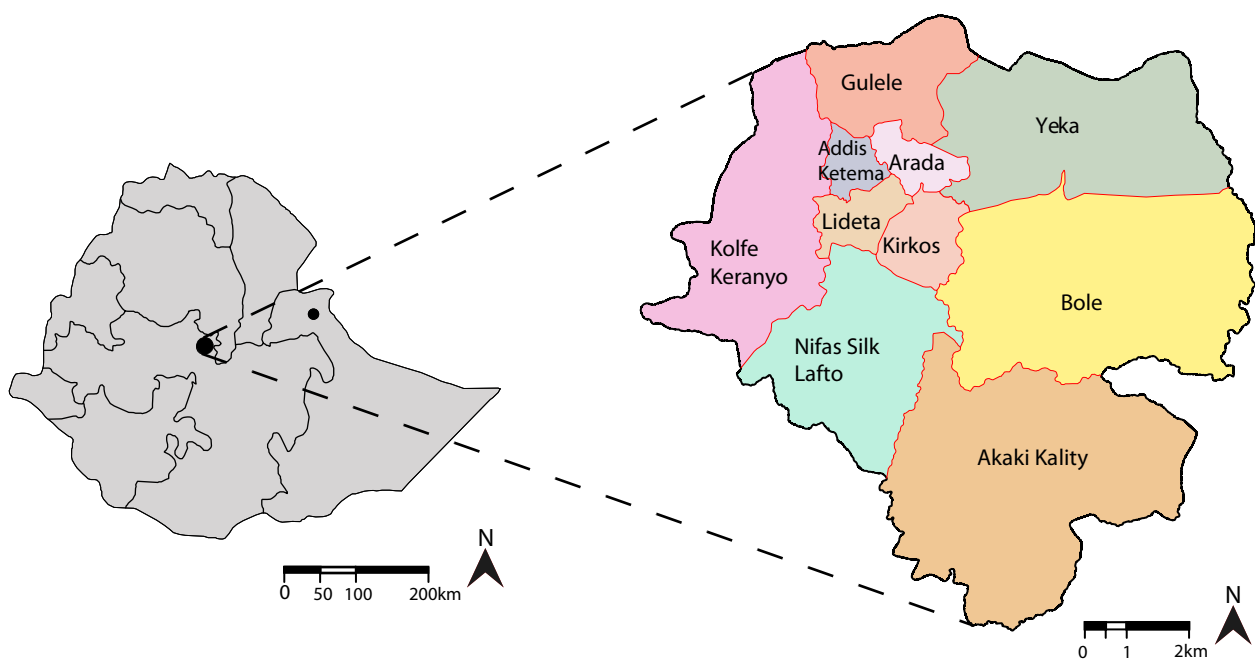


Fig. 4.1 Map of Addis Ababa with the ten sub-cities

Addis Ababa's population growth pattern has at best been irregular due to changes in the country's social, economic and political conditions. even though the city experience low growth rate, it attracts 90,000 to 120,000 new residents every year. In general, it appears that much of this growth (probably up to 70 percent of the total), takes place in the slums and squatter settlements of the city.

The nature of basic activities they perform generally determine cities economic growth and development as well as influence demographic growth, spatial expansion, aesthetic qualities and overall social and political wellbeing. currently, Addis Ababa has a diversified economy as it is a central administration city and being a center for various commercial, manufacturing, finance, real estate and insurances. This is reflected in the fact that as a primate city, today Addis Ababa

houses more than its due share of the total urban labor force employed in the leading sectors of the economy (UN-HABITAT, 2007). According to researches, at least one out of every three persons in Addis Ababa lives below the poverty line.

Housing Conditions in Addis Ababa

The city has been expanding without any formal planning or control for longer part of its history. The mixed residential structure that began in the early days of the city was not altered by the changes that took place in its economic base as the country opened up to Western civilization in the early 20th century and subsequently during the short-lived Italian occupation (UN-HABITAT, 2007). But in few years time, a few, predominantly high-income, residential areas have emerged, especially in the Bole and Old Airport areas. Apart from these changes of planned housing development, the city fails to display the degree of a housing class separation. One of its feature we can see all over the city is that various social classes and ethnic groups live side by side in apparent harmony.

Currently, the rising of new high rise buildings often mask the low standards of most housing units and residential neighborhoods. even if it is hard to know the exact magnitude of slums, it is believed to be 80% of the city fall in the slum settlement category. Indeed, most of the capital's residents live in poorly constructed and inadequately serviced substandard housing units that,, were hastily built mainly after the Italian occupation to meet the shelter requirements of a rapidly growing and overwhelmingly poor population (UN-HABITAT, 2007).

4.2 The IHDP housing programme

The idea of condominium housing is a new phenomenon in Ethiopia. It is just as old as the IHDP (Ingwani et al, 2010). It emerged as a strategic response to rapid urban population growth, high prevalence of urban poverty, and urban unemployment in major Ethiopian cities; because only 30 percent of the urban house stock was regarded to be in fair condition.

The government-led housing provision for low and middle-income citizens in the form of Integrated Housing Development Programme (IHDP) was initiated in 2004 (1996 Ethiopian calendar) led by the then mayor of Addis Ababa Arkebe Oqubay. IHDP is a programme initiated to tackle the imperative housing challenges faced by the low-income peoples. Within the programme, specific projects carried out on available empty land sites and slum areas with a condominium housing type of development having a target of reducing slum areas by 50% and improving the unemployment percentage within five years time. The first pilot project were

commenced in the Bole-Gerji site, which consists 750 residential units with office and commercial units together. The condominium buildings are designed in blocks of buildings consisting of three, four, or five storeys, containing one-, two-, and three-room housing units, with some blocks having four-room housing units on the upper floors and commercial space on the ground floors (Alazar and Haas, 2011).

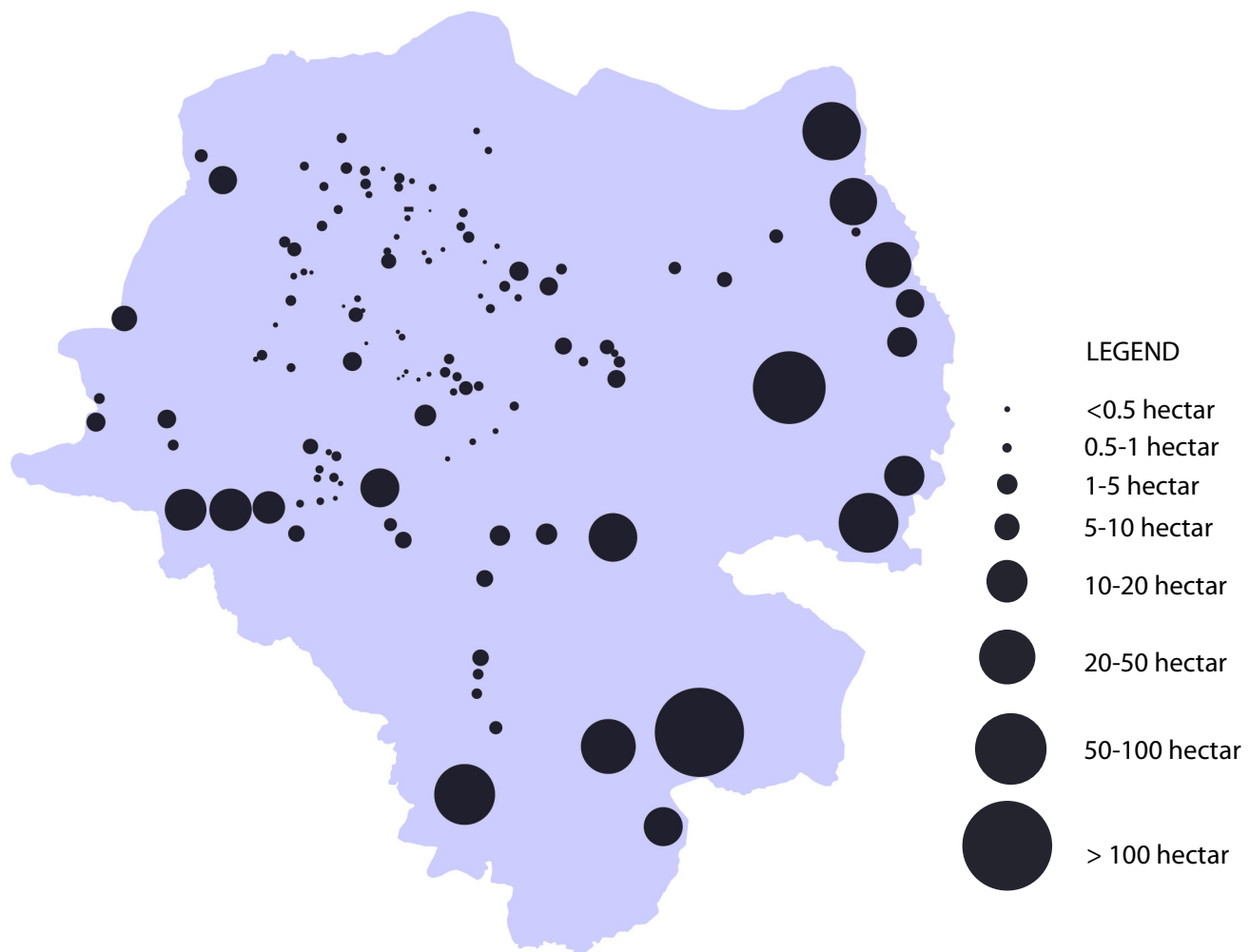


Fig. 4.2 Condominium distribution in Addis Ababa (Source: Based on AAHDPO unpublished data; developed by author)

The main consistent project features were the housing design typologies, the provision of commercial units and communal buildings, costing and quantity surveying systems, and building permits and land transfer agreements. The programme was motivated by the concept of densification in which the projects density ranging from 175 to 300 households per hectare.

Four unit typologies incorporated in to each housing block: a studio, 1-bedroom, 2-bedroom, and 3-bedroom unit types each having their own bathroom and kitchen with services like water, sewage and electricity connections. 10% of each project site is allocated to commercial uses in which small shops located at ground level to ensure a mixed use activity of the sites. For all projects the same design strategy was used, although small modifications were made in order to meet some specific sites. The site layout of the condominium blocks, commercial units, and communal buildings depends on the specific site, responding to available land area, land topography, and required densities (UNHABITAT, 2011).

Table 4.1 Number of condominiums and communal blocks in Addis Ababa until 2006

	Sub City	Area (ha)	Number of Blocks	Number of Housing Units	Number of Commercial Units	Number of Communal
1	Arada	12.29	87	2990	87	24
2	Yeka	344.17	1202	32672	1692	261
3	Bole	600.5	1738	49468	3764	260
4	Kirkos	20.33	138	4352	418	28
5	Akaki	634.54	1774	45837	1934	282
6	Nefas Silk Lafto	295.78	1187	33302	2304	179
7	Gulele	5.16	48	1325	35	13
8	Lideta	18.25	104	3965	191	12
9	Addis Ketema	4.96	33	1105	47	13
10	Kolfe Keranyo	74.46	326	10700	681	75
	Total	2010.44	6637	185736	11153	1147

(Source: Based on AAHDPO unpublished data; developed by author)

By allocating ten percent of each condominium site to commercial purposes (primarily small shops located at ground level), the programme aims to ensure mixed-use occupation of condominium sites. The inclusion of these commercial units also encourage activities on site at all times of the day and night, increasing security. Although there are no restrictions on commercial activities, the units are not appropriately sized for large-scale industrial enterprises and therefore can only accommodate small businesses which do not require special spaces or service provision (UNHABITAT, 2011). As an attempt to respond to the cultural needs of residents, communal buildings is provided within the sites for residents to perform their traditional tasks of slaughtering, hand washing laundry and cooking extensive meals as the individual housing units cannot accommodate such activities.

To minimize the construction cost, the MWUD are responsible of purchasing all construction materials and contractors are engaged in fixed-cost contracts which reduces the burden of soliciting for, receiving, and choosing tenders for each job. Infrastructure and services that include the roads, car parks, footpaths and grass areas and services are water, electricity, and mains sewerage connection for each unit, is coordinated and financed by the city administration. But the maintenances of private and communal areas is the sole responsibility of the residents after occupying the housing units. To this end, a written information guide has been produced by the city administration department for condominium residents outlining how to undertake simple maintenance on fixtures (such as sink drains)(UNHABITAT, 2011).

Post-occupancy stage and issues

The project is deemed to complete when the residents move in to the condominiums. But many post-occupancy issues have been occurred since and two written guides have been prepared by the AAHDPO to help residents adjust to life in condominium housing. The first guide is the code of conduct; the second outlines how to carry out basic maintenance on the units. Apart from this, there is no government monitoring and evaluation of the projects and it is the major challenge facing the project. As the study by UNHABITAT shows the programme has no systems in place for post-occupancy engagement on issues such as community cohesion, maintenance of communal areas, and the establishment of community groups and community based management of facilities and has resulted in significant problems with the management of communal facilities(specially the communal buildings designed to serve the occupants cultural and traditional activities) because of their cost not included in the unit price. While some self-organized resident associations have taken over the ownership and management of these facilities, the majority of them remain locked and thus unusable until agreement between residents and the government is reached

Studies conducted in condominiums shows that most of the occupants have difficulties adjusting to life in multi-storied building and their new locations as it brings responsibilities and obligations to ensure harmonious living environment for all residents. Living in such close quarters, neighbor relations have been strained due to noise and privacy issues (UNHABITAT, 2011). Responsibilities regarding Inappropriate use of corridors for activities and storage places, consideration of noise transfer to other units and respect of communal areas by keeping them clean and rubbish free has been distributed in a written guide.

Ethiopia is a traditional society where social networks play a very significant role in the people's day to day lives and activities and the effect moving in to such housing has lead to new

ways of living and new networks for residents as they have to make new friends with their new neighbours and they often miss social ties created earlier when they were still living in their old locations. It also agitate the residents livelihood as units cannot accommodate certain income generation activities (such as baking bread for sale), which formed a central income source in their previous environment, placing extra financial pressure on many households.

Other issues regarding post-occupancy is building maintenance issues raised from Internal construction finishing undertaken by occupants, such as tiling. For example, In the Bole Gerji neighbourhood residents plastered their internal surfaces themselves but poured plaster residue on the soft landscaping, which ruined it (UNHABITAT, 2011). There have been also operating issues regarding water provision and sewerage disposal. One reason is the large scale of the projects that has created high demand on existing infrastructure (especially sewerage) that is often nonexistent or of poor quality (UNHABITAT, 2011). Generally, there has been lack of ample monitoring and evaluation of projects, including the end users which are affected. The condominium housing project has provided house design through use of professional such as planners, engineers, architects(Woundimagegnehu, 2009). Many households who receive the condominium housing units previously owned a local kitchen and the urban poor benefited from owning condominium units who often lack finances to buy electronic appliances use charcoal and wooden fires for cooking and need adequate communal kitchens; but the designed condominium houses can only offer a common local kitchen for use by several households and the design of these kitchens is narrow and lack a chimney. Observations revealed that condominium sites in Gerji-2, Adowa Park, and Bole Ring road have no common kitchen facilities. Poor households are forced to use charcoal and kerosene bringing additional items on their tight budgets(Ingwani, 2009).

4.3 Federal Condominium Proclamation and AACA Condominium Management Manual

Having a various objectives regarding the new condominium housing development the federal government put out the proclamation in 2003. the main goals of the proclamation was to improve the supply of residential land by instituting alternative modalities to the plot based allocation, to narrow the imbalance between the demand for any supply of housing, to encourage vertical development, to create a favorable conditions to private developers and co-operatives. This proclamation is applicable on Addis Ababa and Dire Dawa City Administration. The proclamation defines condominium as a building for residential or other purpose with five or more separately owned units and common elements, in a high-rise building or in a row of houses, and includes the land holding of the building, and “Common elements” means all that are part of the condominium except the units and such common elements are not divisible Subject to

the restrictions in this proclamation, the declaration, description by-laws and rules any unit owner shall have the right to properly use the common elements and the right to use common elements is undivided and attached to the unit ownership It also stated that the percentage of the undivided interest in the common elements shall be a part of the unit ownership and any legal act on a unit shall also be effective upon the undivided share of interest.

An “owners’ association” is defined as a legal body established with the legal authority to act on behalf of all the owners of the condominium. These Guidelines advocate that it should be compulsory for all owners of condominium units to be members of the owners’ association. Unit Owners Association also required to have by-laws and rules.

Box 4.1: Condominium Proclamation (Part Four)

Source: PROCLAMATION NO. 370/2003

PART FOUR

UNIT OWNERS ASSOCIATION

10. The Association

The unit owners association is an association established with a view to obtaining mutual benefits other than securing or sharing of profits.

11. Objectives

The unit owners association shall have the following objectives:

- 1/ Manage the condominium on behalf of unit owners;
- 2/ Ensure the peace and security of residents in the building;
- 3/ Ensure that unit owners, occupiers of units, lessees of the common elements agents and employees of the association, comply with this proclamation, declaration, description, by-laws and rules;
- 4/ Perform other necessary activities in the interest of unit owners mutual benefit.

12. Membership

Every unit owner in a condominium shall be a member of the respective unit owners association.

Therefore, based on the proclamation, the unit owners association is an association of unit owners created under this proclamation and stated that the association shall be created as an independent legal person. Also any amendment of declaration, description, by-laws and rules must be approved by a 2/3rd majority vote of unit owners and it will only be effective up on registration and issuance of the certificate.

Powers and Duties of the Association

According to Proclamation No. 370/2003, it gives Unit owner association the power and duties to:

- Adopt or amend the declaration description by-laws and rules under this proclamation.
- Approve budgets and amendments there to;
- Determine the conditions on the use of common elements;
- Lease, subject to security and transfer the common elements;
- Determine fines, fees and contributions;
- Hire, administer fire employees of the association;
- Own, subject to security and transfer property;
- Enter into contracts, to sue or be sued.

AACA Condominium Management Manual

A model regulations have been prepared by the MUD and the Addis Ababa City Administration regarding on the use and management of condominiums. This is linked with the stepped up construction of condominium buildings which is conceived as part of the capacity building effort within the context of IHDP. The rationale for having such regulations are various. Living in a condominium is a new way of life for many of the city's residents and it would involve using common facilities which also entail externalities. As a result, code of conduct which should be endorsed and respected by members of the condominium community necessitate. This requires applying some sort of coercion on the behavior of individual members. The issues covered in such "in-house rules" are:

- Observance of planning and building regulations
- Maintenance of buildings: authorization, follow up and covering expenses
- Upkeep of common facilities and utility lines (for electric, water, telephone and drainage lines and septic tanks)
- Upkeep of corridors and balconies
- Car parking and washing

- Noise control (electronic appliances, children, visitors)
- Grinding of coffee or any other food related material
- Social events like wedding, condolence, birthday (erection of tents, noise)
- Erection of satellite dishes, aerials/ television antennas
- Keeping and/or slaughtering of livestock for holidays
- Keeping pets: requires permission
- Raising of livestock and poultry: prohibited
- Management of open and/or green spaces
- Washing and drying of clothes
- Location waste disposal sites
- Manner of dry waste disposal
- Observance of traffic signs
- Use of horns and sirens
- Undertaking business activities
- Putting notices and advertisements
- Closing of common gates for entrance
- Letting or accommodating co-dwellers
- Hiring of security guards

PART IV: CASE STUDIES

PART IV: CASE STUDIES

INTRODUCTION

In this part the evolution of communal building typologies and the different case study areas are presented to show the current condition of communal buildings in IHDP condominium housing development. As stated in the data analysis technique each of the case study report is presented in relation to four main key issues namely; 1) the current conditions of communal buildings and 2) the management of communal buildings, and 3) residents responses and perspectives

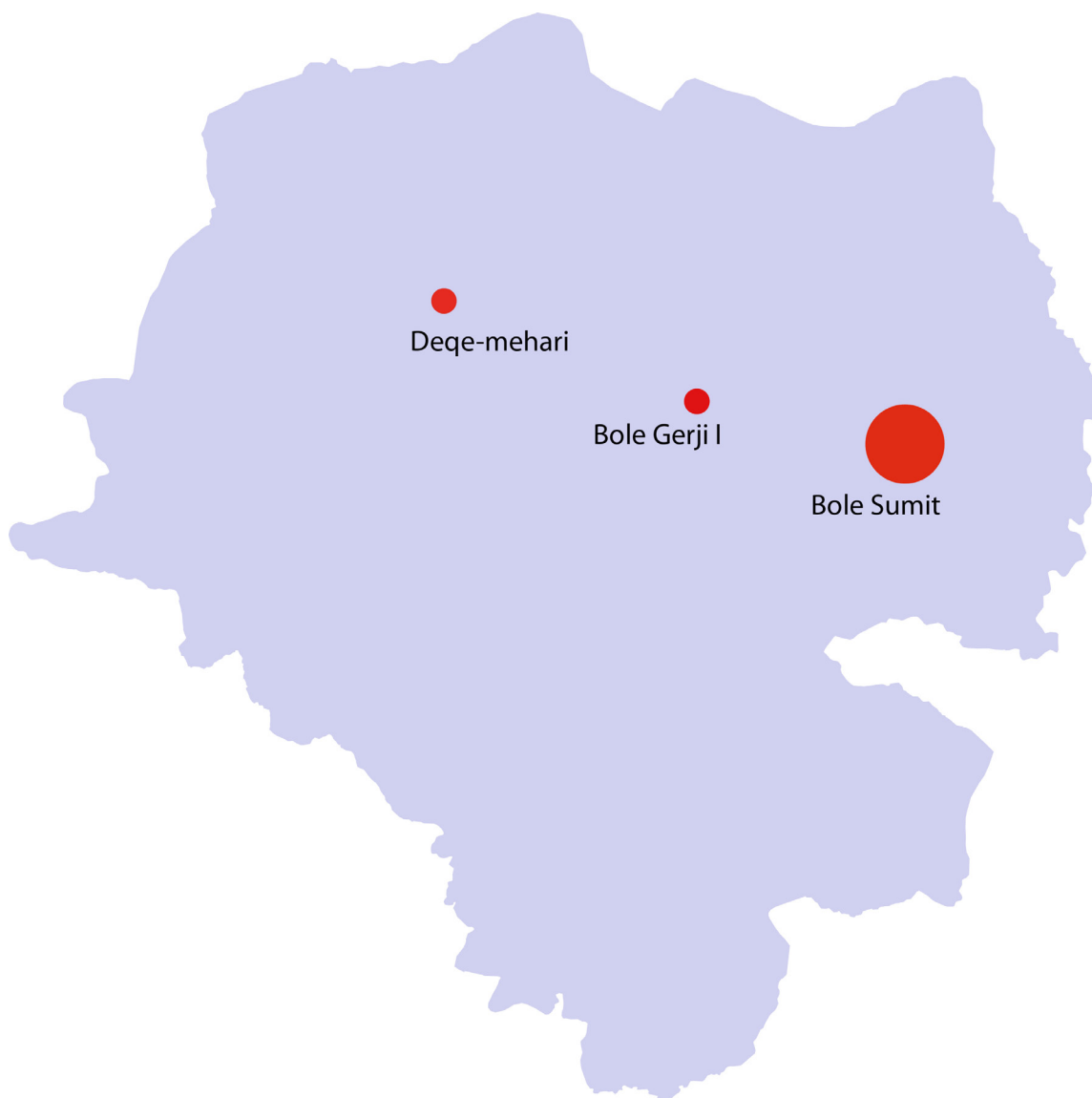


Fig. IV.1 Location of case study areas

CHAPTER 5: : Evolution of communal building typologies

The provision of communal buildings was started parallel to the housing developments. The first communal buildings was constructed in the pilot project at Gerji and since then various typologies are emerged. In all the projects they are typically freestanding masonry buildings located in the open courtyards and pocket spaces created by the condominium blocks.

The first typologies include spaces for hand washing laundry, slaughtering and store. There were two similar types having different size. The difference in size also result in omission of a slaughtering room.

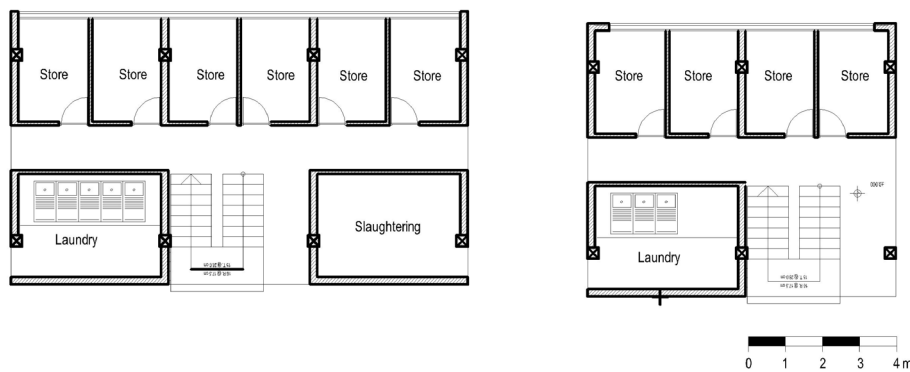


Fig. 5.1 Floor plans of the first communal buildings

The pilot design were adapted in the next condominium developments and functional rearrangement and inclusions were done. In one typology the hand washing laundry was removed from the internal space and was attached to the back of the exterior wall. One example of such typology found in Deqe-mehari condominium site. Kitchens, toilet, janitor's room and office for idir was the functions incorporated by altering the store room in previous designs.

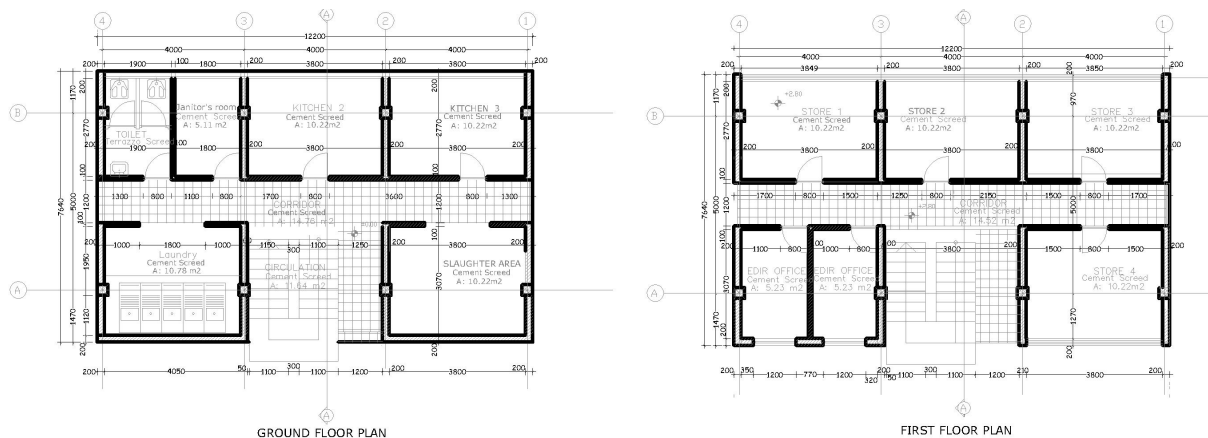


Fig. 5.2 Floor plans of communal building altered from the pilot project

Although, the first typologies was a G+1 buildings, in later projects there were typologies emerged as a single story buildings. Laundry room, slaughtering, and toilet space were retained from the previous designs but the kitchen and office spaces was omitted.

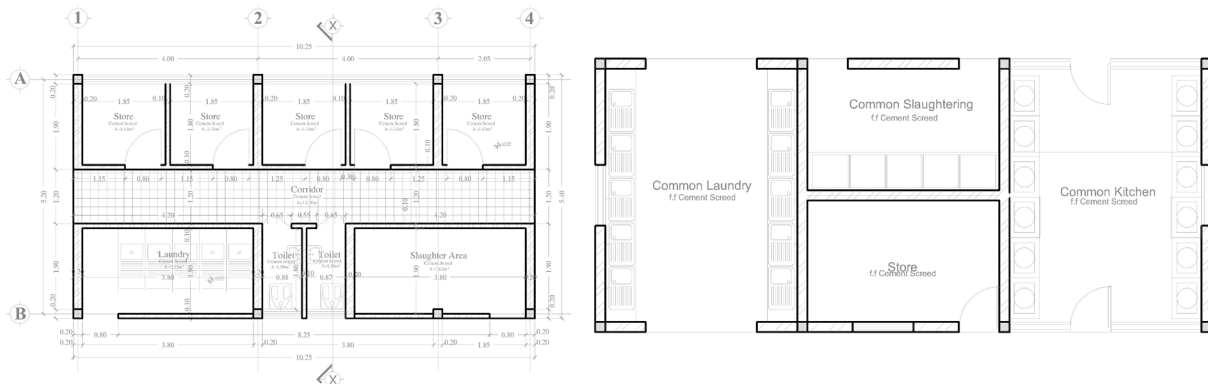


Fig. 4.3 Floor plans of a G+0 communal building typology

A multipurpose hall and an office space for unit owners association was included in later projects with a notable increase in the size of other rooms. A specific slaughtering space with ceramic floor and wall finish was also introduced in the slaughtering room. Example of such typology found in Bole summit condominium site.

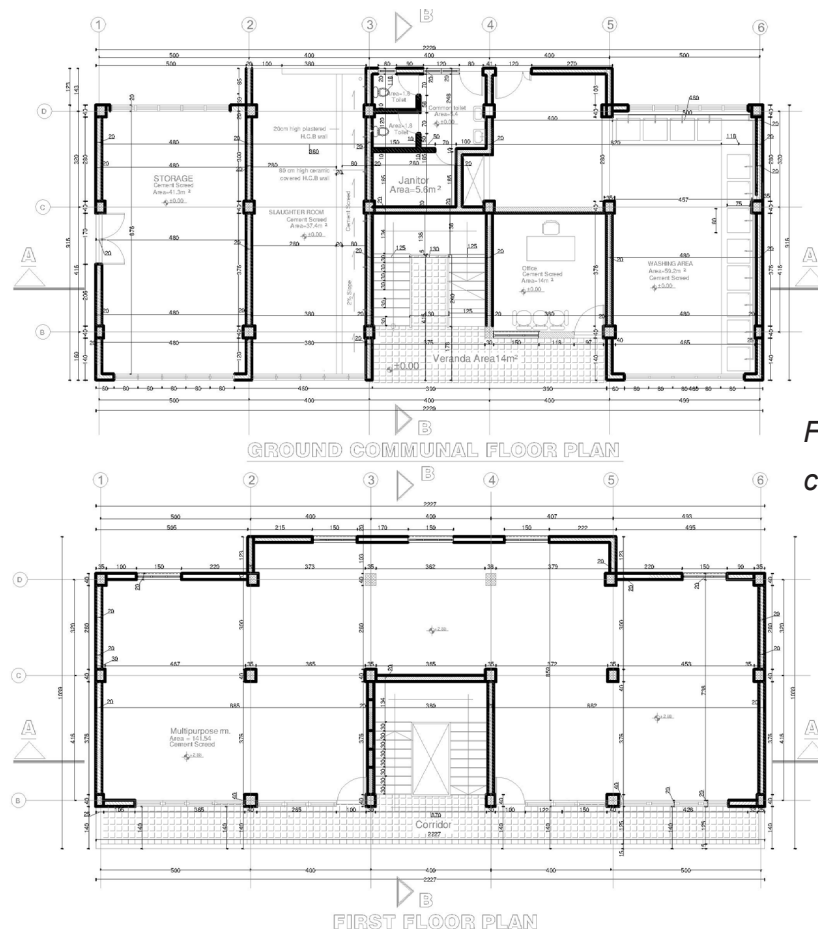


Fig. 4.4 Floor plans of the latest communal building typology

CHAPTER 6: CASE 1: Bole Gerji – The Condominium pilot project

Bole Gerji in Addis Ababa was the first condominium project to be constructed in Ethiopia. It accommodate 750 housing units in 28 blocks, composed of studios, 1 and 2-bedroom typologies; an office building and several commercial units. 9 communal buildings are provided.



Fig. 6.1 Location of Gerji Pilot Condominium

6.1 The current condition of communal buildings

Currently there are 9 blocks of G+1 communal building for the 28 condominium blocks. The nine communal buildings have a total of 132 rooms which the association now allocate each one of the rooms for five unit owner as a store. Before it was allocated to the unit owners, many people had been occupying it illegally. Residents are allowed to perform activities such as slaughtering, hand wash laundering in the provide spaces on ground floors of the communal buildings. As observed in the field study almost all the rooms, except the slaughtering and hand wash laundry rooms, are locked and in process of transferring to residents to use it as a storage rooms. The intended hand wash laundry room is not functional as the waterlines aren't working and residents are preferred to use it as a communal kitchen

Intended Functions	Current Functions
Slaughtering room	Slaughtering
Hand wash laundry	Communal kitchen/Store
Store	Store

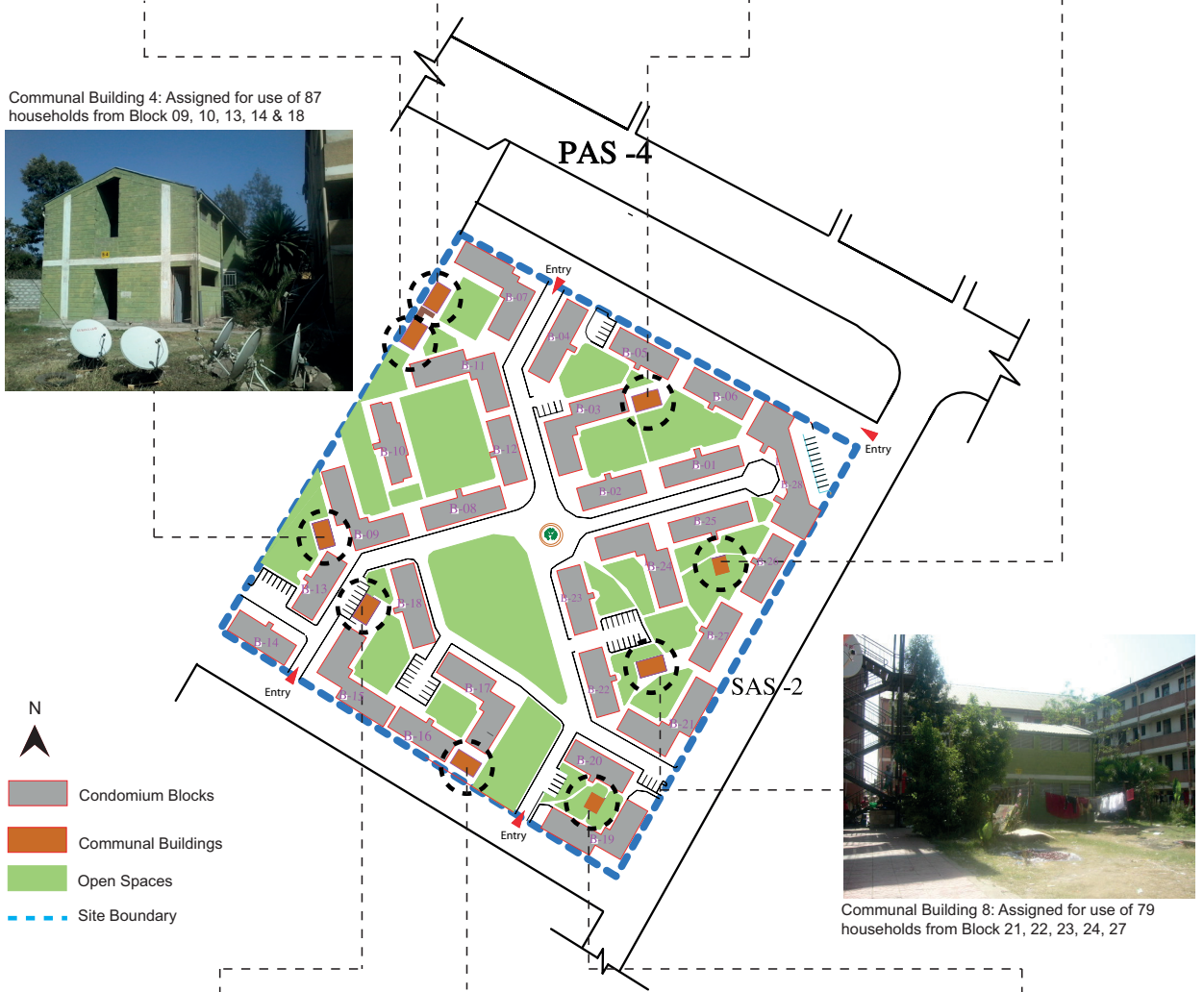
Table 6.1 Comparison of the intended vs Current functions of communal buildings

Efficiency of Communal Building Utilization in IHDP Condominium Housing

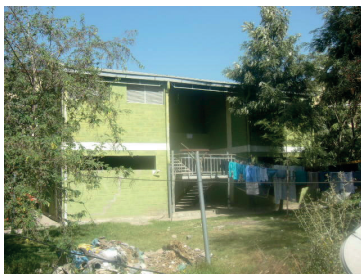
Communal Building 3: Assigned for use of 87 households from Block 5, 8, 10, 11, 12 Communal Building 2: Assigned for use of 87 households from Block 03, 04, 05 & 07 Communal Building 1: Assigned for use of 87 households from Block 01, 02, 03,05,07 Communal Building 9: Assigned for use of 58 households from Block 24, 25, 26 & 27



Communal Building 4: Assigned for use of 87 households from Block 09, 10, 13, 14 & 18



Communal Building 8: Assigned for use of 79 households from Block 21, 22, 23, 24, 27



Communal Building 5: Assigned for use of 79 households from Block 15, 17, 18, 23.



Communal Building 6: Assigned for use of 87 households from Block 16, 17, 19, 20, 21, 23, 24, 27



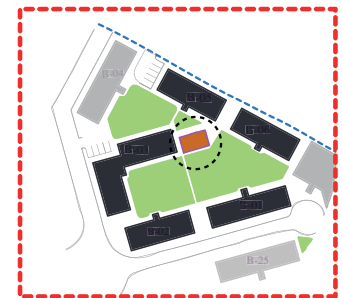
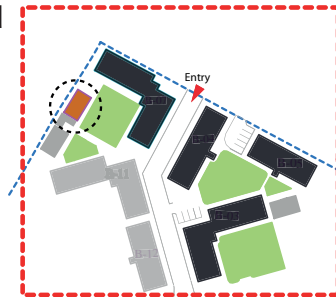
Communal Building 7: Assigned for use of 58 households from Block 19 and 20

Fig. 6.2 Communal building distribution and location

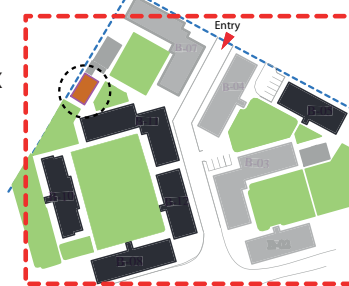
Even if the HOA distributed the communal buildings for all blocks, the locations in relation to the condominium blocks makes it difficult for residents to use them. This is especially evident for some residents of block 3, 5, 19, 20, 21, 22, 23, 24 and 27 as they are forced to use the communal buildings located far from the condominium blocks and since the number of residents are too large for the closest communal blocks to use by all of them.

Unit owners from five blocks are apportioned to use the communal block 01 (From Block 1, 16 residents Block 2, 24 residents, Block 3 consists 8 residents, Block 5 consists 15 residents & From Block 6, 24 residents are assigned .

Communal building 2 is allocated to residents from the four blocks (From Block 3, 24 residents Block 4, 16 residents, Block 5 consists 7 residents & From Block 7, 40 residents are assigned to use the communal.



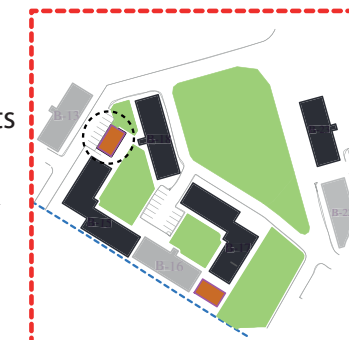
Communal building 3 is allocated to a total of 86 unit owners from six blocks (From Block 5, 2 residents Block 8, 16 residents, Block 10 consists 12 residents, Block 11, 32 & From Block 12, 24 residents are assigned to use the communal.



Communal building 4 is allocated to a total of 86 unit owners from six blocks (From Block 9, 32 residents from Block 10, 4 residents, from Block 13, 24 residents, from Block 14, 24 residents & From Block 18, 2 residents are assigned to use the communal.



Communal building 5 is allocated to a total of 74 unit owners from 4 blocks (From Block 15, 32 residents Block 17, 16 residents, Block 18 consists 14 residents & From Block 23, 12 residents are assigned to use the communal.



The impact of neighborhood design are shown greatly here with the location of such facilities as it isn't considered which communal building will be used by which condominium blocks creating problems in accessibility for residents which in return discourage them to use the provided space efficiently.

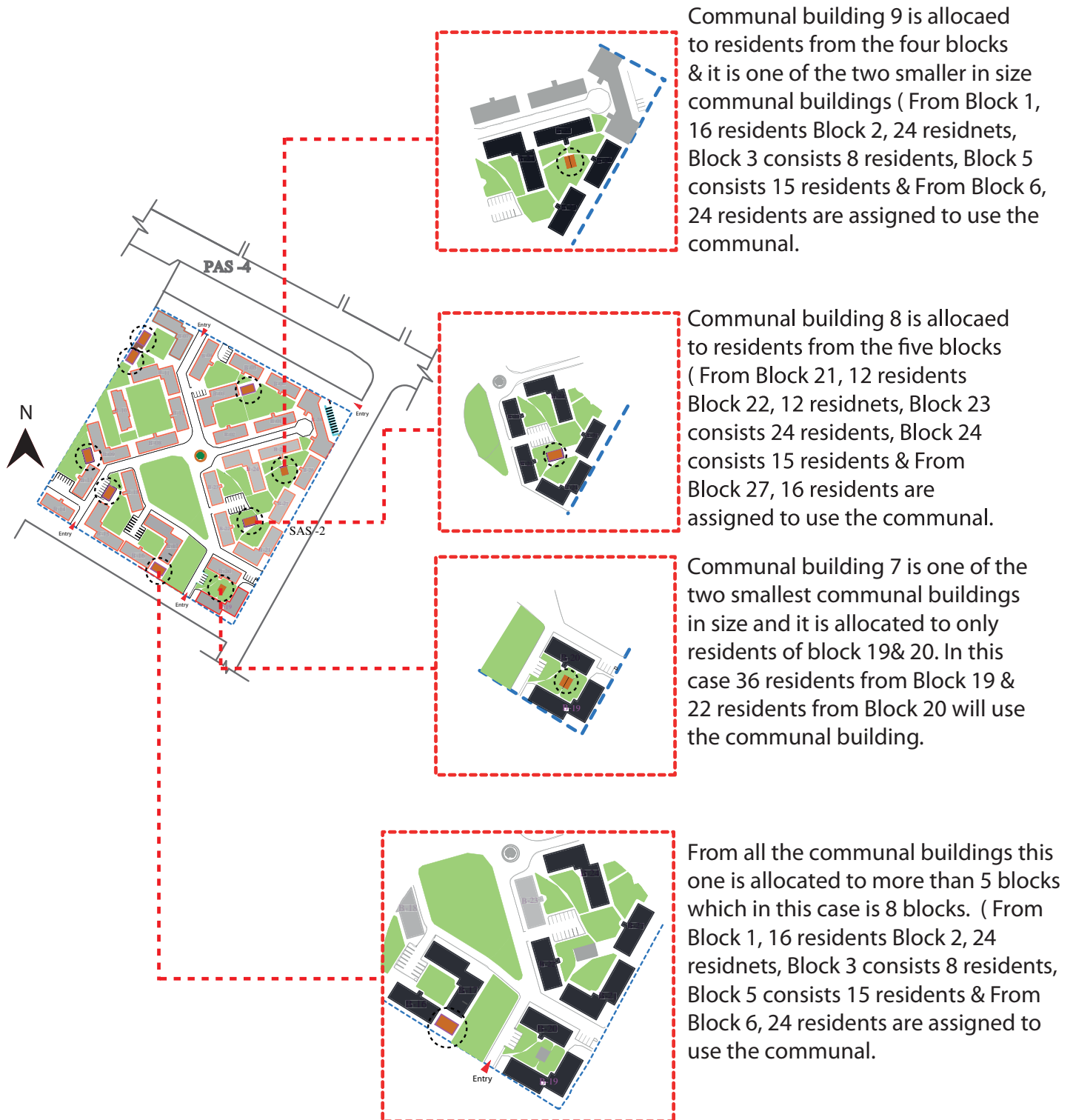
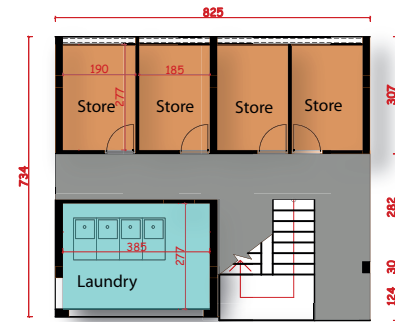


Fig. 6.3 Condominium blocks with assigned Communal buildings

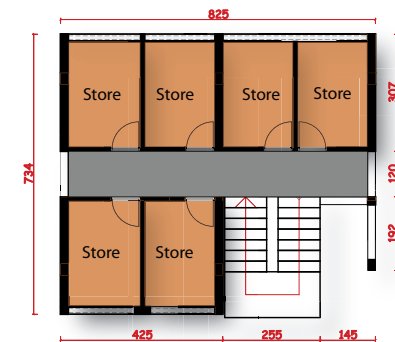


Fig. 6.4 A communal building without slaughtering

Communal building 7 & 9 are the two different in size and number of rooms in Gerji. This typology only have a hand washing laundry room besides the storerooms and also is without a slaughtering room.



GROUND FLOOR PLAN



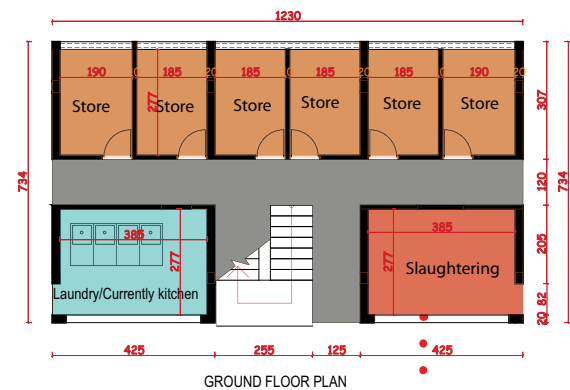
FIRST FLOOR PLAN

Fig. 6.6 Floor Plans of a communal building without slaughtering

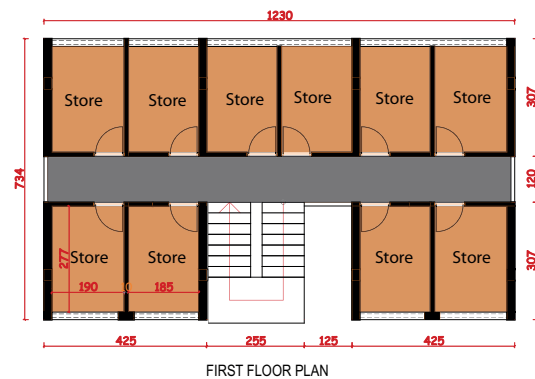


Fig. 6.5 A communal building with slaughtering

All the rest of seven communal buildings are same typology. In contrast to the smaller communals, this typology is larger in size and does include slaughtering room.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Fig. 6.7 Floor Plans of a communal building with slaughtering

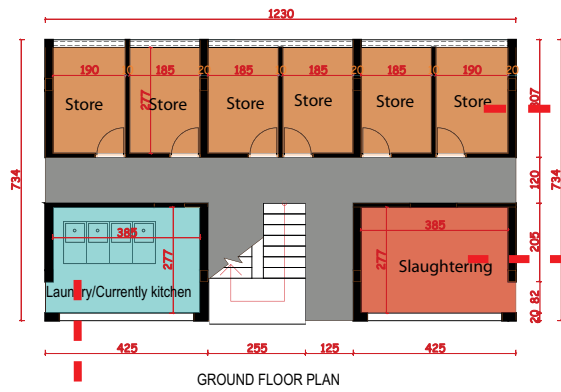


Fig. 6.8 Inside of a storage room of communal building in Gerji



Fig. 6.9 Residents preparing extensive meals inside of the designed laundry room



Fig. 6.11 the designed laundry room serves as storage and communal kitchen for residents



Fig. 6.10 Inside of a slaughtering room of communal building in Gerji

6.2 The management of communal buildings

The Gerji pilot condominium site owner association are called “Bole Gerji one condominium owners association”, which established in 1997 E.C. As recently as this year, the various spaces of communal buildings weren't properly used by residents and the various rooms of these buildings were occupied some peoples illegally.

But starting from October 2015, the management committee took the responsibility of evicting illegal occupiers of the communal rooms and allocating those spaces to residents. According to the condominium administrator, the current number of unit owners are 696 and the management committee allocate one room for five owners for storage purpose only.

There is no permission mechanism for residents to undertake activities in the communal buildings but residents who perform any activities in the slaughtering rooms are expected to clean after they finish or else will be fined by the association i.e. paying for cleaning the spaces. The association currently have a total of 21 full time workers consisting of 18 guards for 3 gates with one guard administrator and 2 office workers. They collect a monthly payment of 30birr from unit owners and a parking fee of 50 to 100 birr per month.

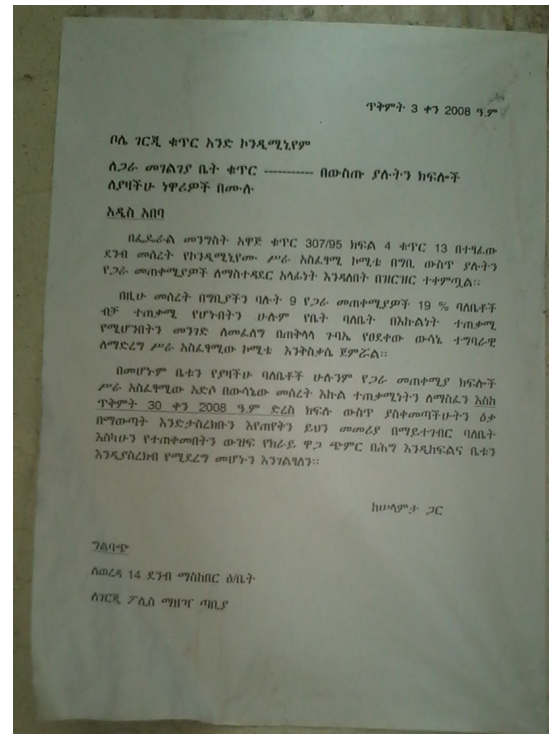


Fig. 6.12 Eviction Notice for illegal occupiers



Fig. 6.13 illegal occupiers removing out their belongings from the communal

The figure shows multiple hand-drawn tables on a wall, each representing a communal building distribution list. The tables are written in Amharic and contain columns for building numbers, floor numbers, and other details. Some tables are partially obscured or overlapping.

Fig. 6.14 Communal building distribution list posted on a wall

6.3 Building user's Response

Resident's response in Gerji pilot condominium were investigated in relation to their preference on how they want to use the communal buildings, their level of satisfaction in meeting their needs and what other spaces they use for performing such activities. For this a questionnaire were distributed for a total of 70 respondents. Out of the 70 respondents, 24 (34.3%) were tenants.

Table 6.2 Respondents tenure type in Gerji pilot

Tenure Type	Freq.	%
Owner occupiers	46	65.7
Tenants	24	34.3
Total	70	100

Respondents duration of residence in the condominium varied, with 61.4% resided for 3-4 years for, whereas 24.3% has resided for less than two years, and 10% for 2-3 years and 4.3% for more than five years.

Table 6.3 Respondents residence duration in Gerji pilot

Residency duration	Freq.	%
<2 years	17	24.3
2-3 years	7	10
4-5 years	43	61.4
>5 years	3	4.3
Total	70	100

On the use of communal buildings 51.4% of respondents use the communal occasionally, 11.4% use 1-2 days a week, 22.9% use it once a month while 8.6% of them use it 3-4 days a week and 5.7% didn't use the communal buildings at all.

Table 6.4 Frequency of communal buildings use in Gerji pilot

frequency of use	Freq.	%
1-2 days a week	8	11.4
3-4 days a week	6	8.6
once a month	16	22.9
occasionally	36	51.4
Do not use	4	5.7
Total	70	100

The most frequently used space by residents (57.1% of respondents) in the communal building is the hand wash laundry room in which residents use it as a communal kitchen and store while 28.6% uses the slaughtering room frequently. 8.6% use the store and the rest 5.7 do not use any of the room.

Table 6.5 Frequently used spaces in Gerji pilot communal buildings

Rooms	Freq.	%
Laundry/Currently kitchen	40	57.1
Slaughtering	20	28.6
Store	6	8.6
None	4	5.7
Total	70	100

Respondents were asked to list the activities they undertake in the communal buildings and most of them mentioned cooking extensive meals and slaughtering while a few of them also store leftover belongings.

Table 6.6 Activities undertaken by residents in communal buildings

List of Activities	Frequency	Percentage
Preparation of meals	14	20
Slaughtering	7	10
Storing	3	4.3
Preparation of meals & Slaughtering	23	32.9
Preparation of meals & Storing	10	14.3
Slaughtering & Storing	-	-
Preparation of meals, Slaughtering & Storing	9	12.8
None	4	5.7
Total	70	100

Beside using the communal buildings, residents of Gerji pilot condominium, also perform activities the communal buildings should have been accommodated. From the field observation and the administered questionnaires, the main activity residents perform outside the communal buildings is hand washing of clothes. The spaces to wash clothes varied from one resident to another and is dependent on the floor levels they live. It was evident that residents who live on the ground floors use the walkways and adjacent open spaces while those living on upper floors use corridors and to some extent their living quarters. The other activity observed was preparation of small meals using charcoal stove on corridors and storing personal stuffs like bags of charcoal, small water tankers and cloth washing equipments either by enclosing the circulation areas as their unit extensions or using pocket spaces around staircases.

Table 6.7 List of activities and current alternate spaces

List of Activities	Walkways/ corridors		Open spaces		Pocket spaces/ Under stair- cases		Enclosed or extended spaces of living quarters	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Washing clothes	8	38.1	12	75	-	-	3	30
Storing equipments & stuffs	6	25.6	-	-	4	100	5	50
Preparation of meals	5	23.8	-	-	-	-	2	20
Cereal & spice drying	2	9.5	4	25	-	-	-	-
Total	21	100	16	100	4	100	10	100

The results from the question concerning the overall satisfaction with the design of the communal buildings in relation to occupants way of life, needs and expectations shows that residents in Gerji pilot condominiums are not satisfied with it. This can be observed clearly in the figure below, where a percentage of 62% is indicated in behalf of dissatisfaction.

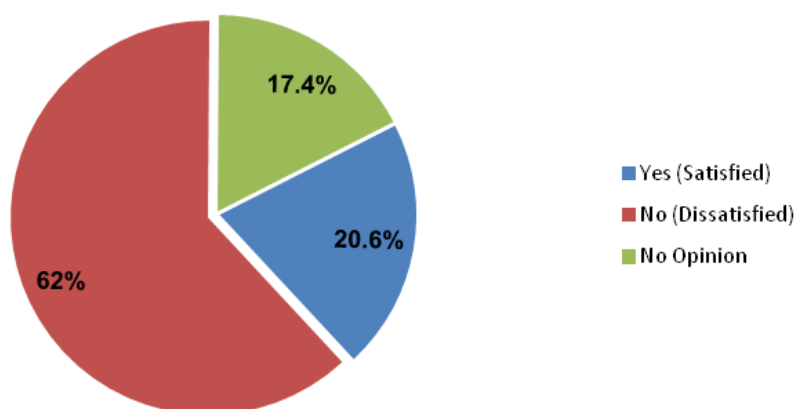


Fig. 6.15 Overall communal building satisfaction in Gerji pilot

CHAPTER 7: CASE 2: DEQE-MEHARI

This condominium site is constructed on the former site of a garage known as “Deqe-mehari” which is located in woreda 10 of Lideta sub-city around Teklehaimanot area. The area is one of the most commercially active place in Addis Ababa city predominated by automotive spare part dealers. Deqe-mehari site consists a total of five condominium blocks (Three of them are C5 typologies and the other two is E2 typology) having 177 units from which 166 are residential units while 11 are shops. Two communal buildings are also provided. The site is fenced and has single entrance from the arterial street that connects the Teklehaimanot and Tewodros squares.

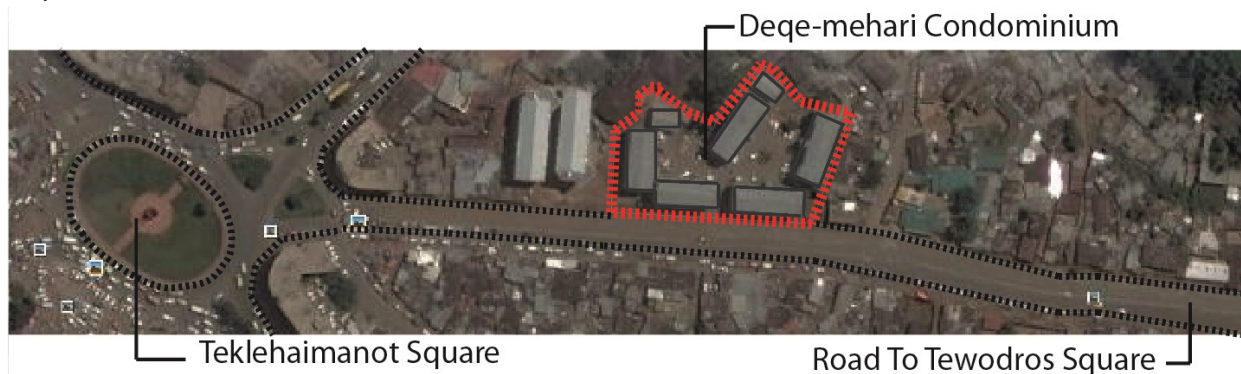


Fig 7.1 Location of Deqe-mehari condominium site

7.1 The current condition of communal buildings

For the five blocks consisting 177 units only 2 communal buildings are provided. The two communal buildings have 14 rooms each from which two of them are slaughtering rooms. The UOAs office , meeting room and the Idir’s office are also in the communal buildings while the rest of rooms are rented for storage purpose. From the tenants of such stores only two of them are non- residents/non-members of the Deqe-mehari condominiums. Each communal building has a hand washing laundry space made of concrete attached to it at the back but no one is using it because of its location of the building and arrangement of the hand washing space. only the slaughtering rooms are currently used for their intended original purpose.

Table 7.1 Comparison of the intended vs Current functions of communal buildings

Intended Functional Spaces	Current Functions
Slaughtering room	Slaughtering
Hand wash laundry	Unusable
Store	Office for HOA & Idir Meeting hall Store for shop owners



Communal building one located at a corner near Block 1.



Communal building two located at a corner near Block 4.

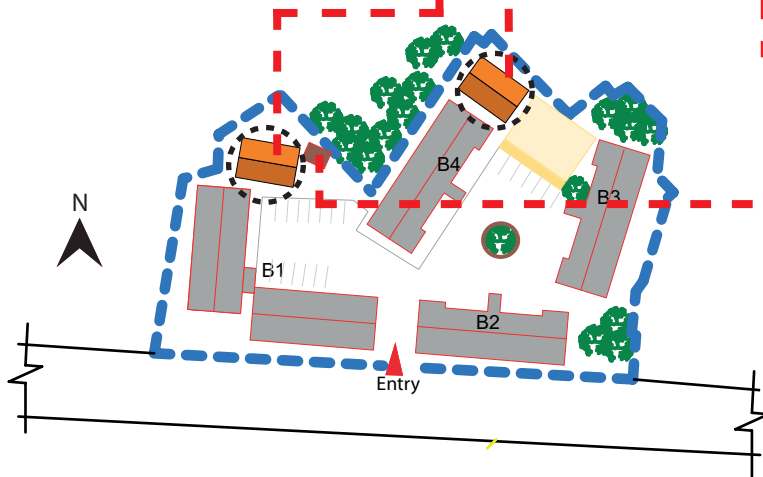


Fig. 7.2 Arrangement of the two communal buildings

Appart from the two communal buildings a small building made of corrugated iron sheet and partly mud with cement is functioning as a communal kitchen for preparing large communal meals and baking of traditional bread.



Fig. 7.3 A communal kitchen made from mud and corrugated iron sheet.

Fig. 7.4 Floor plans of communal building one in Deqemehari site (Below)

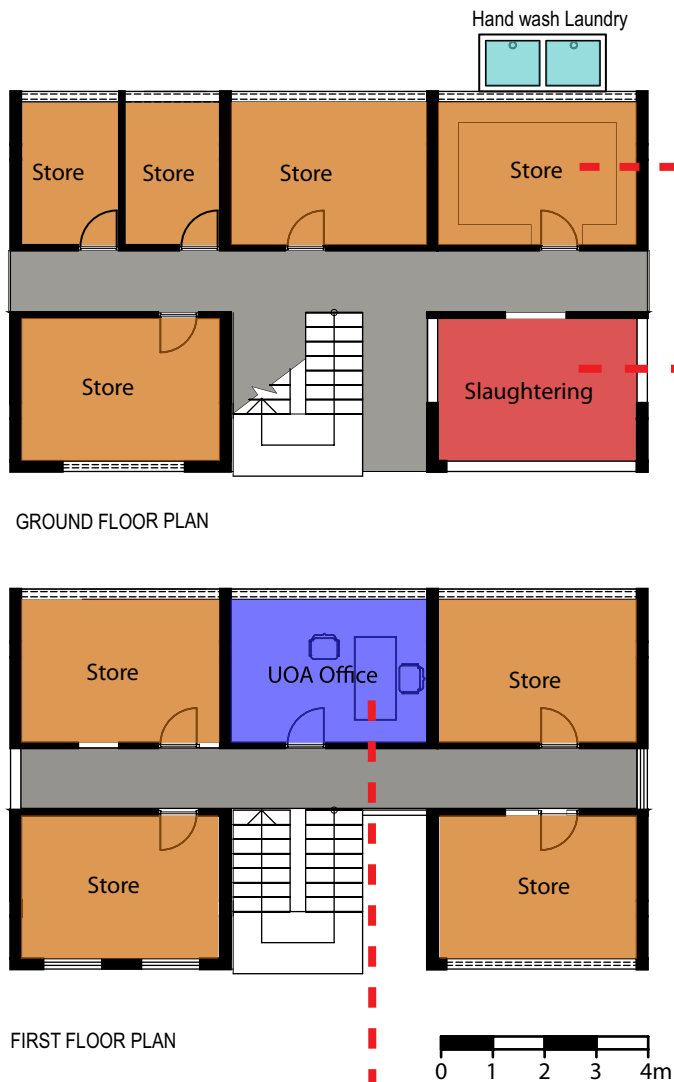


Fig. 7.5 One of the communal building room rented for shop owners



Fig. 7.6 Slaughtering room at ground level of the communal building



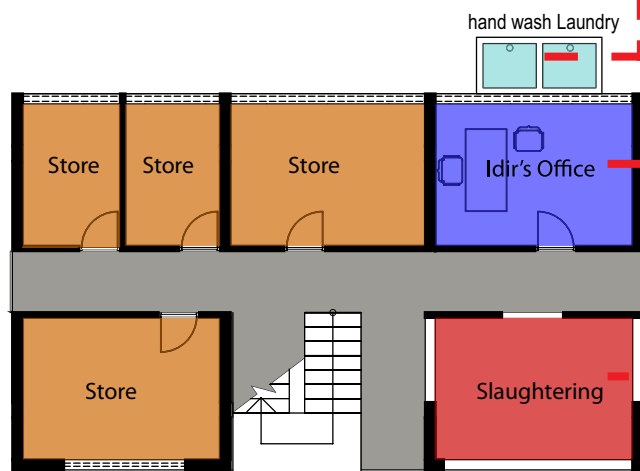
Fig. 7.7 Unit owners association office at upper level of the communal build-



Fig. 7.8 Unused Hand wash laundry attached to the back of the communal



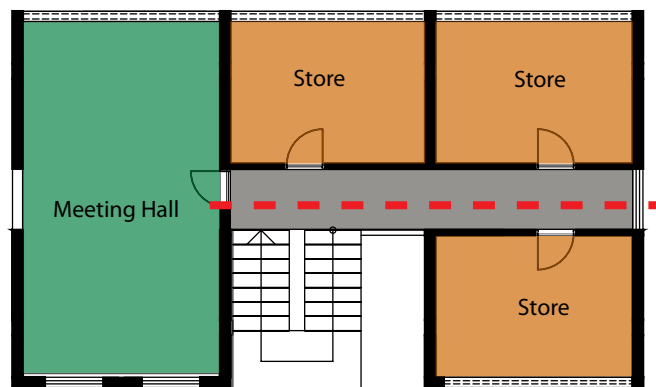
Fig. 7.9 A room in communal building two allocated to idir's office



GROUND FLOOR PLAN



Fig. 7.10 Slaughtering room at ground level of the communal building



FIRST FLOOR PLAN

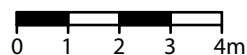


Fig. 7.11 Floor plans of communal building two in Deqe-mehari site (Below)



Fig. 7.12 Entrance of the meeting room at upper floor (transformed from 3 store rooms to one meeting room)

7.2 The management of communal buildings

Deqe-mehari condominium site owners have a registered Unit owners Association called “The Cooperative Society of Deqe-mehari Condominium Residents Association” which is established in 2002 E.C some four years after residents occupy the units. Before the association establishment, the communal buildings were locked and unusable because of the construction cost wasn’t included in the unit price. Up on it establishment, the association took the responsibility for managing of the two communal buildings as they reached an agreement with the government and bank for purchasing the two communal buildings. Currently the association finished the full payment of 305,000 birr. Since 2002 E.C till now the Association maintained the internal gravel pavement, constructed two septic tanks and installed communal water points for the residents.

The association rented single units from the communal building to sparepart shop owners for storage purposes. Other than two renters, the rest are shop owners in the condominium blocks. According to main informant in the association the reason to rent the communal building rooms was:



Fig. 7.13 Auto Sparepart shops located at ground floor of block 1 & 2 on the main road

- The unavailability of enough space for all residents; two communal buildings for 177 units making space allocation to all residents difficult
- Due to overcrowding in sharing the spaces for storage one stealing another ones property became reoccurring incidence
- Lack of finance for operation costs such as; administering, guarding, cleaning and maintenance since the monthly contribution from unit owners is 10birr per month.

Currently the association have nine full time workers consisting of one administrator, one janitor, one gardener and seven guards. They collect 10 birr per month from unit owners and also collects monthly parking bills from the residents (90 birr per month for owners while 180 birr per month for renters).

7.3 Building user's response

In Deqe-mehari condominium Resident's response were investigated in the same manner as the Gerji pilot by analysing their response in relation to their preference on how they want to use the communal buildings, their level of satisfaction in meeting their needs and what other spaces they use for performing such activities. Respondents for the household survey were selected by 'random walks' and in total a questionnaire on exiting communal buildings for 48 respondents were distributed. Of those responding to the survey, only 18.7% were unit owners.

Table 7.2 Respondents tenure type in Deqe-mehari

Tenure Type	Freq.	%
Owner occupiers	9	18.7
Tenants	39	81.3
Total	48	100

Respondents duration of residence in the condominium varied, with 60.4% resided for less than two years, whereas 20.8% has resided for 2-3 years, and 10% for and 8.4% for more than five years.

Table 7.3 Respondents residence duration in Deqe-mehari

Residency duration	Freq.	%
<2 years	29	60.4
2-3 years	10	20.8
4-5 years	5	10.4
>5 years	4	8.4
Total	48	100

Use of communal buildings

Regarding the use of communal buildings 60.4% of respondents do not use the communal at all while 39.6% use it occasionally. The main reason for residents to use the communal occasionally is because they only use the slaughtering room and it is a rare and occasional activity residents to slaughter livestock while the rest of the rooms in both communal buildings are either rented for shop owners or are in use by the HOA.

Table 7.4 Frequency of communal buildings use in Deqe-mehari

Frequency of use	Freq.	%
occasionally	19	39.6
Do not use	29	60.4
Total	48	100

Table 7.5 Frequently used spaces in Deqe-mehari communal buildings

Rooms	Freq.	%
Hand washing Laundry		
Slaughtering	19	39.6
None	29	60.4
Total	48	100

Respondents were asked to list the activities they undertake in the communal buildings and the only activity still they come up as answer is slaughtering.

Table 7.6 Activities undertaken by residents in communal buildings

List of Activities	Frequency	Percentage
Slaughtering	19	39.6
None	29	60.4
Total	48	100

Activities inside and outside of communal buildings

As discussed above the only activity residents currently performing inside the communal buildings is slaughtering and the question of where other spaces do they perform other activities that these buildings were intended to provide them the spaces to perform? From the field observation and the administered questionnaires, the main activities residents perform outside the communal buildings is hand washing of clothes, preparation of small and extensive meals, storing personal stuffs, and drying of spices and cereals. Preparation of large extensive meals is carried out inside a small kitchen and store built of a mud and sheet metal while most of the residents wash clothes on walkways near the communal building and their units.

Table 7.7 List of activities and current alternate spaces

List of Activities	Walkways/ corridors		Open spaces		Pocket spaces/Under staircases		Mud & sheet metal build Kitchen	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Washing clothes	7	35	3	42.9				
Storing equipments & stuffs	4	20			3	100	3	30
Preparation of daily meals	5	25						
Preparation of extensive meals							7	70
Cereal & spice drying	2	10	1	14.2				
Mourning & Celebrations	2	10	3	42.9				
Total	20	100	7	100	3	100	10	100

The survey result in Deqe-mehari condominium also illustrated a relatively low satisfaction with the design of the communal buildings in relation to occupants way of life, needs and expectations with 15% of respondents saying yes. A commonly articulated rationale for the low satisfaction is that it is driven by the fact that in case of Deqe-mehari the only working space in communal buildings for residents' activities is the slaughtering room. Most of the respondents who give no opinion or neutral to the question was tenants living for less than two years.

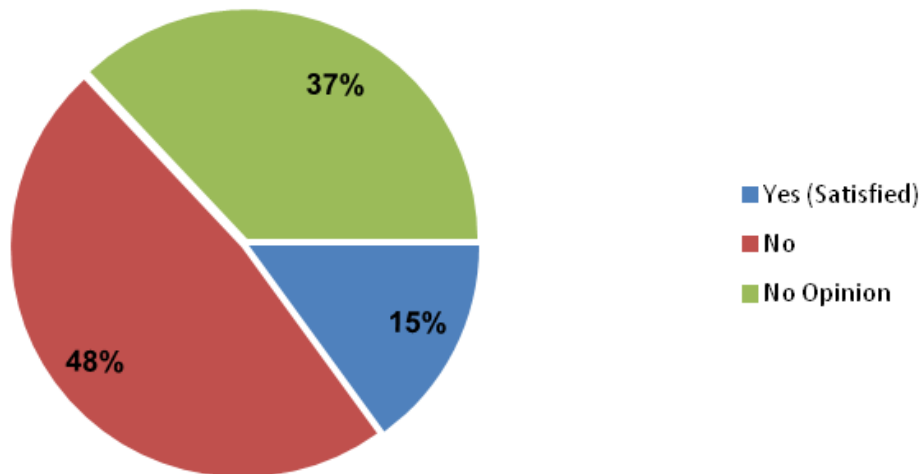


Fig. 7.14 Overall communal building satisfaction in Deqe-mehari

The reason for dissatisfaction among residents on the functionality of spaces varies among them especially with the provision of hand wash laundry room. Many residents complain about the location and size of the hand washing laundry space as it is far and attached behind the communal buildings. Lack of proper water pipe installation for the designed washing space is also indicated as a reason by respondents. Regarding the store rooms, their dissatisfaction arises from not using the store rooms and instead forced to store their equipments and stuffs on pocket spaces and corridors.

Table 7.8 Respondents satisfaction level on functionality of spaces

Satisfaction Level	Rooms					
	Slaughtering		Store		Laundry	
	Freq.	%	Freq.	%	Freq.	%
Very satisfied	12	25				
Satisfied	6	12.5				
Dissatisfied	1	2.1	14	29.2	13	27.1
Very Dissatisfied			11	22.9	20	41.7
Not opinion	29	60.4	23	47.9	15	31.2
Total	48	100	48	100	48	100

CHAPTER 8: CASE 3: Bole Summit

Bole summit condominium site is located in Bole sub city. It is one of the sites in which condominium housing was constructed on expansion areas of the city. It consists 394 blocks of condominium having a total of 9349 housing units and 59 communal buildings. The site is divided in parcels so that each parcel can establish its own Unit Owners Association. Each parcel have diverse number of condominium blocks, two being the minimum while eight is the maximum. Even if one communal building is provided for each in most of the parcels, there are also parcels which don't have a communal building and are forced to merge with others in order to use the communal. For the purpose of this study five parcels were selected to be investigated. From the five parcels one parcel consist 4 blocks, two consist 8 blocks, while the other two parcel consists 5 condominium blocks.



Fig. 8.1 Location of Summit Condominium

8.1 The Current Condition of Communal Buildings

Currently the functions of some spaces inside the communal buildings are slightly different (See table 8.1). The detailed condition of selected communal buildings will be discussed independently below.

Table 8.1 Comparison of the intended vs Current functions of communal

Intended Functional Spaces	Current Functions				
	Parcel 01	Parcel 03	Parcel 04	Parcel 10	Parcel 12
Slaughtering room	Slaughtering Common kitchen Store	Slaughtering	Slaughtering Store	Slaughtering	Slaughtering
Hand wash laundry	Wood workshop	Locked & none functional	Guard's living & bed room	Locked & none functional	Store
Office	HOA's office	HOA's office	HOA's office	HOA's office	HOA's office
Common Toilet	Store	Locked & none functional	Store	Locked & none functional	Common Toilet
Janitor room	Locked & none functional	Locked & none functional	Store	Locked & none functional	Store
Store	Guard's living & bed room	Locked & none functional	Locked & none functional	Common kitchen	Common kitchen
Multi-purpose hall	Multi-purpose hall	Locked & none functional	Locked & none functional	Store	Store

8.1.1 Parcel 01

Parcel 01 consists a total of 4 condominium blocks (Block 01-04) from which two of them are E2 typology while the other two are A2 and E1 typologies. For the 4 condominium blocks one communal is allocated. The communal building have 8 rooms on the ground floor and one large room on the first floor. The intended laundry room is currently serving as a wood workshop while the association use the room next to the stair as an office. Recently the first floor room is serving as a hall for weeding and birthday celebrations and one of the room is also serving as a bed room for the guards. Other rooms including the slaughtering room are not functional currently but some of the residents use the slaughtering room for baking traditional bread and storing some equipments.

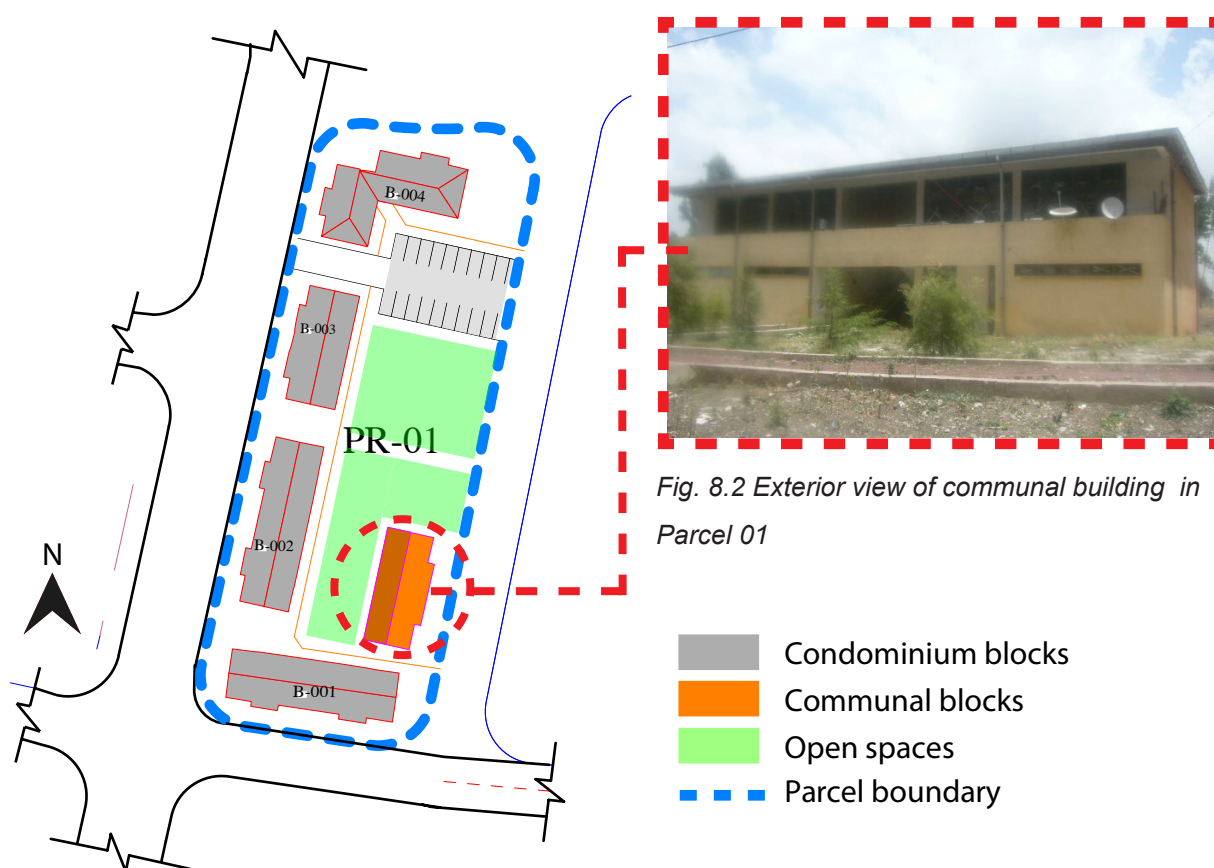


Fig. 8.2 Exterior view of communal building in Parcel 01

Fig. 8.3 Layout & arrangement of condominium blocks & communal building in parcel 01



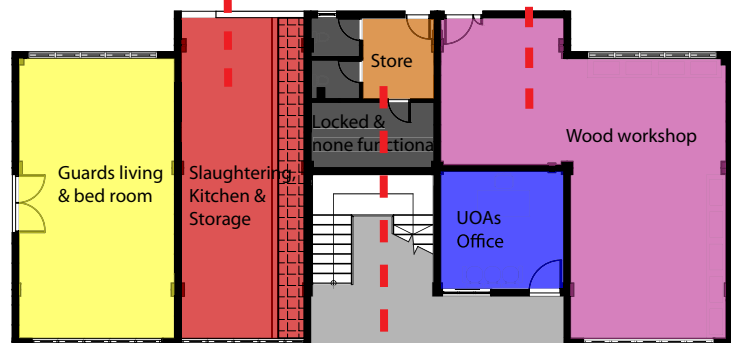
Fig. 8.4 Inside of a Slaughtering room in parcel 01. (The intended slaughtering room is not currently functional and residents use the space as common kitchen and store)



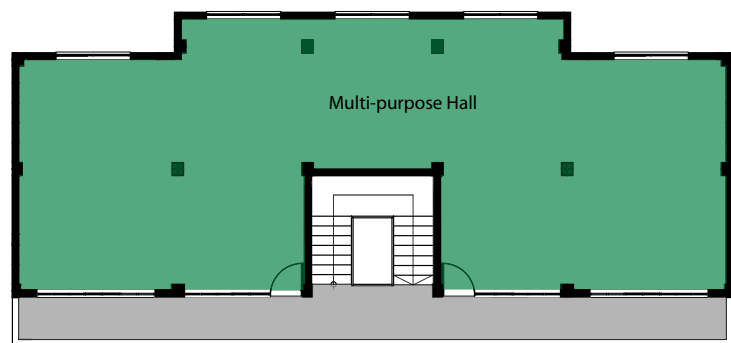
Fig. 8.5 The laundry room currently serving as a wood workshop which is occupied by one of the residents free of rent



Fig. 8.6 The communal toilet is currently serving as a storage room for the wood workshop.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 3 4m

Fig. 8.7 Floor plans of communal building in parcel 01 showing the current space use.

8.1.2 Parcel 03

parcel 03 consists a total of 8 condominium blocks (Block 14-21) from which E1 & E2 typologies are 3 each while A1 and E1+shop are one each. One communal building is provided to serve the 8 blocks. The communal building is the same type, size and have same number of rooms as the communal in parcel 01. The only room currently functioning is the slaughtering room while the rest of the communal building rooms are locked and non functional.

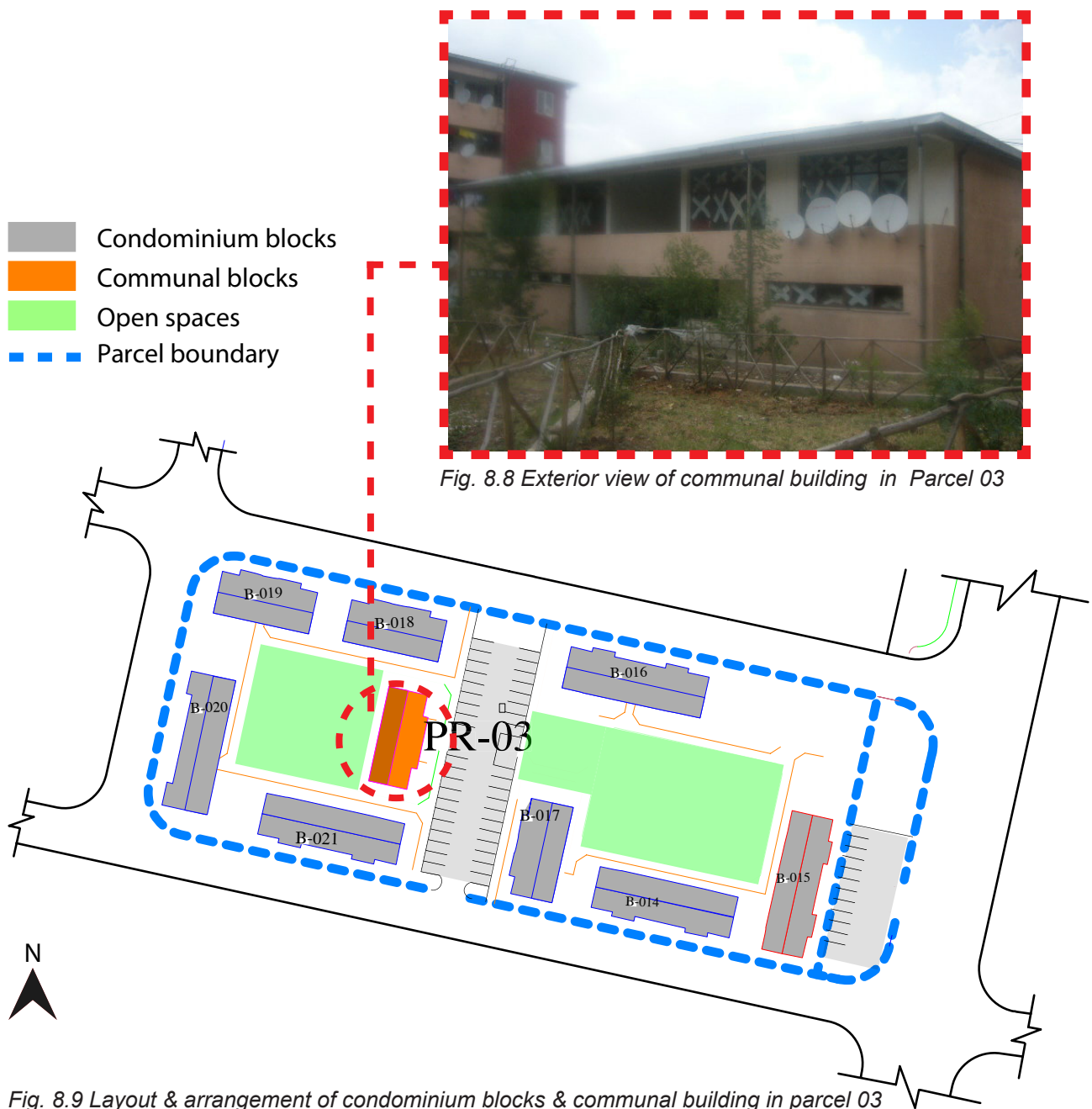




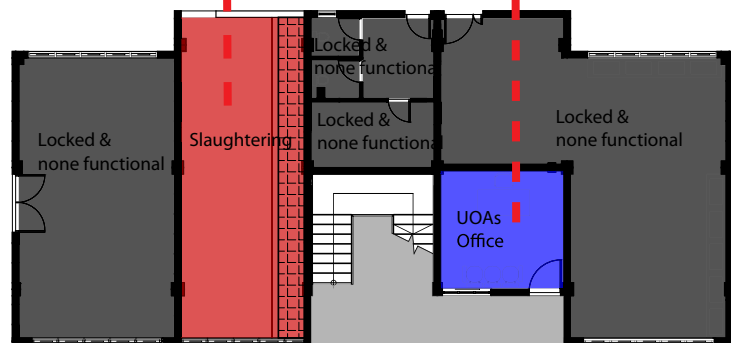
Fig. 8.10 Inside of a Slaughtering room in parcel 03. (Wooden structure is standing along the slaughtering space for hanging slaughtered livestockes)



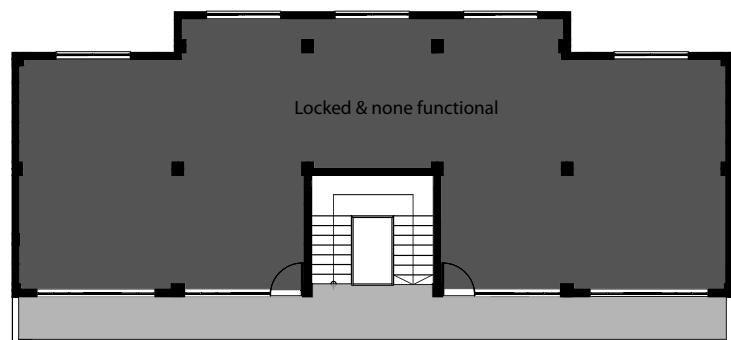
Fig. 8.11 The Unit owners association started to use office as recently as February 2016.



Fig. 8.12 The first floor hall is locked and currently not functional but with the intention of using it for community assembly



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 3 4m

Fig. 8.13 Floor plans of communal building in parcel 03 showing the current space use.

8.1.3 Parcel 04

A total of 8 condominium blocks (Block 22-29) of type E1, E2, A1 & E1+shop are found in parcel 04. Like parcel 03 only one communal building is allocated and, since the unit owners associations didn't officially received the communal building from AAHDPO, it is locked and is not functioning. But recently the association is renovating one of the room on ground floor of the communal to use it as an office.

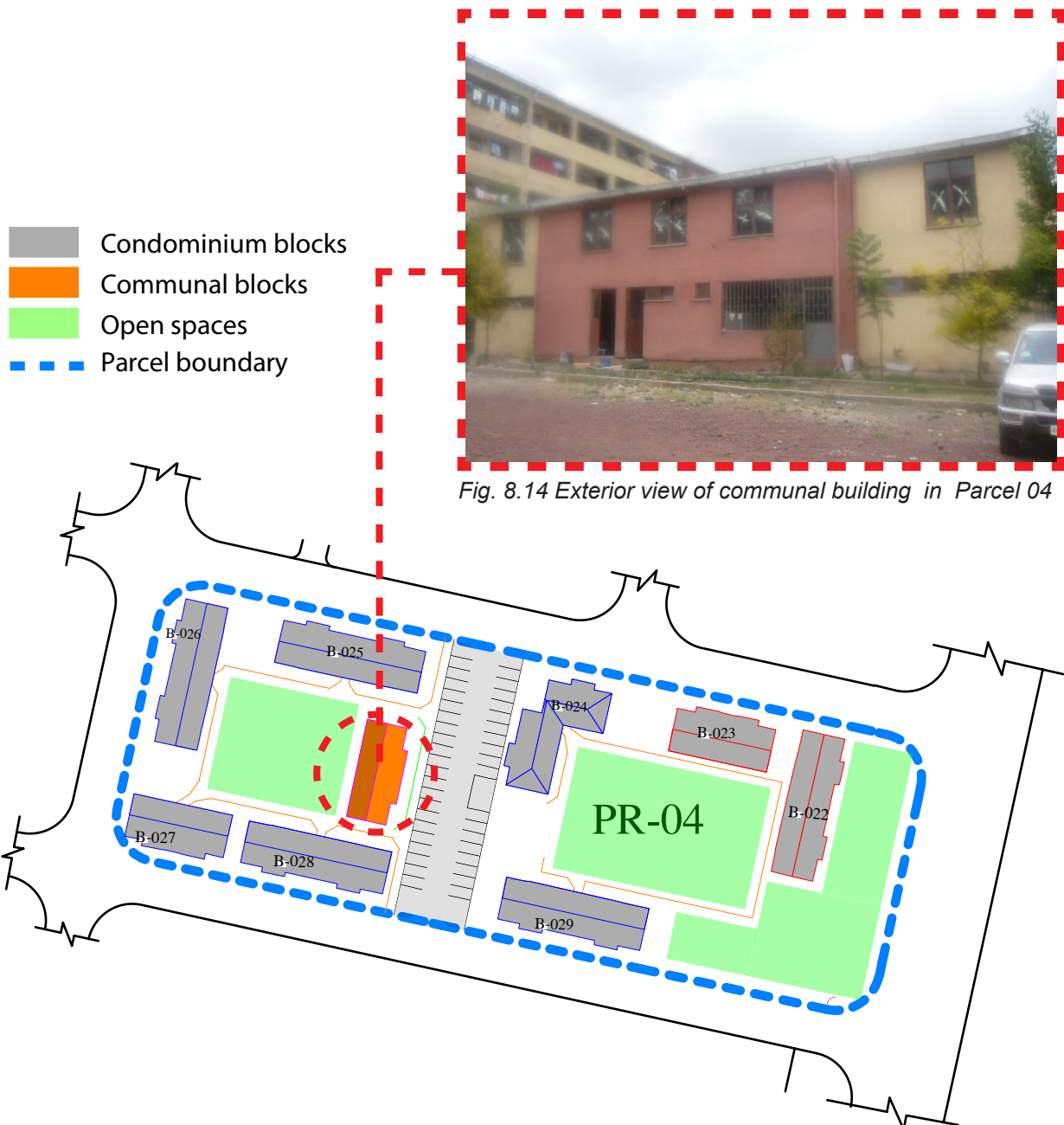


Fig. 8.14 Exterior view of communal building in Parcel 04

Fig. 8.15 Layout & arrangement of condominium blocks & communal building in parcel 04



Fig. 8.16 The slaughtering room is also serving as store for residents.



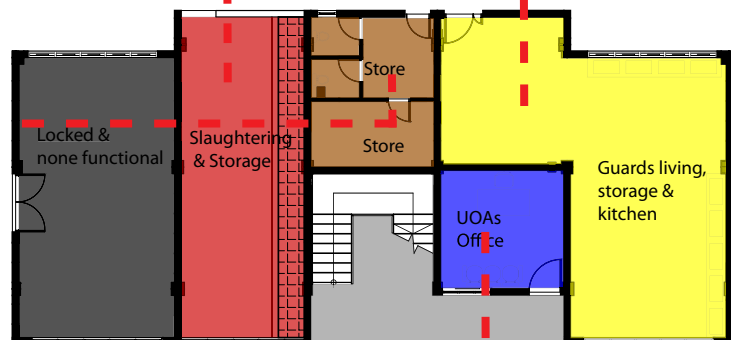
Fig. 8.17 The intended laundry room is currently guards living and bed room while residents also use it as a store and communal kitchen intime of holidays and ceremonies.



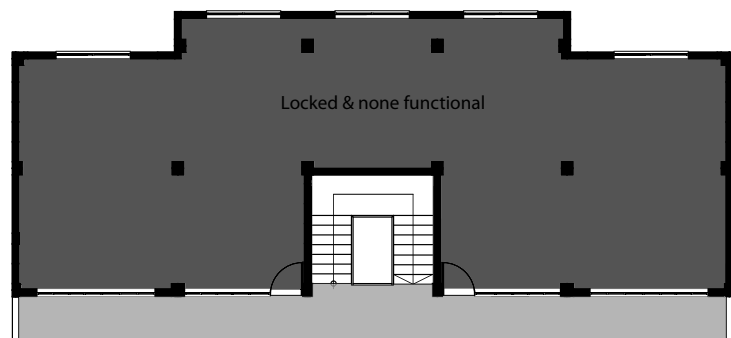
Fig. 8.18 The communal toilet currently serving as store



Fig. 8.19 The unit owners association renovated the room and now started to use it as office



GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 3 4m

Fig. 8.20 Floor plans of communal building in parcel 04 showing the current space use.

8.1.4 Parcel 10

parcel 10 consists 5 condominium blocks (Block 59-63) of E1, A1, E1+shop & A2+shop. One communal building is enclosed by the condominium blocks. Currently residents are using the slaughtering room, the traditional kitchen for making large meals and baking bread. The first floor room is serving as a hall for weeding and commiseration purposes while the association use one of the room as an office.



Fig. 8.21 Exterior view of communal building in Parcel 10

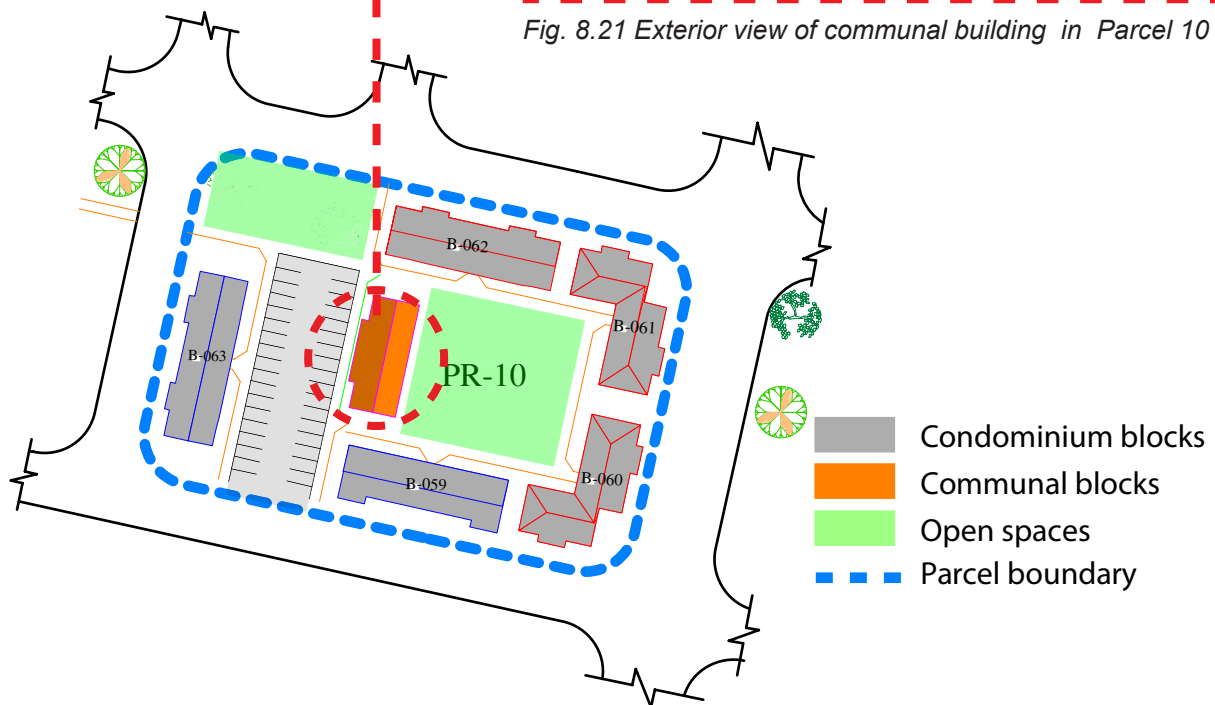


Fig. 8.22 Layout & arrangement of condominium blocks & communal building in parcel 10



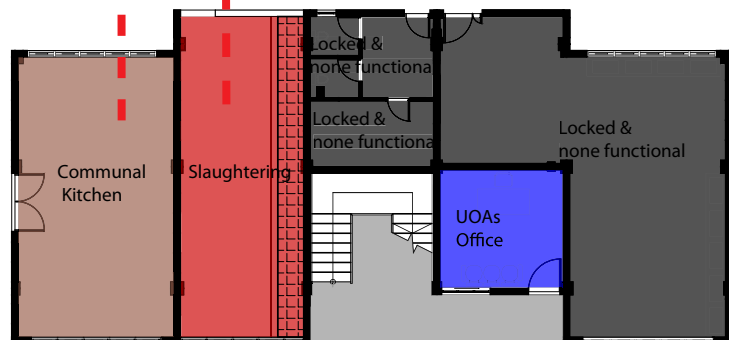
Fig. 8.23 The communal kitchen is frequently used by residents for preparing large communal meals while it also serve as a store.



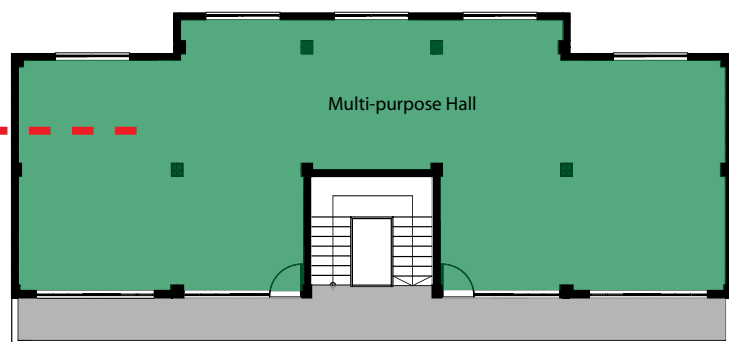
Fig. 8.24 Inside the slaughtering room. (Metal structure is standing along the slaughtering space for hanging slaughtered livestockes)



Fig. 8.25 The multi-purpose hall at upper floor is a community meeting and communal celebration space



GROUND FLOOR PLAN



FIRST FLOOR PLAN

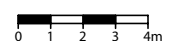


Fig. 8.26 Floor plans of communal building in parcel 10 showing the current space use.

8.1.5 Parcel 12

Five condominium blocks (Block 67-71) of A1, A2 & E1 typologies enclosed the one communal building in parcel 12. The communal building has the same number of rooms as the others and currently is functioning. Residents use the slaughtering room and communal kitchen on the ground floor while the first floor room is used as a hall for commiseration purpose, birthdays and ceremonies. The association uses one of the rooms as an office but the laundry room is still abandoned as residents prefer to wash their clothes in their housing units.



Fig. 8.27 Exterior view of communal building in Parcel 12

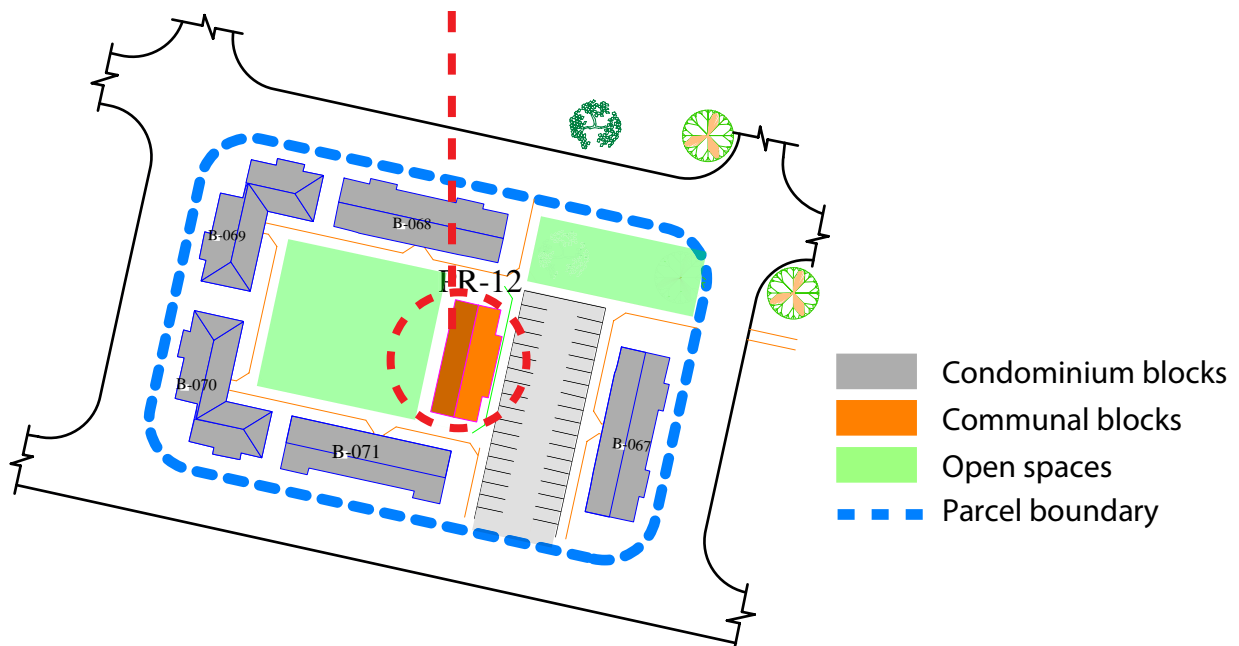


Fig. 8.28 Layout & arrangement of condominium blocks & communal building in parcel 12



Fig. 8.29 Inside the slaughtering room



Fig. 8.30 Communal toilet for guards



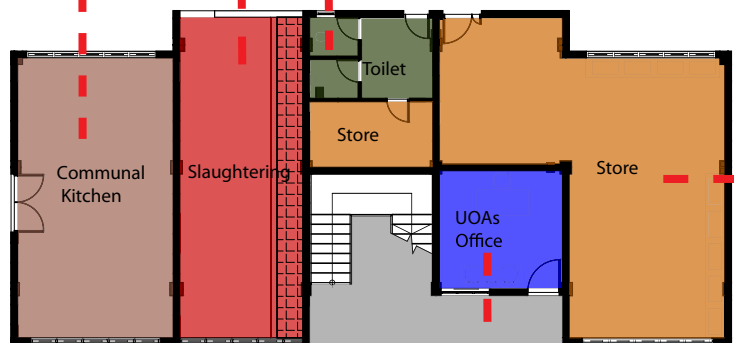
Fig. 8.31 The store serving as Communal kitchen



Fig. 8.32 The intended laundry room serving as store



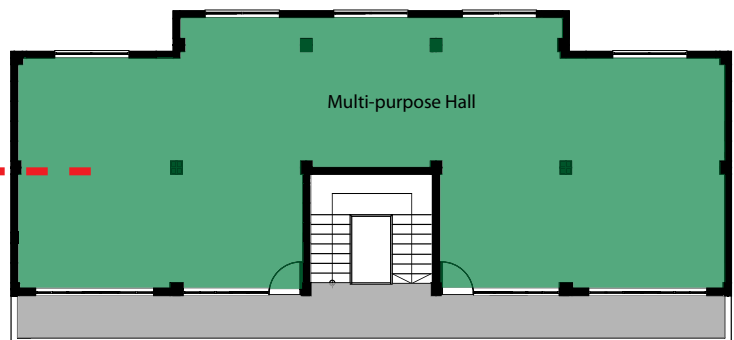
Fig. 8.33 UOAs office



GROUND FLOOR PLAN



Fig. 8.34 The multi-purpose hall at upper floor.



FIRST FLOOR PLAN

0 1 2 3 4m

Fig. 8.35 Floor plans of communal building in parcel 12

8.2 The management of communal buildings

The management of communal buildings are given to the unit owner associations and each parcel have its own association. In this part the management of communal buildings will be discussed in parcel

8.2.1 Parcel 01

“Summit Misrak Tsehay Condominium Owners Association” is responsible for administering and managing the communal buildings in parcel 01. Having 120 members the association established in 2006 E.C but yet to be registered. They use one of the rooms as an office. As discussed in previous section of the hand wash laundry room in the communal building is serving as a wood workshop. According to the committee members, the workshop is occupied by one of the resident free of rent but residents say the occupant pay an undisclosed amount of payment monthly for the association. Residents who wants to use the hall in the first floor of the communal building are required to submit a written request to the committee in advance and the committee then will give them a permission to use the space. Other than shop owners all unit owners i.e. association members can use the communal building. The reason shop owners cannot use the communal building is the price of these buildings didn’t include in their unit price. According to key informant in the association they are unable to manage and use some of the rooms in the communal building because :

- Construction of the communal building was not finished properly and lack of response from the government regarding completion of remaining works like reworking the building roof which has leakage problem because of
 - There is no water pipe line and proper drainage in the slaughtering room
- But currently the association is taking the responsibility to finish the remaining works and to install water and drainage lines by collecting a monthly payment from its members.

8.2.2 Parcel 03

Residents in parcel 03 have a registered Unit owners Association called “Summit Negat Condominium Owners Association” which is established 2006 E.C. It was initially formed by residents of the four blocks (Block 18-21) but later merged with the remaining four blocks (Block 14-17) because in the later blocks there was no communal building. The association consists 210 unit owners from those eight blocks. There was similar problems related to finishing remaining works of the building but the association received the communal building as recently as

November, 2008 E.C agreeing to finish by themselves. They installed a water line for the communal building and are on process to install electricity. Residents are allowed to use the slaughtering room and the first floor room as a hall for community assembly. According to the association secretary Ato Hailegebriel any resident who wants to use the slaughtering room must request the association and pay 20 birr per livestock. In return the collected money will be used for cleaning of the room. The association also collects 50 birr per month to build a fence around the perimeter of the parcel.

8.2.3 Parcel 04

The responsible association for managing the communal building of parcel 04 is “Summit Yenegew Tesfa Condominium Owners Association” which is established in 2006 E.C and registered a year later in 2007 E.C. Their office is located on the ground floor of the communal building. There are 210 housing units in the parcel but only 150 unit owners are members of the association. According to the technique committee member the reason behind the rest of the unit owners not being members of the association is:

- Unoccupied housing units and
- residents who still didn't present their ownership documents.

The association still not finished the transfer of the communal building from the relevant authorities and for this reason most of the communal building rooms remain unusable. According to the association technique committee member they wrote a letter to housing transfer office and awaiting their response. One functional space of the communal is the slaughtering room and the association collects 20 birr per livestock from residents who uses the room. The association plans to rent some of the rooms in the communal especially half of the upper floor room to finance any activities carried out by the association and make the other half an assembly room.

8.2.4 Parcel 10

Condominium residents of parcel 10 have registered unit owners association called “Summit Selam Ber Condominium Owners Association” which is established in 2007 E.C consisting of 116 unit owners. At the time of their registration they refuse to receive the communal building because the building roof was partially slit open and there was leakage. After sending a writing request to be repair, the Sub City made the necessary work , and the association received the ownership of the communal building in 2008 E.C. residents require oral permission to use any of the rooms in the communal building i.e. slaughtering room, communal kitchen and the hall. According to the committee member, as soon as the water lines installed & start working, they

intended to make available the hand wash laundry room as residents who don't have laundry machines usually wash their clothes on communal corridors creating drainage problem and closing passages on other residents. For this, the association outlined a use mechanism by assigning a day for each condominium block.

8.2.5 Parcel 12

"Summit Biruh Tesfa Condominium Owners Association" is responsible for the management of communal building in parcel 12. Residents established the association in 2005 E.C consisting of 101 registered owners. Currently the association have full control of the communal building and allowed residents to use the spaces for slaughtering, kitchen and hall for wedding and other celebrations while the association use one room for office and the toilet for its employees. The association installed a water line for communal building and forbid hand wash laundering in common areas except in the communal building. According to committee member, Fiseha Temesgen, Residents don't usually use the laundry room and the upper hall and were asked in a meeting if they are interested to use those spaces but no one shows any intent. Since then the association plans to rent some portion of the communal building. According to Fiseha Temesgen, residents need oral permission to use the slaughtering and communal kitchen. Accordingly residents pay 20 birr per livestock to use the slaughtering room in which 10 birr goes for water bill while the other ten goes for cleaning. Generally the association have 4 full time workers as a guard and janitor and also collects 50 birr per month from owners.

8.3 Building user's response

Based on the interview, field observation and survey questionnaires, the response from the five parcels residents in Bole summit condominium is combined and put in the same approach as of the previous two case areas (relation to their preference on how they want to use the communal buildings, their level of satisfaction in meeting their needs and what other spaces they use for performing such activities) . In total a combined 75 respondents from the five parcels were interviewed and filled out questionnaires on exiting communal buildings. Of those responding to the survey, 72% are owners.

Table 8.2 Respondents tenure type in Bole summit

Tenure Type	Parcel 01		Parcel 03		Parcel 04		Parcel 10		Parcel 12		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Owner occupiers	13	86.7	9	60	10	66.7	11	73.3	11	73.3	54	72
Tenants	2	13.3	6	40	5	33.3	4	26.7	4	26.7	21	28
Total	15	100	15	100	15	100	15	100	15	100	75	100

Not only respondents, but all residents duration of residence in the Bole summit condominium is less than 4 years. With regard to respondents residency duration most of them (62.7%) resided for about 2-3 years while the rest lived there for less than 2 years. As we have seen in previous topics their shorter period of residency resulted in some problem of the management and use of communal buildings as HOAs formations were problematic in the first 2 years of residency.

Table 8.3 Respondents residence duration in Bole Summit

Residency duration	Parcel 01		Parcel 03		Parcel 04		Parcel 10		Parcel 12		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
<2 years	5	33.3	9	60	8	53.3	4	26.7	2	13.3	28	37.3
2-3 years	10	66.7	6	40	7	46.7	11	73.3	13	86.7	47	62.7
4-5 years												
>5 years												
Total	15	100	15	100	15	100	15	100	15	100	75	100

Use of communal buildings

On the use of communal buildings 64% of respondents use the communal occasionally, 5.3% use 1-2 days a week, 10.7% use it once a month while 1.3% of them use it 3-4 days a week and 18.7% didn't use the communal buildings at all. Those respondents who do not use the communal buildings at all are tenants resided for less than 2 years while the reason for majority of respondents use the communal building occasionally resulted from the current most functional spaces of slaughtering room and multipurpose hall in which activities in both spaces are undertaken in holidays, celebrations and occasions.

Unsurprisingly, the slaughtering room is the most frequently used space by residents (49.3% of respondents) in the communal building while 20% uses the store which currently is serving as a communal kitchen room by residents. The multipurpose hall consists 8% and 18.7% respondents says they use none of the provided communal spaces.

Table 8.4 Frequency of communal buildings use in Bole Summit

frequency of use	Parcel 01		Parcel 03		Parcel 04		Parcel 10		Parcel 12		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
1-2 days a week					1	6.7	1	6.7	2	13.3	4	5.3
3-4 days a week									1	6.7	1	1.3
once a month					3	20	2	13.3	3	20	8	10.7
occasionally	12	80	9	60	7	46.7	11	73.3	9	60	48	64
Do not use	3	20	6	40	4	26.6	1	6.7			14	18.7
Total	15	100	15	100	15	100	15	100	15	100	75	100

Table 8.5 Frequently used spaces in Bole Summit communal buildings

Rooms	Parcel 01		Parcel 03		Parcel 04		Parcel 10		Parcel 12		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Slaughtering	8	53.3	9	60	8	53.3	5	33.3	7		37	49.3
Store/Currently kitchen							7	46.7	8		15	20
Laundry					3	20					3	4
Hall	4	26.7					2	73.3			6	8
Toilet												
None	3	20	6	40	4	26.7	1	6.7			14	18.7
Total	15	100	15	100	15	100	15	100	15	100	75	100

Activities inside and outside of communal buildings

When asked to list the activities they undertake in the communal buildings, slaughtering take the largest share with 37.3% while respondents who undertake multiple activities inside the communal comprises 18.7% which is also the same proportion with those who do not undertake any activities in communal buildings currently. With lack of designed communal spaces and the ones already built spaces in communal buildings being locked and unusable, residents are forced to undertake activities that supposed be accommodated in communal spaces elsewhere. From the field observation and interviews with respondents, the main activities they perform are: Cloth washing, preparation of extensive meals, Cereal & spice drying, Mourning/celebrations and Community meetings. Hand washing of clothes is the major activity that is undertaken at walkways, corridors, open spaces and to extent in the housing units. Specifically in parcel 12 the unit owners association have banned any hand washing of clothes in communal areas which led to residents to wash in their respective housing units and since then, residents

who do not have laundry machines are forced to use their living rooms to wash clothes.

Table 8.6 Activities undertaken by residents in communal buildings of Bole Summit

List of Activities	Parcel 01		Parcel 03		Parcel 04		Parcel 10		Parcel 12		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Preparation of meals									1	6.7	1	1.3
Slaughtering	7	46.6	9	60	7	46.6	3	20	2	13.3	28	37.3
Storing					1	6.7			2	13.3	3	4
Preparation of meals & Slaughtering							1	6.7	3	20	4	5.3
Preparation of meals & Storing							3	20	1	6.7	4	5.3
Slaughtering & Storing	1	6.7			3	20			1	6.7	5	6.7
Slaughtering & Ceremonies	1	6.7					1	6.7			2	2.7
All listed activities	3	20					6	40	5	33.3	14	18.7
None	3	20	6	40	4	26.7	1	6.7			14	18.7
Total	15	100	15		15	100	15	100	15	100	75	100

Table 8.7 List of activities and current alternate spaces in Bole Summit

List of Activities	Walkways/ corridors		Open spaces		Pocket spaces/Un- der stair- cases		inside of living quar- ters		Tent	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Hand Washing of clothes	11	47.8	4	26.7			16	66.7		
Storing equipments & other stuffs	3	13.1			5	71.4				
Preparation of meals	5	21.7	3	20	2	28.6				
Cereal & spice drying			5	33.3						
Mourning/celebrations	4	17.4					8	33.3	2	100
Community meetings			3	20						
Total	23	100	15	100	7	100	24	100	2	100

The response from the survey indicates shows that the overall satisfaction with the design of the communal buildings in relation to occupants way of life, needs and expectations is relatively high as it can be observed clearly in the figure below, where a percentage of 59.2% is indicated in behalf of satisfaction.

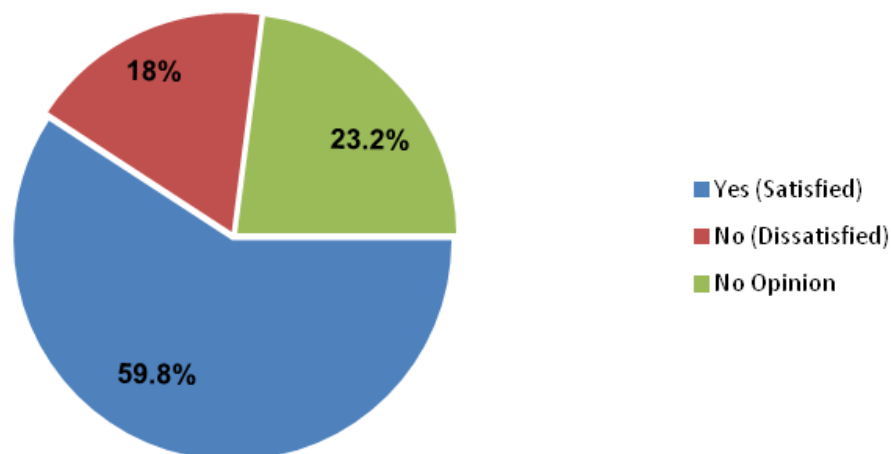


Fig. 8.36 Overall communal building satisfaction in Bole summit

The result of satisfaction for the current functionality of spaces in communal buildings shows considerable differences among rooms. For example, respondents are more satisfied in slaughtering room than any other rooms with 42.7 % of respondents being satisfied and 28% very satisfied. Most respondents dissatisfaction on the other rooms arise from its unavailability while some respondents indicates the design and construction flaws especially the hand washing laundry rooms. Poor management by unit owner associations also plays a role in residents dissatisfactions.

Table 8.8 Respondents satisfaction level in functionality of the spaces in Bole Summit

Satisfaction Level	Slaughtering		Store		Laundry		Hall		Toilet	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very satisfied	21	28	5	6.7	0	0	15	20	0	0
Satisfied	32	42.7	13	17.3	0	0	31	41.3	5	6.7
Dissatisfied	5	6.7	22	29.3	19	25.3	10	13.3	15	20
Very Dissatisfied	0	0	22	29.3	35	46.7	4	5.4	14	18.7
No response	17	22.6	13	17.3	21	28	15	20	41	54.6
Total	75	100	75	100	75	100	75	100	75	100

PART V:

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

CHAPTER 9: SYNTHESIS OF FINDINGS AND CONCLUSIONS

At the start of this thesis three research questions were posed; to recap:

1. How is the post - occupancy management and function of communal buildings?
2. How well the design respond to the residents need?
3. How is the residents use the communal buildings? and How they prefer to use it?

The research questions were followed by the investigation of the background study and the three case study sites namely Gerji pilot, Deqe-mehari and Bole summit . So far the analysis of the context and each case has separately delivered some findings. In this chapter a cross case analysis is included to filter the findings which cut across the two or three of the cases in the context of activities, type and functions, the legal basis of management, Residents response and perspective.

9.1 Types of Communal buildings and functional accommodation

The study shows that there is a significant change in the design typologies of communal buildings in all the three case study sites whether it is a different in size, layout or functional accommodations. The study indicates that there is a change in the spatial layouts and functional accommodations in later projects as it is shown in the Bole-Summit communal buildings. The Gerji pilot communal buildings are the first of their kind and was the basis for later designs of such buildings. The study shows that in Gerji pilot condominium site there was a slight variation of two communal buildings from the rest in which they lack a slaughtering room and the decrease in the number of storage rooms.

The Deqe-mehari communal buildings have similar size and layout as the Gerji-pilot communal buildings the only difference is, the position of hand wash laundry in which in the case of Gerji-pilot it was incorporated inside the communal building while in the Deqe-mehari it is attached to the outside wall of the communal building, and the size and number of storage rooms. The Bole-summit communal buildings are larger in size and designed to accommodate other functions in which the previous communal buildings couldn't. Slaughtering room, laundry and stores are the common functions provide in communal buildings of the three case study sites whereas office, multi-purpose hall and common toilet are functions which can be found only in the communal buildings of Bole-summit. In the two case study sites i.e. Gerji pilot and Deqe-mehari, the only space currently functioning as per the intended design is the slaughtering room while the rest are serving other purposes. As we have seen in the Deqe-mehari site the intended storage rooms are either rented for shop owners or modified to accommodate the

association and residents need such as offices for the unit owners association, idir and joining rooms to use as a meeting hall. Even though the provision of communal buildings to condominium sites is well intentioned (UNHABITAT, 2011), the lack of a proper communal kitchen in those buildings is a major design flaw that left its users to randomly use the laundry room or as in the case of Bole summit the store as a kitchen. Cooking extensive meals (baking injera & traditional bread, preparation of 'wot', etc.) is one of the major activities that is undertaken by residents more regularly and the provision of a well designed traditional kitchen is crucial.

Table 9.1 Comparison of the intended and current functional accommodations across the three cases

Intended Functional Spaces	Current Functions		
	Gerji pilot	Deqe mehari	Bole summit
Slaughtering room	Slaughtering	Slaughtering	- Slaughtering - Common kitchen - Store
Hand wash laundry	- Communal kitchen - Store	Unusable	- Wood workshop - Guard's living - Store
Store	Store	- Office for HOA & <i>Idir</i> - Meeting hall - Rental Store	- Common kitchen - Guard's living & bed room
Office			HOA's office
Toilet			- Toilet - Store
Janitor room			- Store
Multipurpose hall			- Multi-purpose hall

The finding of the research also indicates that not all the provided spaces in the communal buildings are functioning in any possible way. As we have learned from the Gerji and Summit condominium sites, some of the rooms in the communal buildings are still locked and unusable. Although, in Gerji pilot condominium, the unit owners association did allocate each store rooms for the five residents, it is yet to be seen whether the residents use it as per the association plan. Such sharing of store rooms had been problematic in Deqe-mehari condominium which led the association to rent out the rooms for shop owners. In Bole summit condominium, from the studied five communal buildings, the hand wash laundry rooms, multipurpose halls & store in two of the communal buildings and toilets janitor rooms in three of the communal buildings are still locked and unusable.

9.2 Types of activities by residents in communal buildings

Information about the use of communal buildings is mainly traced from the unit owners association, respondents and visual observation of activities inside the communal buildings. Accordingly the activities of residents in the communal buildings are:

- Slaughtering
- Cooking extensive meals
- Storing equipments
- Celebrations
- Commemorations
- Mourning

Only the Bole-summit communal buildings can accommodate celebration, commemorations and mourning activities while in the Gerji pilot and Deqe-mehari condominium sites such activities are undertaken in open spaces, individual units and tents. Resident perform those activities listed above inside the communal buildings whether the spaces are intended for such functions or not which shows their preference on how they want to use the spaces. Using the hand washing laundry room and store as kitchen in Gerji and Bole summit condominiums respectively are great examples such preferences. Even though, residents are performing those activities listed above in communal buildings, the study shows that they still perform other different or similar activities outside the communal buildings. This arises from the inadequacy of the communal buildings and the one already built spaces being locked and un functional.

Table 9.2 Comparison of activities and spaces outside communals across the three cases

	Walk-ways/corridors		Open spaces		Pocket spaces/ Under staircases		Enclosed or extended spaces		Independent Kitchen		Living units	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Washing clothes	26		19				3	30			15	65.2
Storing equipments	13	22			12		5	50				
Preparation of meals	10		3	8.6	2		2	20	7			
Cereal & spice drying	4	6.8	10									
Community meetings	6		3	8.6							8	34.8
Total	59		35	100	14	100	10		7		23	100

In this case alternative spaces were observed for performing the activities. Open spaces, walkways and corridors are the most frequently used alternative spaces in all the three cases while an independent communal kitchen is used in Deqe-mehari condominium site. Other spaces are either inclosed or extended spaces of the individual housing units while there are also residents who use their housing units themselves.

9.3 The legal basis for post-occupancy management of communal buildings

The governing principle regarding the management of communal buildings in public condominium housing originated as result of the proclamation 370/2003, known as the condominium proclamation, in which the unit owners association which is a legal body which can act on behalf of all the owners of the condominium units shall manage the condominium housing (which includes the common elements) on behalf of unit owners(See background study chapter). This provide a standard form of management for all public condominium housings, while restricting the residents to use the communal buildings until they form the unit owners association and registered by the government. As we have seen from the case studies in all the three case study sites unit owners association have been formed and registered in order to use and manage the communal buildings. However, as we have seen in bole summit case, some unit owner associations are still waiting for legal registration by government but already are taking over the management of such buildings. Such kind of community management system is similar to the cases we saw in the united states and canada. While those HOAs in the US and Canada had existed long ago whereas in our context the formation of home owners association is as old as the public condominium housings.

Similar to the US, the condominium proclamation 370/2003 stated that HOAs to be created when condominium ownership is established so that it can be maintained and administered through collective community management. In the United States case the developer serves as institutional entrepreneur who drafts the code of conducts and regulations(CC&Rs) that establish the association and regulate property(Hyatt, 1985). The similarity here in Ethiopian context is that the government(MUD & Addis Ababa city administration) acts as the developer of the public condominiums and rightly so drafts and distribute the CC&Rs. The finding of the study backed this system as all the three cases adapt the same model Code of Conduct & Regulations (CC&Rs) prepared by the MUD and the Addis Ababa City Administration regarding on the use and management of condominiums by modifying accordingly to their specific associations.

9.4 Problems encountered in managing communal buildings

The main problem the unit owners association faced in managing the communal buildings differ from sites to sites and from one association to another across the three case study sites. As we have seen in the Gerji pilot condominium site the main problem was the distribution of storage rooms to unit owners. 19% of the total unit owners were illegally occupying those rooms and using as a store and for a longer years the association couldn't dealt with the problem until the remaining 81% unit owners starts to complain which in return forced the association to take legal actions against the illegal occupiers to evict their belongings from the rooms and finally distributed to all unit owners. Based on the number of unit owners and the available storage rooms in communal buildings, unit owners forced to share one storage room for five. In Deqe-mehari case, the main problem was receiving the two communal buildings due to the cost not being included in the unit price which resulted in locked unusable communal buildings until they reach an agreement to pay the 305,000 birr to the government. Even after receiving the communal buildings they have faced with the problem of allocating the storage rooms to the 177 unit owners and lack of finance for operational costs to administer and maintain the communal buildings. Like the association of the Gerji-pilot condominium, they were trying to accommodate the unit owners to use the storage rooms in groups only to result in theft and clashes between unit owners. As a result, the association forced to rent those single units in the communal buildings to shop owners. But in the Bole-Summit site, the communal buildings cost was included and there was no problem arise from transferring the communal buildings to the unit owner associations rather the main challenge in managing the communal buildings is the operational costs to finish the remaining works of the buildings such as installing water lines, electricity and some unfinished works that should have been completed by contractors before handing to the associations. In one parcel the unit owners association were refused to accept the communal buildings due to the unfinished works on the roof part and this in return restricted residents to use the communal building until the AAHDPO and the unit owners association came to an agreement. The finding of this study also shows that in tenant dominant condominium sites HOAs faced more difficulties in collective community management to administer and maintain communal buildings than those dominated by owners.

Generally the study reveals that, apart from the Gerji pilot case, most of the problems encountered in the management of communal buildings arise from the provision, design and construction of the communal buildings itself. The number of communal buildings provided for housing blocks are inconsistent and too little for the large number of households and the provided spaces inside the communal buildings also didn't consider such large number of users creating problem of allocations for the management body.

9.5 Residents feedback and perspective on communal buildings

In the case study chapter residents response and feedback was illustrated in details and we have seen the various aspects of performance related feedbacks in all the three cases. Which spaces are the most frequently used and why, how frequent residents use the communal buildings, how they rate such kind of buildings in terms of meeting their needs, whether they are satisfied with the current functionality of spaces in communal buildings and what is the reason for their dissatisfaction were investigated. Here i will summarize the main findings from the three case study sites in comparison to each other.

How frequent they use communal buildings: In terms of the frequency of use most respondents (53.4%) uses the communal building occasionally while the number of users daily or weekly is significantly low. Especially in Deqe-mehari condominium site no respondent indicate to use the communal frequently. Such frequency of use have a direct relationship with the most frequently used space slaughtering room as activities in such space undertaken occasionally. Also this study reveals that there are quite a number of residents who do not use the communal buildings at all. Among the respondents, who are not using the communal buildings, some of them do not see themselves as a very active communal building users while others still wanted to use the spaces to larger extent, had it been more appealing to their needs and preferences. The higher number of residents who do not use the communal buildings are in the Deqe-mehari condominium and one major reason besides the insufficient spaces is it is mostly dominated by tenants and there is continuous change of residents frequently.

Table 9.3 Comparison of frequency of use across the three cases

Frequency of use	Gerji pilot		Deqe-mehari		Bole summit		Over all	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
1-2 days a week	8	11.4			4	5.3	12	6.2
3-4 days a week	6	8.6			1	1.3	7	3.6
once a month	16	22.9			8	10.7	24	12.4
occasionally	36	51.4	19	39.6	48	64	103	53.4
Do not use	4	5.7	29	60.4	14	18.7	47	24.4
Total	70	100	48	100	75	100	193	100

Which spaces are most frequently used: As indicated above the most frequently used space is the slaughtering room. This is evident In both Deqe-mehari and Summit condominium sites, especially in Deqe-mehari site the only currently available space is the slaughtering. Mean

Meanwhile the findings in Gerji condominium differs slightly as the designed hand wash laundry room which residents use as storage and communal kitchen is the space used more frequently than the slaughtering room. Other spaces such as the multipurpose hall and toilets couldn't be compared as they are included only in the Bole summit communal buildings. Even in the Bole summit the multipurpose halls are the second least frequently used spaces.

Table 9.4 Most frequently used spaces across the three cases

List of activities	Gerji pilot		Deqe-mehari		Bole summit		Over all	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Slaughtering	20	28.6	19	39.6	37	49.3	76	39.4
Laundry room	40	57.1			3	4	43	22.3
Store	6	8.6			15	20	21	10.9
Hall					6	8	6	3.1
None	4	5.7	29	60.4	14	18.7	47	24.3
Total							193	100

Are they satisfied?: The findings of the survey result in all the three cases show different level of satisfaction by respondents. In the Gerji pilot and Deqe-mehari condominiums, the study reveals that, the respondents were generally dissatisfied with the communal buildings; suggesting that the communal buildings are not meeting their needs and expectations to a reasonable extent. In contrast, in Bole summit condominiums the findings of the survey shows a relatively high satisfaction than the other two case areas.

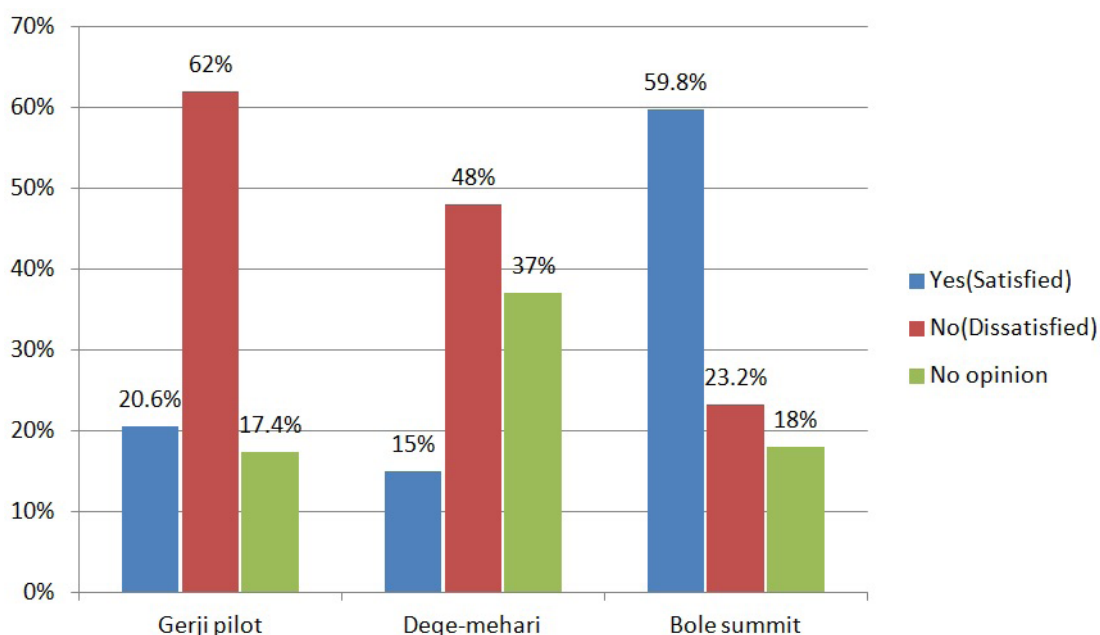


Fig. 9.1 Satisfaction level across the three case areas

A number of explanations can be advanced for the observed result. Firstly, the Gerji pilot and Deqe-mehari communal blocks were designed and built in the early stages of the condominium housing development and can only accommodate small and limited activities (slaughtering, store, hand wash laundry); hence why the respondents show their dissatisfaction. Meanwhile, the Bole summit communal blocks were improved in terms of the functional accommodations i.e. the inclusion of office, toilets, multipurpose hall. Secondly, respondents who were neither satisfied nor dissatisfied with the communal buildings are either those who do not want to discuss about their satisfaction level or short term tenants; hence, they were neutral in the responses.

Residents interviewed and questioned in all the three case study sites expressed many shared opinions and preferences but also individual ideas about communal buildings. When asked what they would change to increase the satisfaction with their communal buildings, the desire for more, large, quality or better designed communal space including outdoor spaces, was mentioned most frequently. A traditional kitchen with chimney was the next most mentioned design improvements while; residents described how they wanted a better designed hand wash laundry room to minimize the negative impact of washing clothes on verandas and other circulation areas in the condominium blocks as well as the installation of water pipe lines and drainage systems. Generally, communal buildings emerged as paradoxical, as residents appreciated them for being built for them but at the same time found them inadequate, insufficiently developed and maintained, and organized much from the government and the designers perspective on societal needs.

9.6 The Effect of Neighborhood design

We have seen from the three case studies and the background study that the IHDP condominium developments are undertaken in brown field expansion areas, as in fill in the inner city and as a redevelopment of slum areas. Such type of locations and variations of condominium developments entails different types of neighborhood designs. The neighborhood designs have a great effect in the provision of communal buildings in terms of location and number with regard to the condominium units and residents. In this regard, especially in Gerji pilot condominium site, the findings reveals that locations and number of communal buildings didn't consider the walking distance of users and number of households it accommodate as there is no clear guidelines put in place. But, in contrast to the Gerji pilot, the Bole summit condominium neighborhood tries to address such issues by dividing the condominium blocks in parcels and provide communal building for each. In this case each parcel will have its own unit owners association and can administer and maintain the communal buildings.

CHAPTER 10: RECOMENDATIONS

This thesis assess the overall conditions, post-occupancy management and effectiveness of such communal facilities in public condominium housing and the contribution in responding to the cultural and traditional activities by residents. The study was conducted in three case study areas in terms of management, current conditions and residents response and perspective.

Generally, it is concluded that currently communal buildings in public condominium developments has a very large room of improvement for further fostering in design and efficient utilization. In particular, the major findings have already been covered in above sub-chapters. Here, up on the basis of the above findings, it attempt to propose recommendation for further enhancing the future designs and utilization of communal buildings.

The provision of communal buildings in public condominiums was an attempt to respond to the cultural needs of residents (UNHABITAT, 2011). Yet inadequacy of spaces and problems related to management are contributing for the inefficient utilization of such communal facilities. Inefficient utilization of communal buildings leads to residents to use alternative spaces for their activities. Improving the design of future communal buildings based on residents way of life, needs and expectations may increase the efficiency in the utilization of communal buildings. As per the investigation in this thesis, the utilization of communal buildings has further room to improve for its efficiency and efficient space involves the joint effort of the builders, owners (users) as well as Home Owner Associations (HOAs). In combinations residents may also enjoy high quality communal spaces.

Therefore, based on the findings and conclusions drawn in this study, the following recommendations are made:

Interms of Spatial Planning and quality

- Maximizing the built spaces and modest additions and extensions to existing communal buildings can have a significant impact. Design strategies can include:
 - Adding a traditional kitchen with chimney
 - Small extensions, sometimes incorporating specialized uses,
 - Allow communal buildings to fulfill new functions without much increase in area or loss of site amenities.
- Providing versatile spaces, furnitures and fittings that can be used for different activities.
- Specifying design features that allow different activities at different times.
- The provision of laundry room and storage space can be incorporated in the condominium blocks instead of the communal buildings. It is evident in some cases that residents prefer to

wash their clothes near their living units. This could be further detailed by incorporating cloth-drying space adjacent to the laundry space.

- Neighborhood designs should consider the walking distance of users and the number of housing units as it greatly affect the location and number of communal buildings to be provided, For this, a clear design and provision guidelines should be outlined and adequate attention should be given to the type, location of communal buildings and the sizes of activity areas.

Terms of Construction

- The quality of the construction should be improved as unit owner associations are facing to renovate and finish the remaining works. This requires continual capacity building of professionals and contractors as well as on-site quality checks of construction processes and raw materials by trained professionals.
- There is a need to improve the installation and workability of water lines, electricity and especially the drainage systems. Lack of water lines and proper drainage systems was often the reason of un functional laundries.

Terms of Management and Policy

To achieve greater interaction of users in communal buildings, there should be more convenient access to such facilities. The provision of higher quality communal facilities can also encourage greater usage of the provided spaces.

- Encourage users and occupants to engage in the overall planning process. Opportunities for communal building users involvement in the planning and design should be explored to try to create better connection to the final built product and make the built environment more responsive to local lifestyles and culture. Also design of communal buildings should be flexible enough to accommodate future needs and be compatible with ever changing lifestyle of residents. If the users remain barred from the design process, the design professionals involved in generating the proposals should give greater attention to the users aspirations and lifestyles
- In addition to design measures the study shows that the management of communal buildings plays a significant role. As a developer of the public condominium housing, the government, must not only draft and distribute the CC&Rs, but also should facilitate the unit owners associations to be established as the earliest as possible and also train them on the governance and management of shared community facilities as most unit owners associations cannot afford to hire a professional facility manager.

- The AAHDPO, as a responsible authority for the public condominium developments, shall undertake a post-occupancy monitoring and evaluation of all the completed and currently occupied communal buildings. This will further improve the future designs of such communal facilities in terms of the residents way of life, needs and expectations. Evaluation should include all stakeholders, especially the residents.
- Offering incentive for residents to engage in monitoring the actions of others could be another way to help the owners' associations to control the use of the communal buildings.

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APPENDICES

Appendix 1: Source and type of information collected

Appendix-1A: Information from government institutions and HOAs

Name of institution	Information collected	Analysis
Ministry of urban development	research documents on condominium developments, condominium management manual	Background study
AAHDPO	Documents on the design and construction of condominium housing and communal buildings including typologies, neighborhood designs and manuals	Background study, Case study
HOAs in Gerji, Deqe-mehari and Summit	Documents and in-depth interviews	Case studies

Appendix-1B: Information from key informants

Informants	Information collected	Analysis
HOA committee members	In-depth interview	Case studies
Gate keepers	Interview (informal discussions)	
Brokers	Interview (informal discussions)	
Selected households	Interview (informal discussions)	
Respondents households in all cases	Questionnaire	

Appendix 2: Interviews

Appendix-2A: Questions for in-depth interview with HOAs

Introduction: Below is an agenda of questions and issues to be covered in the interview, but also the interview allows the discussion to develop which may identify issues not already established.

1. Name and Position in the HOA , Address/Location of HOA office
2. When did the association formed? How many Unit owners are in your association?
3. Number of communal buildings managed by the association?
4. The management and control of communal buildings
5. what is the current status of these buildings? What function they serve? Why?
6. What kind of activities are allowed to be performed in communal buildings?
7. What is the permission mechanism for activities?
8. What are the main problems the UOA face managing the buildings?

Appendix-2B: Questions for semi-structured interview with key informants and selected households

1. Personal history household size, length of household residency and tenure type
2. what kind of activities their housing unit couldn't accommodate
3. Where do they perform those activities and What kind of permission they need? from who?
5. Main source of energy for cooking
6. Access to communal buildings
7. Preference on the use of communal buildings
8. Problems related to the use of communal buildings

Appendix-2C: List of interviewees

- Gerji pilot condominium HOA administrator
- Gerji pilot condominium HOA committee member
- Deqe-mehari condominium HOA secretary
- Summit Misrak Tsehay condominium HOA committee member
- Summit Negat condominium HOA secretary
- Summit Yenegew Tesfa condominium HOA committee member
- Summit Selam Ber condominium HOA committee member
- Summit Biruh Tesfa condominium HOA committee member
- Summit Biruh Tesfa condominium HOA secretary

Appendix 3: Questionnaire

Structured Occupant survey questionnaire

INTRODUCTION: This questionnaire is about occupant reaction to their environment by conducting an evaluation of the communal building to assess how well it performs for those who occupy it

1. Name:(Optional) _____ Gender Age
2. Typology of Housing unit _____ Area
3. Occupancy Type: Owner occupier Renter
4. Household Size _____
5. How long have you lived here?
 - a) Less than 2 years b) 2 to 3 years c) 4 to 5 years d) More than 5 years
6. What kind of activities do you undertake in the communal building?

7. Which of the provided spaces do you use more frequently?
 - a) Slaughtering room b) Laundry room c) Store d) Multipurpose hall e) Toilet f) None
8. If you use, for what purpose(activities)?

9. How frequent do you use the communal building?
 - a) 1-2 days a week b) 3-4 days a week c) Once a month d) Occasionally e) Do not use
10. List activities you perform outside of communal building?

11. Where do you perform these activities? (Alternate spaces e.g. corridors, open spaces .)

12. Are you satisfied with the provided spaces in the communal building? why?
a) Yes b) No c) No opinion
13. Do you find the communal building in your area functional? (why or why not?)
a) Yes b) No c) No opinion
14. Are you satisfied with the design of the communal buildings in relation to your way of life, needs and expectations?
a) Yes b) No c) No opinion
15. What kind of spaces should be included? Identify as many as you require that are not provided in the communal building?
a) storage spaces b) cooking spaces c) cloth washing spaces
d) celebrations & community meeting spaces
e) others, please specify _____
16. What would you change if you could?

Appendix 4: OBSERVATION EVALUATION SHEET

INTRODUCTION: For use with an observation/walkthrough

Communal Building No.		SITE:
Date	Time	
Activity in the building/space (<i>Note any activities at the time of the review</i>)		
Description of the room/space (<i>note unusual/unexpected features</i>)		
Size (<i>is it appropriate?</i>)		
Sketch of room		
User comments		

Appendix 5: PROCLAMATION NO. 370/2003 (CONDOMINIUM PROCLAMATION)



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FEDERAL NEGARIT GAZETA

OF THE FEDERAL DEMOCRATIC REPUBLIC OF ETHIOPIA

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9th Year No.95
ADDIS ABABA-11th September, 2003

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ባለቤትነት አዋጅ ገጽ ፪፻፪፻፺፭

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አዋጅ ቁጥር ፻፪/፲፱፻፺፭ የጋራ ሕንጻ ባለቤትነት አዋጅ

በከተሞች ያለውን የቤት አቅርቦትና የቤት ፍላጎት አለመ
ጣጣም ለመቀነስ የከተማ ቦታን በግል ከመሸጋጀት በተጨማሪ
ሌሎች የከተማ ቦታ አጠቃቀም አማራጮችን ጎን ለጎን ተግባራዊ
ማድረግ አስፈላጊ መሆኑን በመገንዘብ፡”

የከተማ ቦታን ወደላይ ወይም ጎን ለጎን የተሠሩ ቤቶችን
ለሚይዝ የጋራ ሕንጻ ግንባታ ማዋል አስተማማኝ የከተማ ቦታ የብዙ
ሰዎች የጋራ ይዞታ እና መጠቀሚያ እንዲሆን በማድረግ የከተማ
ቦታ አጠቃቀምንና የቤት አቅርቦትን በማሻሻል እንዲሁም የከተ
ማችን ውበት በመጠበቅ ረገድ የሚኖረውን ድርሻ በመረዳት፡

የግል አልሚዎችና የጎብረት ስራ ማግበራት በጋራ ሕንጻ
ግንባታ ለሚኖራቸው ከፍተኛ አስተዋጽኦ እና የጋራ ሕንጻ ቤት
ለሚገዙ ወይም ለሌሎች በጋራ ሕንጻው ላይ ባለመብት ለሆኑ ሰዎች
ምቹ ሁኔታ መፍጠር ለጋራ ሕንጻ ግንባታ ወሳኝ በመሆኑ፡

ለዚህም በኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ ሕገ
መንግሥት አንቀጽ ፶፭ ንዑስ አንቀጽ (፩) በተደነገገው መሠረት
ይህ አዋጅ ታውጇል።

ከፍል አንድ ጠቅላላ

፩. አጭር ርዕስ

ይህ አዋጅ “የኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ
የጋራ ሕንጻ ቤት ባለቤትነት አዋጅ ቁጥር ፻፪/፲፱፻፺፭”
ተብሎ ሊጠቀስ ይችላል።

ያንዱ ዋጋ
Unit Price 4.40

PROCLAMATION NO. 370/2003 CONDOMINIUM PROCLAMATION

WHEREAS, it is deemed necessary to implement other
alternatives of urban land use in addition to plots basis urban
land use to narrow the imbalance between the demand for any
supply of housing;

WHEREAS, is recognized that the allocation of urban
land to a high rise or a row of houses condominium building
will contribute to maintain the beauty of the urban areas and to
the improvement of urban land use and supply of housing
through making great number of people benefit and com-
monly hold a small size of urban land;

WHEREAS, it is essential to the development of
condominium to create favorable conditions, to private
developers and co-operatives, which have a major con-
tributions towards the development of condominium and also
to purchase of units and to all others, which have a right,
related to the condominium;

NOW, THEREFORE, in accordance with Article 55
Sub Article (1) of the Federal Democratic Republic of
Ethiopia it is here by proclaimed as follows:

PART ONE GENERAL

1) Short Title

This Proclamation may be cited as the “Condominium
Proclamation No. 370/2003”

ነጋሪት ጋዜጣ ፖ.ሣ.ቁ. ፱፻፩
Negarit G.P.O.Box 80,001

፪. ትርጓሜ

በዚህ አዋጅ ውስጥ፡

- አ) “የጋራ ሕንጻ” ማለት ከመሬት ወደላይ ወይም ጎን ለጎን የተሠሩ በተናጠል የሚያዙ አምስትና ከአምስት በላይ ቤቶች እና በጋራ ባለቤትነት የሚያዙ የጋራ መጠቀሚያዎች ያሉት ለመኖሪያ ወይም ለሌላ አገልግሎት የሚውል ግንባታ ሲሆን ሕንጻው ያረፈበትን የቦታ ይዞታ ይጨምራል፤
- ለ) “የጋራ መጠቀሚያ” ማለት በተናጠል ከተያዙት ቤቶች ውጭ ያለ ማናቸውም የሕንጻው አካል ነው፤
- ሀ) “የጋራ ወጪ” ማለት የባለቤቶች ማህበርን አላማ እና ግዴታ ለማስፈጸም የሚደረግ ማናቸውም ወጪ እና በዚህ አዋጅ፣ በሕንጻው ማሳወቂያ የጋራ ወጪ ተብሎ የተደነገገው ነው፤
- ሐ) “የጋራ ትርፍ” ማለት የባለቤቶች ማህበር ከሚሰበሰበው ገቢ ወጪው ተቀንሶ የሚገኘው ውጤት ነው፤
- ተ) “አስመዝጋቢ” ማለት በዚህ አዋጅ አንቀጽ ፫ መሠረት ሕንጻ ያስመዘገበ ነው፤
- ሐ) “የሕንጻ ማሳወቂያ” ማለት የቤት ባለቤቶች ማህበርን እና የእያንዳንዱን የቤት ባለቤት መብትና ግዴታዎች የሚወስን ሰነድ ሲሆን ማንኛውንም የሕንጻ ማሳወቂያ ማሻሻያ ይጨምራል፤
- ሐ) “የሕንጻ መግለጫ” ማለት የጋራ ሕንጻውን ስምና አድራሻ፣ የቤቶችንና የጋራ መጠቀሚያዎችን ወሰኖች፣ እንደዚሁም ከጋራ ሕንጻው አንፃር የጋራ መጠቀሚያዎች እና የእያንዳንዱ ቤት የሚገኝበትን ትክክለኛ ቦታ የሚያሳይ ሰነድ ሲሆን፣ ማንኛውም የሕንጻ መግለጫ ማሻሻያ ይጨምራል፤
- ሐ) “ለተወሰነ ቤት የተመደበ የጋራ መጠቀሚያ” ማለት ከጋራ መጠቀሚያ ውስጥ ለአንድ ወይም ለተወሰኑ ቤቶች አገልግሎት ብቻ የተመደበ የህንፃው አካል ነው፤
- ለ) “የቤት ባለቤቶች ማህበር” ማለት በዚህ አዋጅ መሠረት የተቋቋመ የጋራ ሕንጻ ቤት ባለቤቶች ማህበር ነው፤
- ሐ) “ሰው” ማለት ማንኛውም የተፈጥሮ ሰው ወይም በሕግ የሰውነት መብት የተሰጠው አካል ነው፤
- ለ) “መዝጋቢ አካል” ማለት በዚህ አዋጅ መሠረት የምዝገባ ተግባር ለማከናወን የሚሰየም አስፈጻሚ አካል ነው፤
- ለ) “ቤት” ማለት በሕንጻ ማሳወቂያና መግለጫ ለአንድ ለተወሰነ አገልግሎት የተመደበ አንድ ወይም ከአንድ በላይ ክፍሎች ያሉት የሕንጻው አካል ነው፤

ቢ. የተፈጻሚነት ወሰን

ይህ አዋጅ በአዲስ አበባና በድሬዳዋ ከተማ አስተዳደሮች ላይ ተፈጻሚ ይሆናል።

ክፍል ሁለት

የጋራ ሕንጻ ምዝገባና የምስክር ወረቀት

- ሀ. የጋራ ሕንጻ ምዝገባ
 - ሐ) የዚህ አዋጅ ድንጋጌዎች እንደተጠበቁ ሆነው ማንኛውም የሕንጻ ባለቤት ወይም ወኪሉ ህንጻው በዚህ አዋጅ እንዲገዛ ፍላጎቱን በጽሁፍ ለመዝጋቢው አካል በመግለጽ የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ሲያቀርብ ሕንጻው ይመዘገባል፤
 - ለ) የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብ እና ውስጠ ደንብ ይዘት ይህንን አዋጅ ለማስፈጸም በሚወጣ ደንብ ይወሰናል፤
 - ለ) የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ በመዝጋቢው አካል መጽደቅና መመዝገብ አለበት።
- ሐ. የምዝገባ የምስክር ወረቀት

በዚህ አዋጅ መሠረት ሕንጻው ሲመዘገብ ለአስመዝጋቢው የምስክር ወረቀት ይሰጠዋል።

2) Definition

In this Proclamation:-

- 1) “Condominium” means a building for residential or other purpose with five or more separately owned units and common elements, in a high-rise building or in a row of houses, and includes the land holding of the building,
- 2) “Common elements” means all that are part of the condominium except the units,
- 3) “Common expense” means any expense related to the performance of the objectives and duties of unit owners association and any expenses specified as common expenses in this proclamation or in a declaration,
- 4) “Common surplus” means the excess of all receipts of the owners association over the expenses of the association,
- 5) “Declarant” means any one who registers a building under Art. 3 of this proclamation,
- 6) “Declaration” means an instrument that describes the rights and obligation of the unit owners association and of each unit owner and includes any amendments thereto,
- 7) “Description” means an instrument that specifies the name and location of the condominium, the boundaries of units and of common elements, and includes all amendments thereto,
- 8) “Limited common elements” means common elements designated for the exclusive use of only one or some of the units,
- 9) “Unit owners Association” means an association of unit owners instituted under this proclamation,
- 10) “Person” means natural or legal person,
- 11) “Registrar” means an office assigned to register a condominium in accordance with this proclamation,
- 12) “Unit” means a part of the building consisting one or more rooms and designated for a specific purpose in a declaration and description,

3. Scope of Application

This Proclamation shall apply on Addis Ababa and Dire Dawa City Administration,

PART TWO

REGISTRATION AND CERTIFICATE

4. Registration of Condominium

- 1) Subject to provisions of this Proclamation, a building may be registered as a condominium when the owners or their agents submit written application declaring the intention that the building be governed under this Proclamation together with a declaration; description, by-laws, and rules.
- 2) The contents of declaration, description by-laws and rules shall be determined by the Regulations issued to implement this Proclamation.
- 3) The declaration description by laws and rules shall be approved and registered by the registrar.

5. Certificate of Registration

Certificate of registration shall be issued for the declarant where the building is registered under this Proclamation.

፮. የምዝገባ ውጤት

- አ) ሕንጻው፣ ሕንጻው ያረፈበት ቦታና ከዚህ ጋር የተያያዙ መብቶች፣ ጥቅሞችና ግዴታዎች በዚህ አዋጅ መሠረት ይገዛሉ፤
- ለ) በህንጻ መግለጫ ላይ የተገለጸው ሕንጻ በቤቶችና በጋራ መጠቀሚያዎች ይከፋፈላል፤
- ለ) የቤት ባለቤቶች ማኅበር የሕግ ሰውነት ያለው አካል ሆኖ ይቋቋማል።

፯. የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ስለማሻሻል

- አ) የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ መሻሻል በቤት ባለቤቶች ፪/3 ኛ ድምጽ መጽደቅ አለበት፤
- ለ) በክፍል ባለቤቶች የጸደቀው የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ማሻሻያ ተግባራዊ የሚሆነው ለመዝጋቢው አካል ቀርቦ ሲመዘግብና ለዚህም የምዝገባ የምስክር ወረቀት ለማህበሩ ሲሰጠው ነው።

ክፍል ሦስት
ስለ ባለቤትነት

፰. ስለ ቤት ባለቤትነት

- አ) በዚህ አዋጅ የተደነገገው እንደተጠበቀ ሆኖ የማናቸውም ቤት ባለቤት በቤቱ ላይ የባለቤትነት መብት ይኖረዋል፤
- ለ) በዚህ አዋጅ መሠረት የሚተዳደር የጋራ ሕንጻ አባል የሆነ ቤት በተናጠል ማናቸውም ሕጋዊ ተግባር የሚከናወንበት ነው።

፱. ስለ ጋራ መጠቀሚያዎች

- አ) በዚህ አዋጅ፣ በጋራ ሕንጻ ማሳወቂያ፣ በመተዳደሪያ ደንብና በውስጠ ደንብ የተወሰኑ ገደቦች እንደተጠበቁ ሆነው ማንኛውም የጋራ ሕንጻ የቤት ባለቤት የጋራ መጠቀሚያዎችን አግባብ በሆነ መንገድ የመጠቀም መብት አለው፤
- ለ) በጋራ መጠቀሚያዎች የመጠቀም መብት የማይከፋፈል እና ከእያንዳንዱ ቤት የባለቤትነት መብት ጋር የማይነጣጠል ነው፤
- ለ) የእያንዳንዱ ቤት የባለቤትነት መብት በጋራ መጠቀሚያ ላይ የሚያስገኘው የማይከፋፈል መብት ድርሻ መቶኛ በሕንጻ ማሳወቂያ ይወሰናል፤
- ለ) የእያንዳንዱ ቤት የባለቤትነት መብት በጋራ መጠቀሚያ ላይ የሚያስገኘው መብት ድርሻ የእያንዳንዱ ቤት አካል ሆኖ የሚታይና በቤት ላይ የሚፈጸመው ማናቸውም ሕጋዊ ተግባር የሚመለከተው ነው፤
- ለ) በዚህ አዋጅ መሠረት ካልሆነ በቀር የጋራ መጠቀሚያዎች ሊከፋፈሉ አይችሉም።

ክፍል አራት
ስለ የቤት ባለቤቶች ማህበር

፲. ስለማኅበሩ

የቤት ባለቤቶች ማኅበር ትርፍ ለማግኘት ወይም ለመከፋፈል ሳይሆን ለአባላቱ የጋራ ጥቅም የተቋቋመ ማኅበር ነው።

፲፩. ዓላማ

- የቤት ባለቤቶች ማህበር የሚከተሉት ዓላማዎች ይኖሩታል፡
- አ) የቤት ባለቤቶችን በመወከል የጋራ ሕንጻውን ማስተዳደር፤
 - ለ) የጋራ ሕንጻውን ነዋሪዎች ሰላምና ደህንነት ማስጠበቅ፤
 - ለ) የቤት ባለቤቶች፣ ቤቶችን የያዙ ሰዎች፣ የጋራ መጠቀሚያ ተከራዮች፣ ይህንን አዋጅ፣ የሕንጻ ማሳወቂያና መግለጫውን፣ መተዳደሪያ ደንቡንና ውስጠ ደንቡን ማክበራቸውን ማረጋገጥ፤
 - ለ) የቤት ባለቤቶችን የጋራ ጥቅም በመወከል አስፈላጊ የሆኑ ሌሎች ተግባራትን መፈጸም።

6. Effect of Registration

- 1) The building together with the land holding and related rights benefits and obligations shall be governed by this Proclamation.
- 2) The building in the description shall be divided into units and common elements.
- 3) A unit owners association shall be instituted as an independent legal person.

7. Amendment to Declaration Description By-laws and Rules

- 1) The amendment of declaration description by-laws and rules shall be approved by a 2/3rd majority vote of unit owners.
- 2) The amendment of declaration description by-laws and rules approved by unit owners shall be effective only upon registration and issuance of certificate thereof.

PART THREE
OWNERSHIP

8. Unit Ownership

- 1) Subject to this Proclamation a unit owner is entitled to ownership right upon the unit.
- 2) A unit of a building registered under this Proclamation may be subject of any legal transaction.

9. Common Elements

- 1) Subject to the restrictions in this Proclamation, the declaration, description by-laws and rules any unit owner shall have the right to properly use the common elements.
- 2) The right to use common elements is undivided and attached to the unit ownership.
- 3) The percentage of the undivided share of interest in the common elements attached to the unit ownership shall be determined in the declaration.
- 4) The percentage of the undivided interest in the common elements shall be a part of the unit ownership and any legal act on a unit shall also be effective upon the undivided share of interest.
- 5) Unless otherwise provided in this Proclamation common elements are not divisible.

PART FOUR
UNIT OWNERS ASSOCIATION

10. The Association

The unit owners association is an association established with a view to obtaining mutual benefits other than securing or sharing of profits.

11. Objectives

The unit owners association shall have the following objectives:

- 1) manage the condominium on behalf of unit owners;
- 2) ensure the peace and security of residents in the Condominium;
- 3) ensure that unit owners, occupiers of units, lessees of the common elements comply with this Proclamation, declaration, description, by-laws and rules;
- 4) Perform other necessary activities in the interest of unit owners mutual benefit.

፲፪. የማኅበር አባልነት

ማንኛውም የጋራ ሕንጻ ቤት ባለቤት የቤት ባለቤቶች ማኅበር አባል ይሆናል።

፲፫. የማኅበሩ ሥልጣንና ተግባር

የቤት ባለቤቶች ማኅበር የሚከተሉት ሥልጣንና ተግባራት ይኖሩታል።

- ፩. የሕንጻ ማሳወቂያና መግለጫ ፡ መተዳደሪያ ደንብና ውስጠ ደንብ ማውጣት ፡ ማሻሻል ፡
- ፪. በጀት መወሰን ፡ ማሻሻል ፡
- ፫. የጋራ መጠቀሚያዎችን አጠቃቀም መወሰን ፡
- ፬. የጋራ መጠቀሚያዎችን ማከራየት ፡ በዋስትና ማስያዝ ፡ ማስተላለፍ ፡
- ፭. ቅጣት መዋጮና የአገልግሎት ክፍያዎችን መወሰን ፡
- ፮. ሠራተኞች መቅጠር ፡ ማስተዳደር ፡ ማሰናበት ፡
- ፯. የንብረት ባለቤት መሆን ፡ በዋስትና ማስያዝ ፡ ማስተላለፍ ፡
- ፰. ውል መዋዋል ፡ መክሰስ ፡ መክሰስ ፡

፲፬. የማኅበሩ ጠቅላላ ስብሰባ ሥልጣንና ተግባር

የቤት ባለቤቶች ማኅበር ጠቅላላ ስብሰባ የሚከተሉት ሥልጣንና ተግባር ይኖሩታል ፡

- ፩. የሕንጻ ማሳወቂያና መግለጫ እንዲሁም ማሻሻያ ማጽደቅ ፡
- ፪. መተዳደሪያ ደንብና ውስጠ ደንብ እንዲሁም ማሻሻያ ዎቹን ማጽደቅ ፡
- ፫. የዳይሬክተሮች ቦርድ አባላትን መምረጥ ፡ መሻር ፡
- ፬. የማኅበሩን የሥራ ክንውንና የሂሳብ ምርመራ ሪፖርቶች መስማትና ውሳኔ መስጠት ፡
- ፭. በዚህ አዋጅ መሠረት የቤት ባለቤቶች ማኅበር ከሌላ የቤት ባለቤቶች ማኅበር ጋር እንዲዋሀድ ወይም ሕንጻው በዚህ አዋጅ መሠረት መተዳደር እንዲያበቃ መወሰን ፡
- ፮. ዓመታዊ የሥራ ዕቅድና በጀት ማጽደቅ ፡
- ፯. በዳይሬክተሮች ቦርድ በሚቀርብለት ማናቸውም ጉዳይ ላይ ውሳኔ መስጠት ፡

፲፭. የቤት ባለቤቶች ማኅበር ስብሰባ

- ፩. የቤት ባለቤቶች ማኅበር ዓመታዊ ጠቅላላ ስብሰባ ይኖረዋል ፡
- ፪. የቤት ባለቤቶች ማኅበር ፡ የዳይሬክተሮች ቦርድ በሚያደርገው ጥሪ መሠረት ሌሎች ስብሰባዎችን ያደርጋል ፡
- ፫. ጳጳሪ ፕሮሰንት (ሃያ አምስት በመቶ) የሆኑትን ቤቶች የያዙ የቤት ባለቤቶች የባለቤቶች ስብሰባ እንዲያረጋግጥ ከጠየቁ የዳይሬክተሮች ቦርድ የቤት ባለቤቶች ስብሰባ መጥራት አለበት ፡
- ፬. በማንኛውም ስብሰባ ከጋራ ሕንጻው ቤት ባለቤቶች ፱ ፕሮሰንት ሲደመር ፩ (ሃምሳ በመቶ ሲደመር ፩) እና በላይ ከተገኙ ምልዓተ ጉባኤ ይሆናል ፡
- ፭. የቤት ባለቤቶች በቀጥታ ወይም በወኪል አማካኝነት ድምጽ ሊሰጡ ይችላሉ ፡
- ፮. በዚህ አዋጅ በሌላ ሁኔታ ካልተደነገገ በቀር የቤት ባለቤቶች ማኅበር ውሳኔ የሚያስተላልፈው በድምጽ ብልጫ ይሆናል።

፲፮. የዳይሬክተሮች ቦርድ

- ፩. የዳይሬክተሮች ቦርድ የቤት ባለቤቶች ማኅበር የአመራር አካል ነው ፡
- ፪. የመጀመሪያው ዳይሬክተሮች በአስመዝጋቢው የሚሰየሙ መሆናቸው እንደተጠበቀ ሆኖ ዳይሬክተሮች ከቤት ባለቤቶች መካከል በባለቤቶች ይመረጣሉ ።

12. Membership

Every unit owner in a condominium shall be a member of the respective unit owners association.

13. Powers and Duties of the Association

The unit owners association shall have the following powers and duties:

- 1) adopt or amend the declaration description by-laws and rules.
- 2) approve budgets and amendments thereto;
- 3) determine the conditions on the use of common elements;
- 4) lease, subject to security and transfer the common elements;
- 5) determine fines, fees and contributions;
- 6) hire, administer fire employees;
- 7) own, subject to security and transfer property;
- 8) enter into contracts, to sue or be sued.

14. Powers and Duties of the General Meeting

The unit owners general meeting shall have the following powers and duties:

- 1) approve the declaration, description and amendments thereto;
- 2) approve the by-laws and rules, and amendments thereto;
- 3) elect and remove members of the board of directors;
- 4) hear and decide on activity and audit reports of the association;
- 5) decide on amalgamation of the unit owners association with other unit owners associations and on termination of the condominium to be administeredr this Proclamation.
- 6) approve the annual plan and budget;
- 7) Decide on such other matters as may be presented by the board of directors.

15. Meeting of unit Owners

- 1) The unit owners association shall hold annual general meeting.
- 2) The unit owners association shall hold other meetings as may be called by the board of directors.
- 3) A general meeting shall be called by the' borard of directors where owners of 25% of the units request for a general meeting.
- 4) There shall be a quorum in any general meeting where owners who own 50% +1 (fifty per cent plus one) and above of the units are present.
- 5) Unit owners may cast vote personally or by proxy.
- 6) Unless otherwise provided in this Proclamation all matters proposed for the consideration of the unit owners at a meeting of owners shall be decided by majority votes of owners.

16. Board of Directors

- 1) The board of directors is the managerial organ of unit owners association.
- 2) Provided that declarant may assign the first board of directors, the unit owners shall, from among the unit owners, elect the directors.

፲፯. የሠጪ መሪያው የዳይሬክተሮች ቦርድ

- ፩. የጋራ ሕንጻው በዚህ አዋጅ መሠረት ከተመዘገበ በኋላ አስመዝጋቢው የመጀመሪያውን የዳይሬክተሮች ቦርድ መሰየም አለበት፤
- ፪. የቤት ባለቤቶች በአስመዝጋቢው በተሰየሙት የቦርድ አባላት ተጨማሪ የሚሆኑ አባላት ወይም ተተኪ የዳይሬክተሮች ቦርድ ሊመርጡ ይችላሉ፤
- ፫. በዚህ አንቀጽ መሠረት ምርጫ ስለሚከናወንበት ጊዜ፣ እና በመጀመሪያ የዳይሬክተሮች ቦርድ እና በተተኪው የዳይሬክተሮች ቦርድ መካከል ስለሚደረገው የሥልጣን ሽግግር ይህንን አዋጅ ለማስፈጸም በሚወጣ ደንብ ይወሰናል።

፲፰. የዳይሬክተሮች ቦርድ ሥልጣንና ተግባር

የዳይሬክተሮች ቦርድ የሚከተሉት ሥልጣንና ተግባር ይኖሩታል፡-

- ፩. በዚህ አዋጅ መሠረት የማኅበሩን ጠቅላላ ስብሰባ መጥራት፤ የስብሰባውን ቃለ ጉባዔ በጽሑፍ መያዝ፤
- ፪. የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ማሻሻያ ማዘጋጀት፤ ሲጸድቅም በሥራ ላይ ማዋል፤
- ፫. ዓመታዊ የሥራ ዕቅድና በጀት ማዘጋጀት፤ ሲጸድቅም በሥራ ላይ ማዋል፤
- ፬. የማኅበሩን መዛግብትና ሂሳብ መያዝ፤
- ፭. የቤት ባለቤቶች ማኅበር ጠቅላላ ስብሰባ ውሳኔዎችን ማስፈጸም፤
- ፮. የማኅበሩን የሥራ እንቅስቃሴ በሚመለከት ለጠቅላላ ስብሰባ ሪፖርት ማቅረብ፤
- ፯. ሌሎች በጠቅላላ ስብሰባ የሚሰጡትን ተግባራት ማከናወን፤

፲፱. ስለ መተዳደሪያ ደንብና ውስጠ ደንብ

የቤት ባለቤቶች ማኅበር መተዳደሪያ ደንብና ውስጠ ደንብ ይኖሩታል።

፳. ራሷ አዲተር

- ፩. የቤት ባለቤቶች ማኅበር አዲተር ይኖረዋል፤
- ፪. የአዲተር አሰያዩም፣ ብዛት፣ ተፈላጊ ችሎታ፣ ተግባራትና ስንብት በደንብ ይወሰናል።

ከፍል አምስት

የጋራ ሕንጻ ቤትን ስለመሸጥና ማከራየት

፳፩. በአስመዝጋቢው የሚደረግ ሽያጭ

- ፩. በዚህ አዋጅ መሠረት ሕንጻው ከመመዝገቡ በፊት ወይም ከተመዘገበ በኋላ የጋራ ሕንጻ ቤት ሽያጭ ውል ለመዋዋል ይቻላል፤
- ፪. ሕንጻው ከመመዝገቡ በፊትም ሆነ በኋላ ከአስመዝጋቢው ላይ የጋራ ሕንጻ ቤት ለሚገዛ ማንኛውም ሰው አስመዝጋቢው መረጃ መስጠት አለበት፤
- ፫. አስመዝጋቢው ለገዥው መረጃ እስከሚሰጠው ድረስ ገዥው በቤት ሽያጭ ውሉ አይገደድም፤
- ፬. መረጃ ከአስመዝጋቢው የደረሰው ገዥ የባለሀብትነት ስም በስሙ ከመዛወሩ በፊት ለአስመዝጋቢው በጽሑፍ የውሉን መሠረዝ መግለጽ ይችላል፤
- ፭. በመረጃ በተገለጹ ጉዳዮች ላይ መሠረታዊ ለውጥ ሲኖር አስመዝጋቢው በተሻሻለ መረጃ ለውጡን ለገዥው መግለጽ አለበት። በተሻሻለ መረጃ መሠረታዊ ለውጥ መኖሩን ሲገልጽለት ወይም ገዢው በራሱ መሠረታዊ ለውጥ መኖሩን ተረድቶ አስመዝጋቢው በተሻሻለ መረጃ ሳይገለጽለት ከቀረ ገዥው ለአስመዝጋቢው በጽሑፍ የውሉን መሠረዝ መግለጽ ይችላል።

17. The First Board of Directors

- 1) The declarant shall designate the first board of directors after registration of condominium under this Proclamation.
- 2) Unit owners may elect additional members to the first board of directors or elect members for a succeeding board of directors.
- 3) The period of election under this Article, and the transitions of powers between the first board of directors and the succeeding board of directors shall be determined by regulations to be issued under this Proclamation.

18. Powers and Duties of Board of Directors

The board of directors shall have the following powers and duties:

- 1) call the unit owners' General meeting under this Proclamation and keep minutes;
- 2) prepare amendments for the declaration, description, by-laws and rules and implement it upon approval;
- 3) prepare annual plans and the budget and implement it upon approval;
- 4) keep the records and accounts of the association;
- 5) implement the decisions of the general meetings of unit owners;
- 6) submit reports on the activities of the association to the general meetings;
- 7) perform such other duties as may be assigned by the general meetings.

19. By-laws and Rules

The unit owners association shall have by-laws and rules.

20. Auditor

- 1) Unit owners association shall have an auditors.
- 2) The appointment, number, qualification, duties and dismissal of on auditors shall be determined by regulation.

PART FIVE

SALE AND LEASE OF A UNIT

21. Sale By the Declarant

- 1) The declarant may cooclude the contraen of sell of a unit before or after registration of the building.
- 2) The declarant shall deliver a disclosure document to every person who purchases a unit from the declarant before or after the registration of the building.
- 3) The contract of sale shall not bind the purchaser until the decalarant delivers him disclosure document.
- 4) A purchaser who received a disclosure document may, before transfer of ownership, cancel the contract of sale and notify in writing the cancellation of the contract to the declarant.
- 5) The declarant shall deliver the purchaser an amended disclosure document whenever there is a material change in matters declared in the disclosure document. The purchaser who received an amended disclosure or who discovered a material change may notify in writing the declarant the cancellation of the contract.

፩. ሕንጻው ከመመዝገቡ በፊት የቤት ሽያጭ ውል የተዋዋለ አስመዝጋቢ በውሉ የተመለከተውን ሕንጻ ግንባታ ሳይዘገይ የማጠናቀቅና ሕንጻውን የማስመዝገብ ግዴታ አለበት።

፪. ቤቶችን ስለማከራየት

፩. ማንኛውም የቤት ባለቤት ሲያከራይ ወይም የቤት ከራይ ውል ሲያድስ ለቤት ባለቤቶች ማህበር በጽሑፍ መግለጽ እና የከራይ ውሉን ሰነድ ወይም የከራይ ውሉን ማደሻ ሰነድ አባሪ አድርጎ መስጠት አለበት።

፪. ማንኛውም የቤት ባለቤት የቤት ከራይ ውል በማናቸውም ምክንያት ሲቋረጥ የውሉን መቋረጥ የሚያስረዳ ማስረጃ አባሪ በማድረግ የውሉን መቋረጥ ለቤት ባለቤቶች ማህበር መግለጽ አለበት።

፫. ማንኛውም የቤት ባለቤት የቤት ከራይ ውል ሲዋዋል ለተከራይ የጋራ ሕንጻውን ማሳወቂያና መግለጫ መተዳደሪያ ደንብና ውስጠ ደንብ ቅጂ መስጠት አለበት።

፬. አስቀድሞ ወደ ቤት ስለመግባት

የሕንጻው ማሳወቂያና መግለጫ ከመመዝገብና የቤት ባለቤትነት ስም ለገዢው ከመዛወሩ በፊት ገዢው ወደ ገዛው ቤት ስለመግባቱ፣ በዚህም ጊዜ ገዢው ስለሚከፍለው ክፍያ እና ስለአስመዝጋቢው ግዴታ በቤት ሽያጭ ውል ላይ ስምምነት ሊደረግ ይችላል።

ክፍል ስድስት

ስለ ጋራ ወጪዎችና ትርፍ

፩. በባለቤቶች የሚደረግ መዋጮ

፩. የዚህ አዋጅ ሌሎች ድንጋጌዎች እንደተጠበቁ ሆነው የቤት ባለቤቶች የጋራ ወጪዎችን ለመሸፈን፣ በጋራ መጠቀሚያዎች ላይ ካላቸው የማይከፋፈል ጥቅም ጋር የሚመጣጠን መዋጮ ይከፍላሉ።

፪. የቤት ባለቤቱ በጋራ መጠቀሚያዎች ላለመጠቀም የወሰነ ቢሆንም፣ ወይም በማህበሩ ላይ የይገባኛል ጥያቄ ያለው ቢሆንም ወይም በቤት ባለቤቶች ማህበር፣ በመተዳደሪያ ደንብ ወይም በውስጠ ደንብ በጋራ መጠቀሚያዎች የመጠቀም መብቱ በክፍል ወይም በሙሉ የተገደበ ቢሆንም የዚህ አንቀጽ ንዑስ አንቀጽ (፩) ተፈጻሚ ይሆናል።

፫. የመያዣ መብት

፩. የቤት ባለቤት የጋራ መዋጮውን በማይከፍልበት ጊዜ ማህበሩ በባለቤቱ ቤትና በጋራ ጥቅሞች ድርሻው ላይ ባልተከፈለው መዋጮ መጠን የመያዣ መብት ይኖረዋል። ይህ የገንዘብ መጠን ክፍያው በተወሰነለት ጊዜ ባለመከፈሉ ምክንያት የሚኖረውን ወለድ እና ወጪዎችን ይጨምራል።

፪. የቤት ባለቤት መዋጮውን መክፈል ከነበረበት ጊዜ አንስቶ ባለው የሦስት ወር ጊዜ ውስጥ ማህበሩ በዚህ አዋጅ መሠረት በንብረቱ ላይ አለ የሚለውን የመያዣ መብቱን የሚያረጋግጥለት ምስክር ወረቀት ማግኘት አለበት።

፫. በዚህ አንቀጽ ንዑስ አንቀጽ ፪ መሠረት ያልተመዘገበ እንደሆነ የማህበሩ የመያዣ መብት የሦስት ወር ጊዜው ካለቀ በኋላ ተፈጻሚ ይሆንም።

፬. የማህበሩን የመያዣ መብት ለማረጋገጥ የሚሰጠው የምስክር ወረቀት የቤት ባለቤቱ ያልከፈለውን የመዋጮ መጠን እና መዋጮውን ለማስከፈል ሲባል ማህበሩ ያወጣቸውን ልዩ ልዩ ወጪዎች ለይቶ ማመልከት ይኖርበታል።

፭. ማህበሩ የመያዣውን መብት ከማስመዝገቡ በፊት ለሚመለከታቸው የቤት ባለቤቶች የ፲፭ ቀን የቅድሚያ ማስጠንቀቂያ መስጠት አለበት።

6) A delcarant who entered into a contract of sale of a unit before the registration of the building shall complete construction and register the building without delay.

22. *Lease of a Unit*

1) The owner of a unit who leases or renews lease of a unit shall notify to the unit owners association the contract thereto, and shall provide a copy of the contract of lease or renewal.

2) The owner of a unit shall notify the unit owners association the termination of the contract of lease and provided the relevant document that evidence the termination.

3) The owner of a unit who leases a unit shall provide the lessee with a copy of the delclaration and description, by-laws and rules of the condominium.

23. *Interim Occupancy*

The contract of sale of a unit may provide the occupancy of a unit by the purchaser before registration of the building and transfer of ownership and may determine the occupancy fee to be paid by the purchaser and the duties of the declarant during interim occupancy.

PART SIX
COMMON EXPENSES AND SURPLUS

24. *Contribution by Owners*

1) Without prejudice to other provisions of this Proclamation unit owners shall contribute to cover common expenses in proportion to their undivided interest in the common elements.

2) Sub Article 1 of this Article shall be applicable even if, the owner has waived the right to use the common elements or he has a claim against unit owners association or the declaration, by-laws and rules restrict him from using the common elements.

25. *The Right to Lien*

1) The unit owners' association shall have lien right in proportion to the unpaid common expense against the owner's unit and appurtenant common interest. The amount needed from the unit owner shall include interest on and expenses due to the delay of the payment of common expenses.

2) The unit owners association must in accordance with this proclamation obtain a certificate evidencing its right of lien within three months period, beginning from the default.

3) A lien right not registered with in the period fixed under Sub Article 2 of this Article shall have no effect after the lapse of the three months period.

4) The certificate evidencing the right to lien shall specify the defaulted amount and the expenses incurred by the association to recover the payment from the unit owner.

5) The unit owners association shall give 15 days notice to the concerned owners before the registration of the lien.

- ፩. የቤት ባለቤቱ በዚህ አንቀጽ የሚፈልግበትን ክፍያ ከፍሎ ሲያጠናቅቅ ማግበሩ ይህንን የሚያረጋግጥ ማስረጃ እንዲመዘገብ በማድረግ ለቤት ባለቤቱ ሊሰጠው ይገባል፤
- ፪. በዚህ አንቀጽ የተመለከተው የማግበሩ የመያዣ መብት ከመንግሥት ግብርና ቀረጥ በስተቀር ከሌሎች የተመዘገቡ ሆኑ ያልተመዘገቡ መያዣዎች ትድሚያ ይኖረዋል።

፳፮. የጋራ ትርፍ

- ፩. ማግበሩ የሚያገኘው ማንኛውም ትርፍ የጋራ ወጪዎችን ለመሸፈን ይውላል ወይም በልዩ ተቀማጭ ሂሳብ ውስጥ ይቀመጣል፤
- ፪. ማግበሩ ካልፈረሰ በስተቀር ይህ ትርፍ በቤት ባለቤቶች መካከል አይከፋፈልም።

፳፯. ስለጥገናና ዕድሣት

- ፩. በአደጋ ምክንያት የሚደርስ ጉዳትን ስለመጠገን፡-
- ሀ) በአደጋ ምክንያት ጉዳት የደረሰባቸውን ቤቶች፣ የጋራ መጠቀሚያዎችን እና የማግበሩ ንብረቶች ማግበሩ ማስጠገን አለበት፤
 - ለ) በአደጋ ምክንያት የሚደረግ ጥገና ጉዳት የደረሰበትን አካል መጠገንን እና በአዲስ መተካትን ይጨምራል። ሆኖም በቤቶች ላይ የተደረገ ተጨማሪ ሥራ ላይ የሚደርስ ጉዳትን መጠገንን አይጨምርም፤
 - ሐ) ለዚህ አዋጅ አፈጻጸም በአንድ ቤት ላይ የተደረገ ተጨማሪ ሥራ ዓይነትና መጠን የሚወሰነው በሕንጻ ማሳወቂያ በተቀመጠው የቤቶች ደረጃ የሚመለከተው ቤት ከተመደበበት የክፍል ደረጃ ጋር በማወዳደር ይሆናል፤
 - መ) የዚህ አንቀጽ ንዑስ አንቀጽ ፩ (ለ) ቢኖርም ሕንጻው ከመመዝገቡ በፊት በቤቶች ላይ የተደረገ ተጨማሪ ሥራዎች ቢኖሩ ማግበሩ የማስጠገን ኃላፊነት ይኖርበታል።

፪. ስለ ዕድሣት፡-

- ማግበሩ የጋራ መጠቀሚያዎችን የማደስ ኃላፊነት አለበት፤
- ለ) እያንዳንዱን ቤት የማደስ ኃላፊነት የቤቱ ባለቤት ነው፤
 - ሐ) ለተወሰኑ ቤቶች የተመደቡ የጋራ መጠቀሚያዎችን ማደስ፣ የጋራ መጠቀሚያዎቹ የተመደቡላቸው ቤቶች ባለቤቶች ኃላፊነት ነው፤
 - መ) የማደስ ኃላፊነት በመደበኛ የንብረት አጠቃቀም የሚመጣን ማርጅት ወይም አገልግሎት መቀነስ ማስተካከልን ይመለከታል፤
- ፫. ለክፍል ባለቤቶች የሚደረግ ዕድሣት፡-
- ሀ) የጋራ መጠቀሚያን ወይም ቤትን የማደስ ኃላፊነት የቤት ባለቤት ከሆነና የቤት ባለቤቱ በቂ በሆነ የጊዜ ገደብ ውስጥ ይህንን ኃላፊነቱን ባይወጣ ማግበሩ ዕድሳቱን በራሱ ሊያከናውን ይችላል፤
 - ለ) በዚህ ንዑስ አንቀጽ መሠረት ማግበሩ ዕድሳት ሲያከናውን ወጪው ኃላፊነቱን ያልተወጣው የቤት ባለቤት የጋራ ወጪ ተጨማሪ ድርሻው ሆኖ ይታሰባል።

፳፰. ስለ ልዩ ተቀማጭ ገንዘብ

- ማግበሩ ለጥገናና እድሳት ራሱን የቻለ የተለየ ገንዘብ ማስቀመጥ እና ሲያስፈልግ ወጪ ማድረግ አለበት፤
- ፪. ለዚህ ተቀማጭ ገንዘብ ማግበሩ ከክፍል ባለቤቶች መዋጮ ይሰበስባል፤
- ፫. በዚህ አንቀጽ የተመለከተው ተቀማጭ ገንዘብ የማግበሩ ሀብት ነው። በዚህ አዋጅ መሠረት ካልሆነ በቀር ለቤት ባለቤቶች አይከፋፈልም።

- 6) The unit owners' association shall cause the registration of payment and give a testimonial to the owner who paid the defaulted contribution under this Article.
- 7) The right to lien of the unit owners association under this Article shall have priority over registered or not registered rights except tax and duties of the government.

26. Common Surplus

- 1) The common Surplus obtained by the unit owners association shall be used to cover common expenses or shall be deposited in the reserve fund.
- 2) Common profit shall not be divided among unit owners except upon the dissolution of the association.

27. Repair and Maintenance

- 1) Repair of damage caused by accident:
 - (a) The unit owners association shall repair units, common elements and the assets of the association damaged by accident.
 - (b) Repair of damage caused by accident shall include repairing and replacing the damaged part. But it does not include repairing the damage caused to improvements made to a unit.
 - (c) For the purpose of this proclamation improvements to a unit shall be determined in accordance with the standard set in the declaration to which a particular unit belong.
 - (d) Notwithstanding Sub-Article 1(b) of this Article, the unit owners association shall have a responsibility to repair improvements made to a unit before the registration of the building.
- 2) Maintenance
 - (a) The unit owners association shall have a responsibility to maintain common elements.
 - (b) Each unit owners shall have a responsibility to maintain the a unit.
 - (c) Each unit owners shall have a responsibility to maintain the limited common element reserved for their exclusive use.
 - (d) The responsibility of maintenance shall mean wear and tear caused by normal use or old age.
- 3) Maintenance for the unit of owners
 - (a) The unit owners association may maintain a common element or a unit, which a unit owner is responsible but failed to maintain with in a reasonable period of time.
 - (b) The cost of the maintenance done under this Sub Article by the unit owners association shall be added to the contributions of the defaulting unit owner to the common expenses.

28. Reserved Fund

- 1) The unit owners' association shall establish a reserve fund for repair and maintenance and may use it where necessary.
- 2) The unit owners' association shall collect contribution from owners for the reserve fund.
- 3) The Reserve Fund Under this Article shall be the property of the unit owners association. And it shall not be divided among members except under this proclamation.

ክፍል ሰባት
ስለ ማኅበራት ውህደት

፳፱. ስለ ምዝገባ

- ፩. የዚህ አዋጅ ድንጋጌዎች እንደተጠበቁ ሆነው ሁለት ወይም ከሁለት በላይ የሆኑ የቤት ባለቤቶች ማኅበራት የተዋሃደ የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ለመዝጋቢው አካል በማስመዝገብ ሊዋሃዱ ይችላሉ።
- ፪. ውህደቱ ከመመዝገቡ በፊት በእያንዳንዱ ማኅበር የቤት ባለቤቶች ቅጽ ፐርሰንት ድምፅ መጽደቁና ማኅበራቱን ለመወከል ሥልጣን ባላቸው ሰዎች መፈረሙ መረጋገጥ አለበት።
- ፫. ስለ ውህደቱ በሚጠራው ጠቅላላ ስብሰባ ለሚዋሃደው ማህበር የሚያገለግሉት የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ በውህደቱ ላይ ውሳኔ ለመስጠት ለሚጠራው ጠቅላላ ስብሰባ ቀርበው መጽደቅ አለባቸው።
- ፬. የሚዋሃዱት ማህበራት የመጨረሻ ዓመት የአዲት ሪፖርት በንዑስ አንቀጽ ፫ ላይ በተጠቀሰው ስብሰባ ላይ ለአባላት መገለጽ አለበት።

፳. ምዝገባው የሚያስከትለው ውጤት

- ፩. ውህደቱን የመሠረቱት ማኅበራት በሙሉ ተዋህደው የተዋሃደ አንድ የቤት ባለቤቶች ማኅበር ይመሠረታል።
- ፪. ከውህደቱ በፊት የነበሩት ቤቶች እና የጋራ መጠቀሚያዎች የተዋሃደው ማኅበር ቤቶችና የጋራ መጠቀሚያዎች ሆነው ይቀጥላሉ።
- ፫. ከውህደቱ በፊት የነበሩት የእያንዳንዱ ማኅበር የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ ተፈጻሚነታቸው ይቀራል።
- ፬. የዚህ አዋጅ አንቀጽ ፴፩ እንደተተጠበቀ ሆኖ፣ ከውህደቱ በፊት የነበሩት የእያንዳንዱ ማኅበር ዳይሬክተሮች በአንድ ላይ የተዋሃደው ማኅበር የመጀመሪያ ዳይሬክተሮች ይሆናሉ።
- ፭. በዚህ አዋጅ አንቀጽ ፴፩ መሠረት ምርጫ እስከሚከናወን የሚያገለግሉ አንድ ወይም ከአንድ በላይ አዲተሮች በአባላት ይሰየማሉ።
- ፮. በዚህ አዋጅ አንቀጽ ፳፱ መሠረት ለጠቅላላ ስብሰባ ቀርበው የጸደቁትና የተመዘገቡት የሕንጻ ማሳወቂያና መግለጫ የመተዳደሪያ ደንብ እና ውስጠ ደንብ የተዋሃደው ማኅበር የሕንጻ ማሳወቂያና መግለጫ መተዳደሪያ ደንብ እና ውስጠ ደንብ ሆነው ይቀጥላሉ።
- ፯. ውህደቱን የመሠረተው የእያንዳንዱ ማኅበር መብትና ግዴታዎች ለተዋህደው ማኅበር ይተላለፋሉ።

፴፩. ዳይሬክተሮችንና አዲተሮችን ስለመምረጥ

የተዋሃደው ማኅበር የሕንጻ ማሳወቂያና መግለጫ፣ መተዳደሪያ ደንብና ውስጠ ደንብ በተመዘገበ በ፯ ቀናት ውስጥ የተዋሃደው ማኅበር የቤት ባለቤቶች በጠቅላላ ስብሰባ ለተዋህደው ማኅበር የዳይሬክተሮች ቦርድ አባላትና አዲተሮች መምረጥ አለባቸው።

ክፍል ስምንት
የጋራ ሕንጻ በዚህ አዋጅ መሠረት መተዳደሩ
ስለሚያበቃበት ሁኔታ

፴፪. የቤት ባለቤቶች ፈቃድ

ድምፅ በሚሰጥበት ጊዜ ቢያንስ ቅጽ ፐርሰንት የሆኑት ቤቶች ባለቤቶች የጋራ ሕንጻው በዚህ አዋጅ መሠረት መተዳደሩ እንዲያበቃ በማለት ድምጽ ከሰጡ ማኅበሩ ይህንኑ የሚገልጽ የጽሁፍ ማስታወቂያ ለመዝጋቢው አካል ማቅረብ አለበት።

PART SEVEN
AMALGAMATION OF ASSOCIATION

29. Registration

- 1) Without prejudice to the provisions of this proclamation two or more unit owners associations may amalgamate by registering with the registrar the Declaration, description, by-laws and rules for the amalgamated association.
- 2) The registrar must ensure the decision for amalgamation is ratified by 80% of unit owners of each association and is signed by duly authorized representatives of each association.
- 3) The amalgamated declaration, description, by-laws and rules shall be presented and approved by the general meeting held to decide on amalgamation.
- 4) The last year audit report of the amalgamating unit owners associations shall also be notified to members of each association at a meeting mentioned under Sub Article 3.

30. Effect of Registration

- 1) The associations are amalgamated and one amalgamated association shall be established.
- 2) The units and common elements before the amalgamation association shall be units and common elements of the amalgamated association.
- 3) The declaration, description, by laws and rules of each amalgamated association shall cease to apply.
- 4) Without prejudice to Article 31 of this proclamation, directors of each amalgamated association shall together constitute the first directors of the amalgamated association.
- 5) The members of the amalgamated association shall designate one or more auditors serving until election is held under Article 31 of this proclamation.
- 6) the declaration, description, by laws and rules approved and registered under Article 29 of this proclamation shall be the declaration, description, by laws and rules of the amalgamating association.
- 7) The rights and duties of the (each) amalgamated association shall be transferred to the amalgamated association.

31. Election of Directors and Auditors

The general meeting of the amalgamated association shall, within 90 days of registration of the declaration, description, by-laws and rules of the amalgamated association elect members of the board of directors and designate auditors.

PART EIGHT
TERMINATION OF CONDOMINIUM TO BE
GOVERNED UNDER THIS PROCLAMATION

32. Consent of Unit Owners

The association shall notify in writing to the registrar if 80% of the owners vote for termination of the condominium to be governed under this proclamation.

፴፫. ከፍተኛ ውድመት

- አ. ቦርዱ በጋራ ሕንጻው ላይ ከፍተኛ ውድመት ደርሷል ብሎ በሚወሰንበት ጊዜ ጉዳዩን ለቤት ባለቤቶች ጠቅላላ ስብሰባ በማቅረብ ስለውድመቱ መጠን እና ከውድመቱ በኋላ ሕንጻው በዚህ ሕግ መገዛቱን ያቆም እንደሆነ ማስወሰን አለበት።
- ለ. በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ መሠረት በሚደረገው የባለቤቶች ስብሰባ ከቺ ፕሮሰንት በላይ የሆኑት ቤቶች ባለቤቶች ሕንጻው በዚህ ሕግ መገዛቱ እንዲያበቃ ከወሰኑ ቦርዱ ይህንን የሚገልጽ የጽሁፍ ማስታወቂያ ለመገገጥ ይህን ሕግ ማቅረብ አለበት።
- ሀ. የቤቶች ባለቤቶች በዚህ አንቀጽ በተገለጸው ድምጽ መጠን ሕንጻው በዚህ ሕግ መገዛቱን እንዲያቆም በማለት ካልወሰኑ ቦርዱ በቂ በሆነ ጊዜ ውስጥ ውድመቱ እንዲጠገን ማድረግ አለበት።

፴፬. ስለ ሽያጭ

- አ. የጋራ ሕንጻው ወይም የተወሰነው የጋራ መጠቀሚያ በሚሸጥበት ጊዜ ይህ ሕግ በተሸጠው ሕንጻ ወይም የጋራ መጠቀሚያ ላይ ተፈጻሚ መሆኑ ያበቃል።
- ለ. ማኅበሩ በዚህ አንቀጽ ንዑስ አንቀጽ /፩/ በተደነገገው መሠረት ሽያጭ ለማከናወን፡
 - ሀ) ድምጽ በተሰጠበት ዕለት ቺ ፕሮሰንት የሚሆኑትን የቤት ባለቤቶች የአዎንታ ድምጽ እና፡
 - ለ) ሽያጩ ለተወሰኑ ቤቶች አገልግሎት ተለይተው የተሰጡ የጋራ መጠቀሚያዎችን የሚጨምር ከሆነ በተጨማሪ የጋራ መጠቀሚያው ተለይቶ የተሰጠባቸው ቤቶች ባለቤቶችን የእያንዳንዳቸውን ፈቃድ ንጉስ በጽሁፍ ማግኘት አለበት።

፴፭. ለሕዝብ ጥቅም ንብረት ስለመውሰድ
በሕግ መሠረት ለሕዝብ ጥቅም ሲባል የተወሰደ የጋራ ሕንጻ ወይም የጋራ መጠቀሚያ በዚህ ሕግ መገዛቱ ያበቃል።

፴፮. ከሽያጭና ከንብረት መወሰድ ስለሚገኝ ጥቅም

- አ. በዚህ አዋጅ አንቀጽ ፴፬ ወይም አንቀጽ ፴፭ መሠረት የጋራ ሕንጻው ወይም የተወሰነው የጋራ መጠቀሚያ በመሸጡ ወይም በመወሰዱ የሚገኘው ጥቅም በጋራ መጠቀሚያዎች ላይ ባላቸው የመቶኛ ጥቅም ጋር ተመጣጣኝ በሆነ መጠን ለቤት ባለቤቶች ይከፋፈላል።
- ለ. የዚህ አንቀጽ ንዑስ አንቀጽ /፩/ ቢኖርም የተሸጠው ወይም የተወሰደው ለተወሰኑ ቤቶች መጠቀሚያነት ብቻ ተለይቶ የተተወ የጋራ መጠቀሚያ በሆነ ጊዜ ጥቅሙ የሚከፋፈለው የጋራ መጠቀሚያው ተለይቶ በተሰጠባቸው ቤቶች መካከል ብቻ ይሆናል።

፴፯. ስለ ምዝገባ

- አ. መዝጋቢው አካል በዚህ አዋጅ አንቀጽ ፴፪ ወይም ፴፫ መሠረት የሚቀርብለትን ማስታወቂያ መርምሮ በመመዝገብ የምስክር ወረቀት ይሰጣል።
- ለ. የምስክር ወረቀቱ እንደተሰጠ ይህ አዋጅና አዋጁን ለማስፈጸም የሚወጡ ሌሎች ሕጎች በሕንጻው ላይ ተፈጻሚነታቸው ያበቃል።

፴፰. ስለሀብት ክፍፍል

- አ. የጋራ ሕንጻው በዚህ አዋጅ መገዛቱ ሲያበቃ፡
 - አ. የቤት ባለቤቶች ማህበር ሀብት በማኅበሩ ላይ የሚነሱ የገንዘብ ጥያቄዎችን ለመክፈል ይውላል።
 - ለ. ቀሪው የማኅበሩ ሀብት በጋራ ጥቅማቸው መጠን ለቤት ባለቤቶች ይከፋፈላል።

33. Substantial Damage

- 1) Whenever the board of directors decides there is substantial damage to the building it must submit the matter to the general meeting and the later shall decide on the extent of the damage and whether to terminate the condominium to be governed by this proclamation.
- 2) The board shall notify the registrar if 80% of the owners vote for termination of the condominium to be governed by this proclamation in the general meeting held under Sub Article 1 of this Article.
- 3) The board must repair the damage if the unit owners do not vote in favor of the termination of the of the condabinium to be the governed by this proclamation by a majority determined by this Article.

34. Sale

- 1) If the condominium or part of the common element is sold, this proclamation shall cease to govern the respective condominium or common element thereof.
- 2) To make a sale under this Article, the association shall obtain.
 - (a) 80% vote of unit owners in favor of sale, and
 - (b) Consent expressed in writing of each unit owners to whom the limited common elements are designated where the sale includes limited common elements.

35. Expropriation for Public Interest

A condominium or a common element expropriated for public interest shall cease to be governed by this proclamation.

36. Proceeds and compensation

- 1) The unit owners shall share the proceeds of sale or compensation received for condominium or common elements sold or expropriated under Article 34 and 35 of this proclamation, in the same proportion to their interest in the common element.
- 2) Notwithstanding Sub-Article 1 of this Article the proceeds of sale of limited common elements shall be divided among owners, to whom it is designated.

37. Registration

- 1) The registrar shall examine the notice under Article 32 and Article 33 of this proclamation and shall register and deliver a certificate.
- 2) This proclamation and other laws enacted to implement this proclamation shall cases to govern the condominium up on the delivery of the certificate.

38. Distribution of Assets

When the condominium ceases to be governed by this proclamation,

- 1) The asset of the association shall be used to pay the debts of the association and
- 2) The remaining shall be divided among the owners in proportion to their common interest.

ክፍል ዘጠኝ
የጋራ ሕንጻ ለመሥራት ስለሚደራጁ የመኖሪያ ቤት
የኅብረት ሥራ ማኅበራት

ወ፱. አደረጃጀት

የመኖሪያ ቤት የኅብረት ሥራ ማኅበራት የጋራ ሕንጻ ለመሥራት ዓላማ ሊደራጁ ይችላሉ።

ወ. የሕብረት ሥራ ማኅበራት አዋጅ ቁጥር ፻፵፯/፺፩ ተፈጻሚነት

፩. የጋራ ሕንጻ ለመሥራት ለሚደራጁ የሕብረት ሥራ ማኅበራት ስለመኖሪያ ቤት የሕብረት ሥራ ማኅበራት በአዋጅ ቁጥር ፻፵፯/፺፩ ዓ.ም የተደነገገው ተፈጻሚ ይሆናል፤

፪. ሆኖም ሕንጻው በዚህ አዋጅ መሠረት ሲመዘገበው ይህ አዋጅ ተፈጻሚ ይሆናል።

ወ፭. ሕንጻ ስለማስመዝገብ

፩. የጋራ ሕንጻው ግንባታ ሲጠናቀቅ የኅብረት ሥራ ማኅበሩ የሥራ አመራር ኮሚቴ ሕንጻውን በዚህ አዋጅ መሠረት ያስመዘግባል፤

፪. በዚህ አንቀጽ መሠረት ሕንጻውን ያስመዘገበው የሥራ አመራር ኮሚቴ የባለቤቶች ማኅበር የመጀመሪያ ቦርድ በመሆኑ በዚህ ሕግ ለቦርዱ የተሰጡት ሥልጣንና ተግባራት ይኖሩታል፤

፫. በአዋጅ ቁጥር ፻፵፯/፺፩ መሠረት የተመረጠው የቁጥጥር ኮሚቴ በዚህ አዋጅ መሠረት አዲተር ሆኖ ይሠራል፤

፬. ሕንጻው በተመዘገበ በ፺ ቀናት ውስጥ የቤት ባለቤቶች አዲስ የዳይሬክተሮች ቦርድ አዲተር ሊሰይሙ ይችላሉ።

ክፍል አሥር
ልዩ ልዩ ድንጋጌዎች

ወ፪. ደንብ ስለማውጣት

የከተማ አስተዳደሮች ይህን አዋጅ ለማስፈጸም የሚረዳ ደንብ ለማውጣት ይችላሉ።

ወ፫. ስለ ሌሎች ሕጎች ተፈጻሚነት

፩. በ፲፱፻፶፪ ዓ.ም የወጣው የኢትዮጵያ ፍትሕ ብሔር ሕግ ከቁጥር ፩፻፪፻፳፩ እስከ ቁጥር ፩፻፪፻፳፮ ያሉ ድንጋጌዎች በዚህ አዋጅ መሠረት በሚተዳደር የጋራ ሕንጻ ላይ ተፈጻሚነት አይሆኑም፤

፪. ማንኛውም ሕግ፣ ልማድ ወይም አሠራር በዚህ አዋጅ በተደነገጉ ጉዳዮች ላይ ተፈጻሚነት አይኖረውም።

ወ፬. አዋጁ የሚፀናበት ጊዜ

ይህ አዋጅ በነጋሪት ጋዜጣ ታትሞ ከወጣበት ዕለት ጀምሮ የፀና ይሆናል።

አዲስ አበባ ጳጉሜ ፳ ቀን ፲፱፻፺፭ ዓ.ም

ግርማ ወልደጊዮርጊስ
የኢትዮጵያ ፌዴራላዊ ዲሞክራሲያዊ ሪፐብሊክ
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PART NINE
Co-operatives' Condominium

39. Establishment

Co-operatives may be established for the purpose of building a condominium.

40. Applicability of Co-operative societies Proclamation No. 147/1999

- 1) The co-operatives proclamation No. 147/98 shall be applicable on co-operatives established for the purpose of building a condominium.
- 2) This proclamation shall be applicable on co-operatives established for the purpose of building a condominium up on registration under this proclamation.

41. Registration of the Building

- 1) The management committee of the co-operative shall up on completion of construction, register the building under this proclamation.
- 2) The management committee, which registers the building under this Article shall become the first board of directors and shall have the powers and duties of the board under this proclamation.
- 3) The control committee under proclamation No. 147/98 shall be an auditor under this proclamation.
- 4) The unit owners may elect a new board of directors and designate auditor with in 90 days from registration of the building.

PART TEN
MISCELLANEOUS

42. Power to issue Regulation

The City Administrator may issue Regulation necessary for the implementation of this proclamation.

43. Applicability of Other Laws

- 1) Articles 1281 to Article 1308 of the 1960 civil code of Ethiopia shall not be applicable on a condominium governed under this proclamation.
- 2) Any law, custom or practice shall not be applicable on matters dealt with under this proclamation.

44. Effective Date

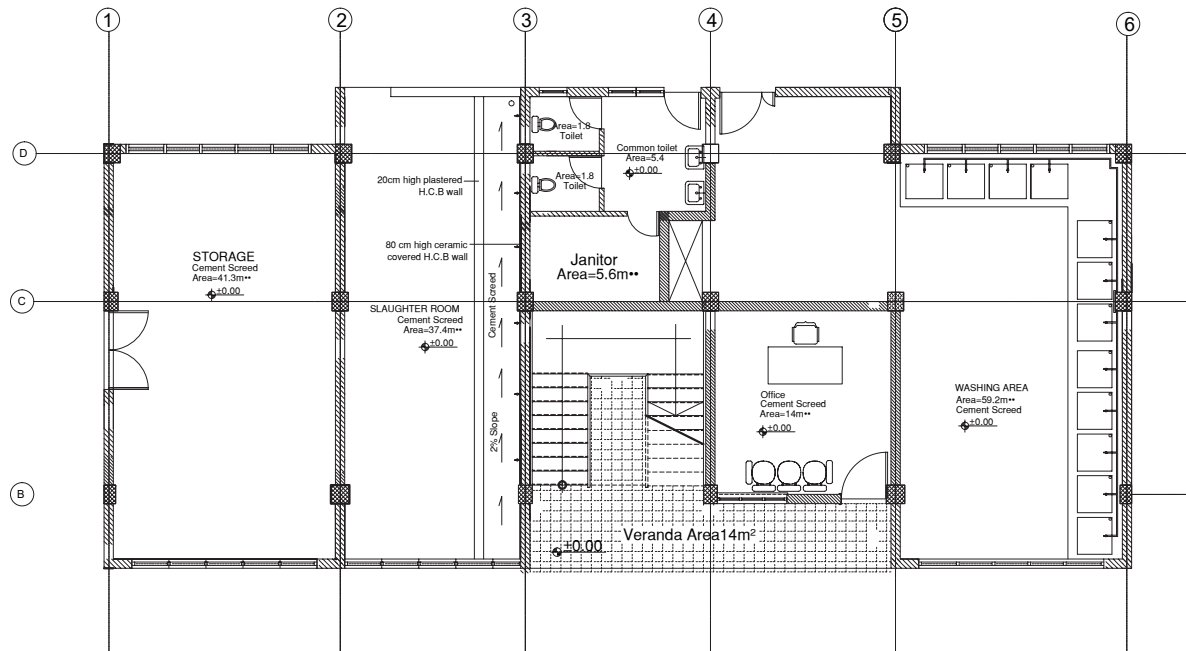
This Proclamation shall enter into force on date of its publication in the Negarit Gazeta.

Done at Addis Ababa, this 11th day of September, 2003.

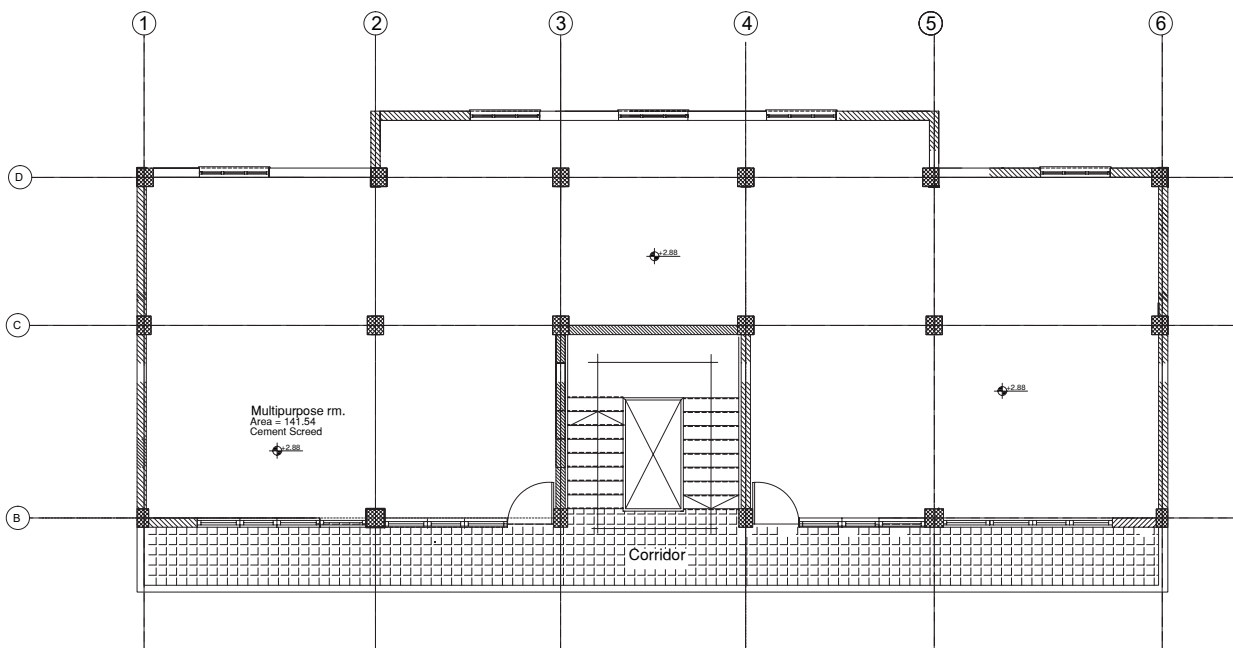
GIRMA WOLDEGIORGIS
PRESIDENT OF THE FEDERAL
DEMOCRATIC REPUBLIC OF ETHIOPIA

Appendix 6: DRAWINGS OF COMMUNAL BUILDING TYPOLOGIES

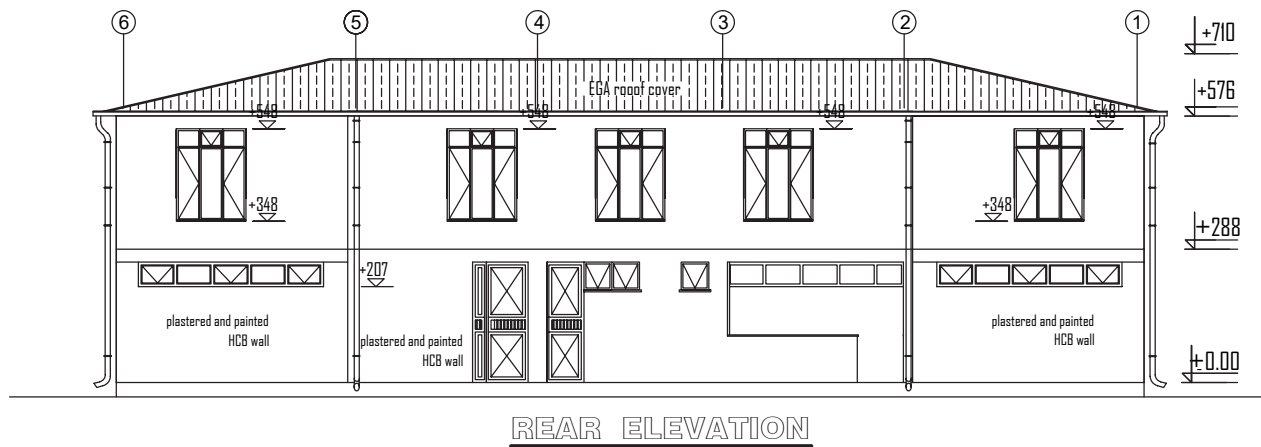
Appendix 6A: PLANS, ELEVATIONS AND SECTION OF TYPOLOGY 1

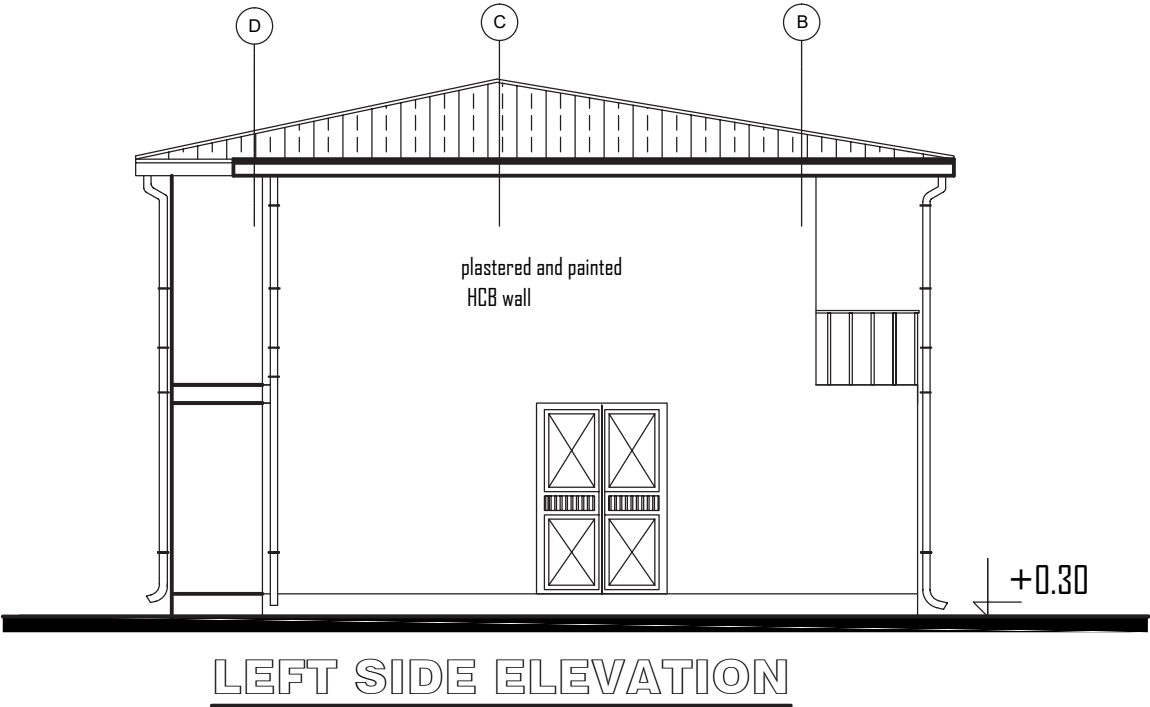
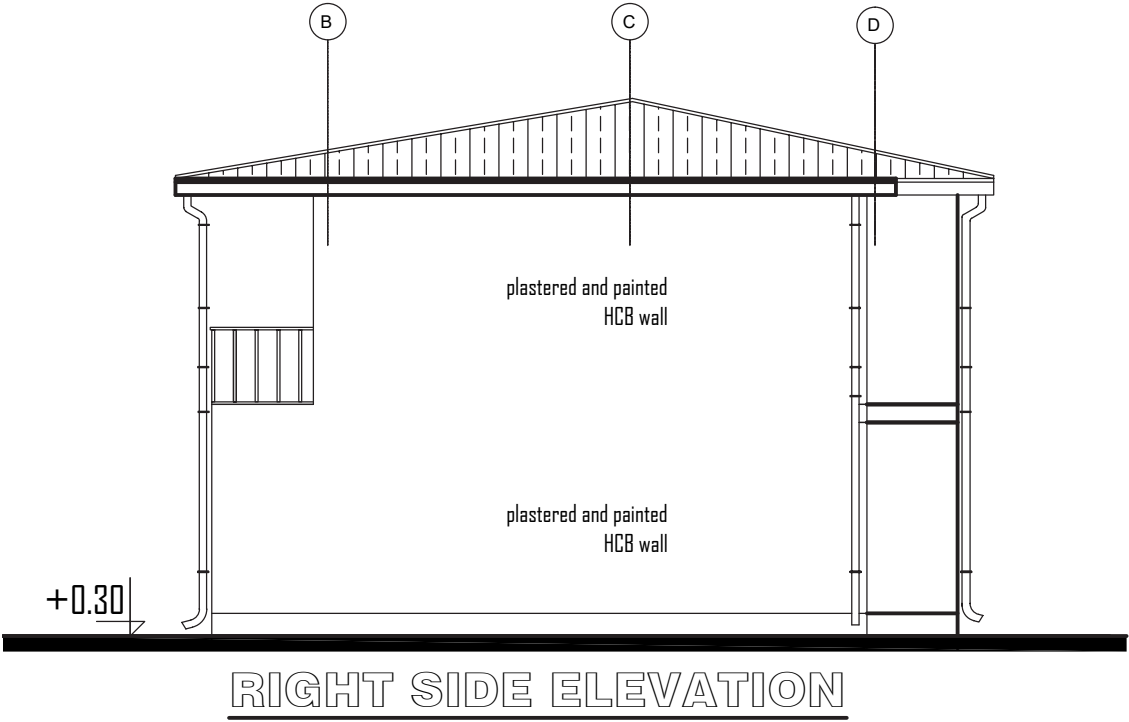


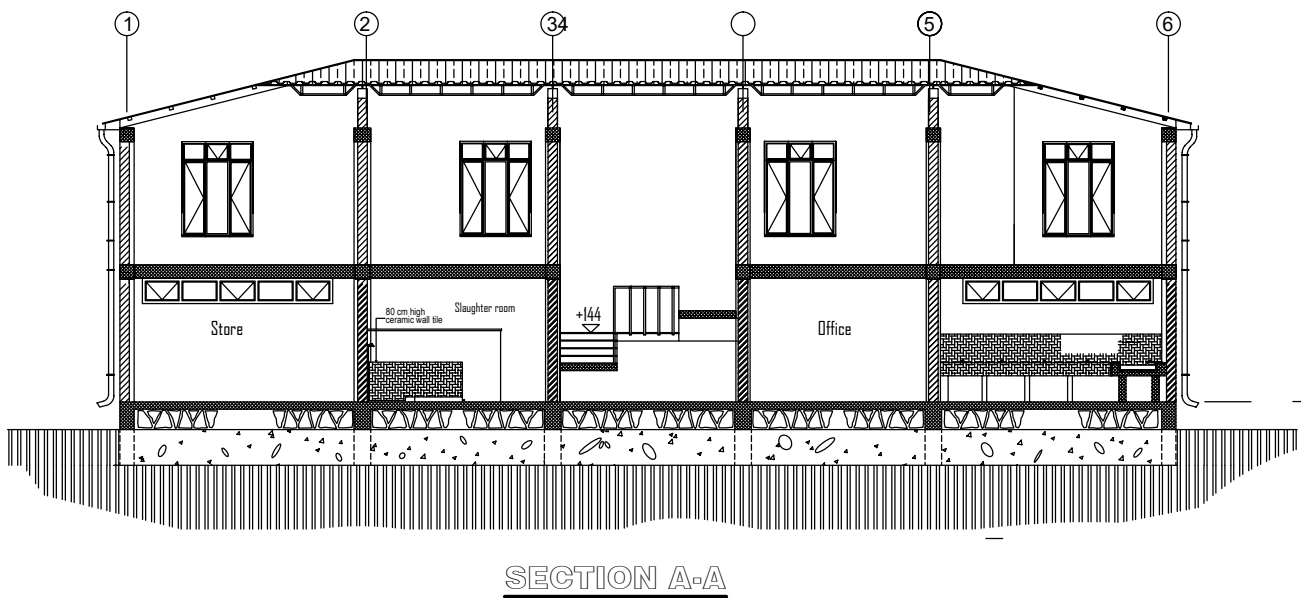
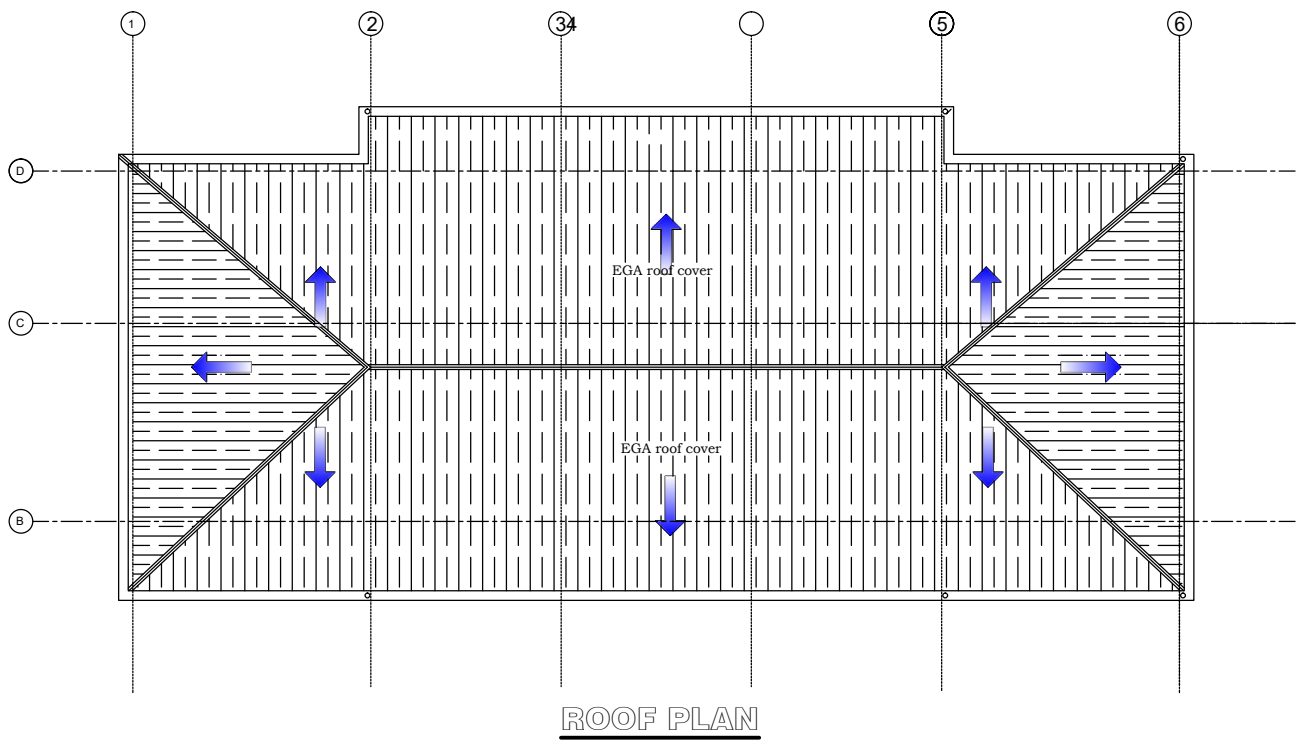
GROUND COMMUNAL FLOOR PLAN



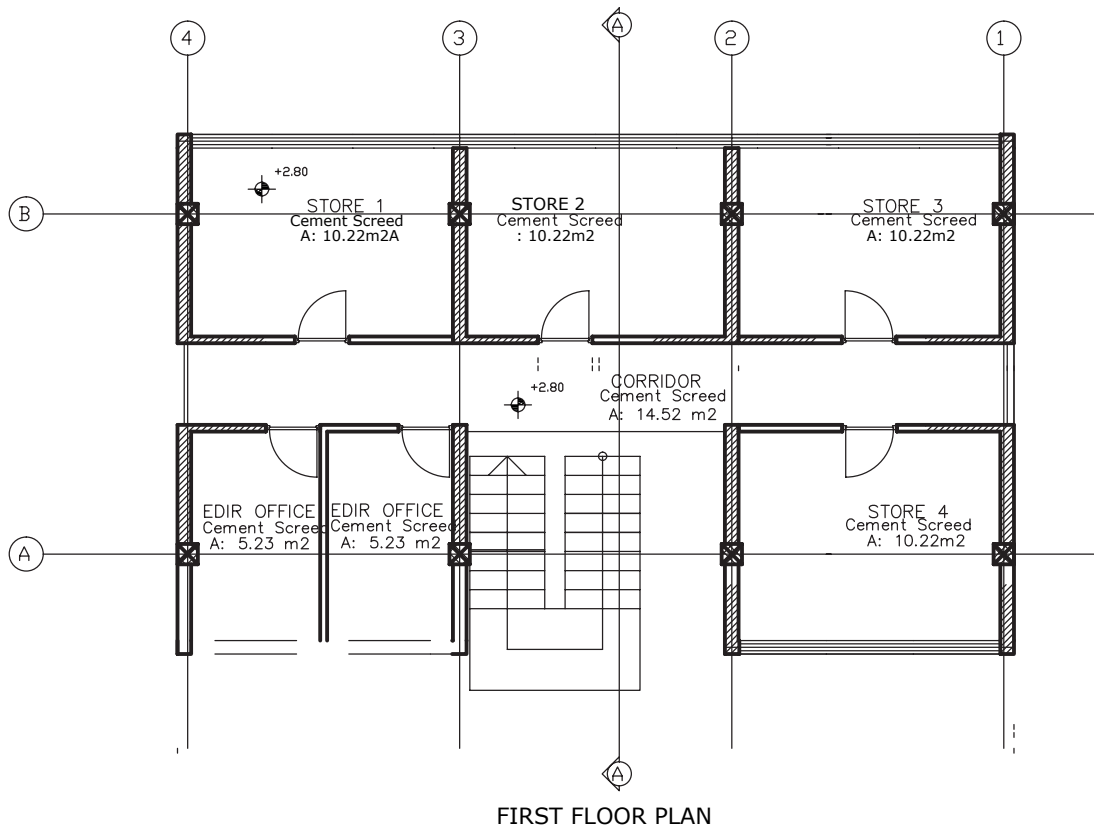
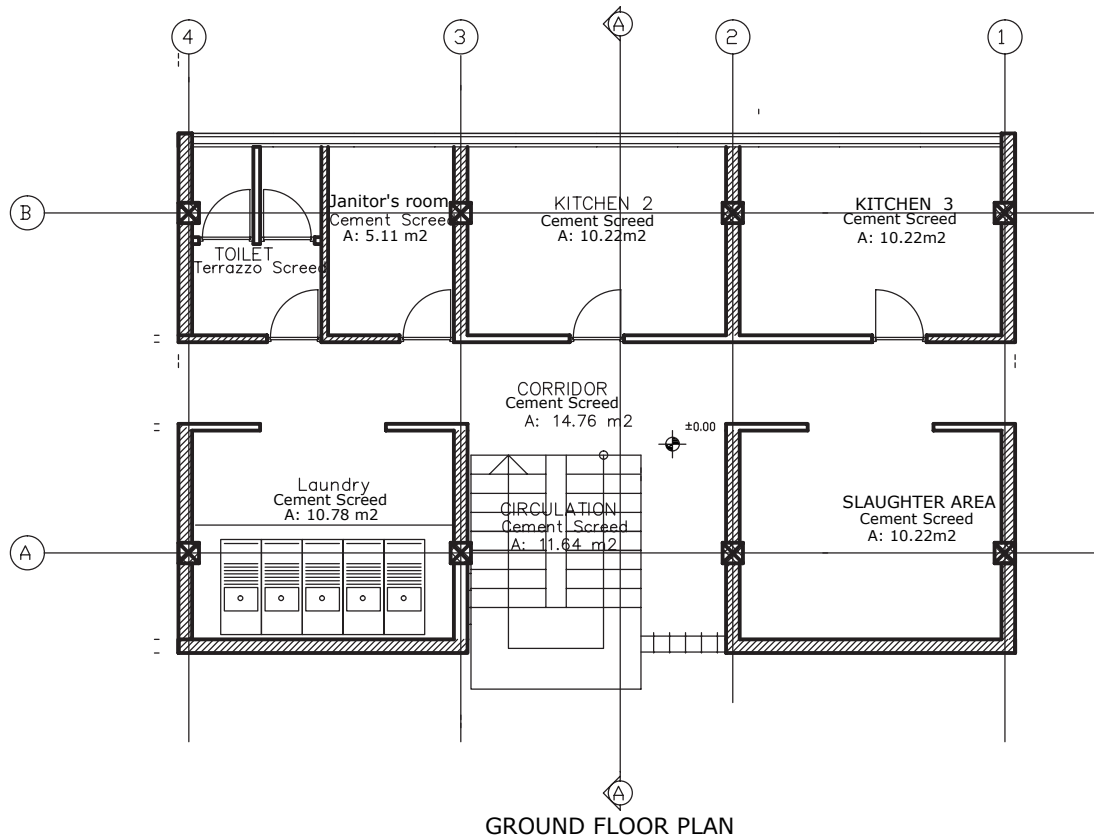
FIRST FLOOR PLAN

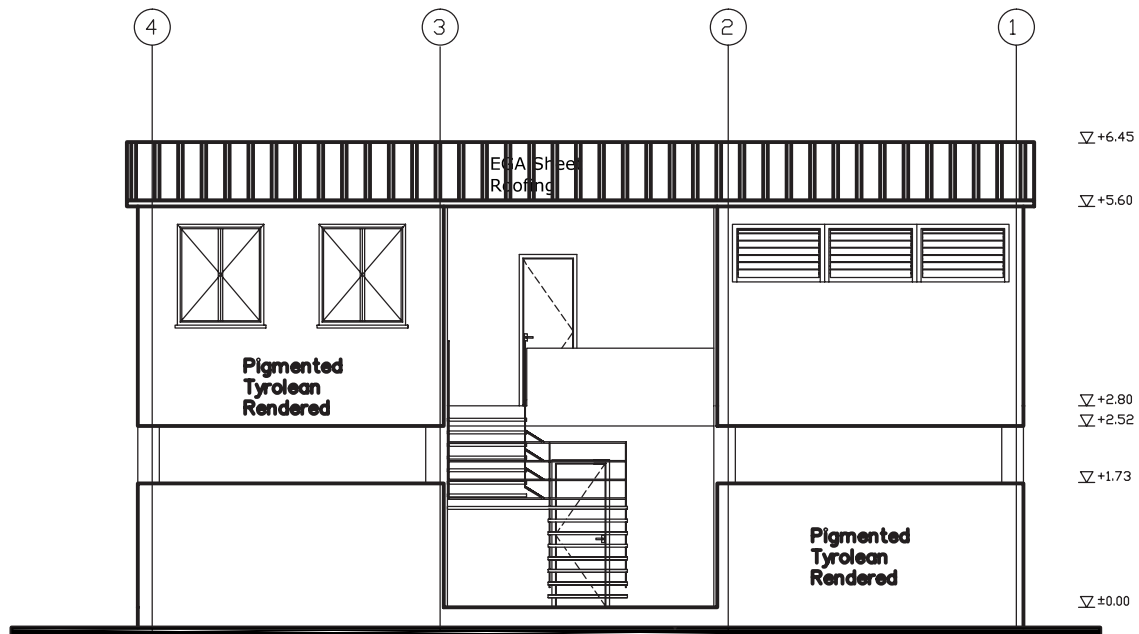




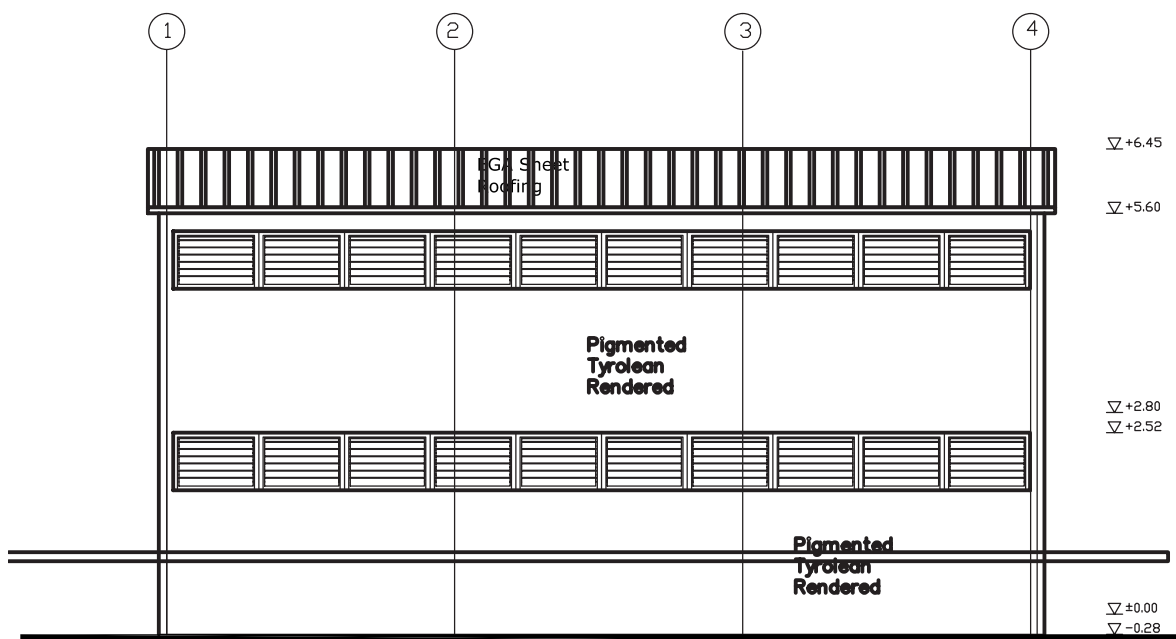


Appendix 6B: PLANS, ELEVATIONS AND SECTION OF TYPOLOGY 2

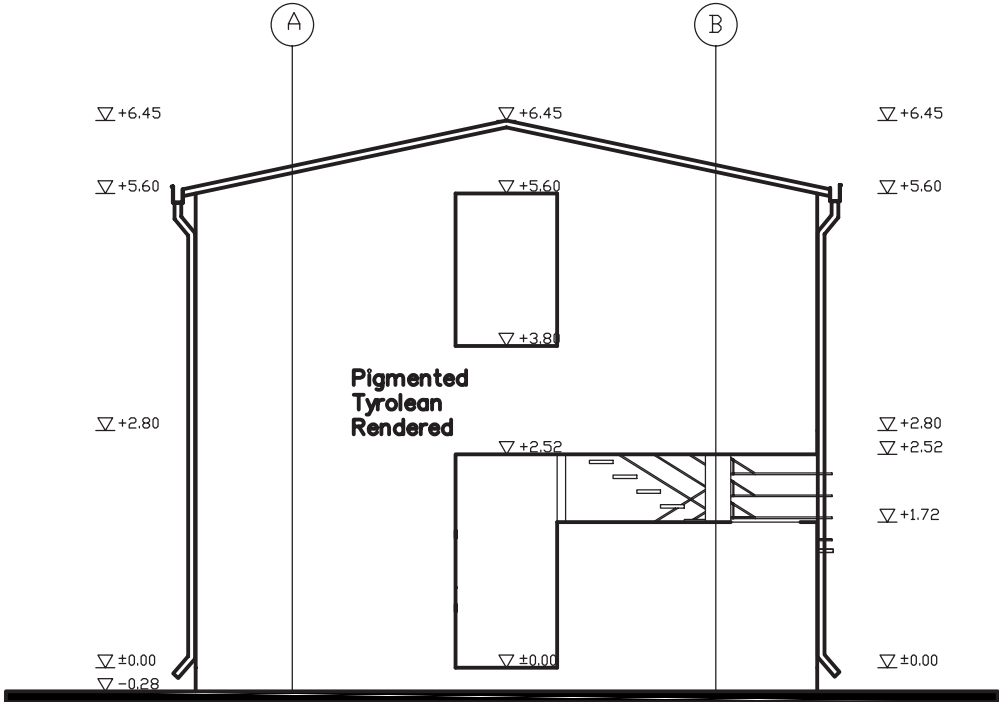




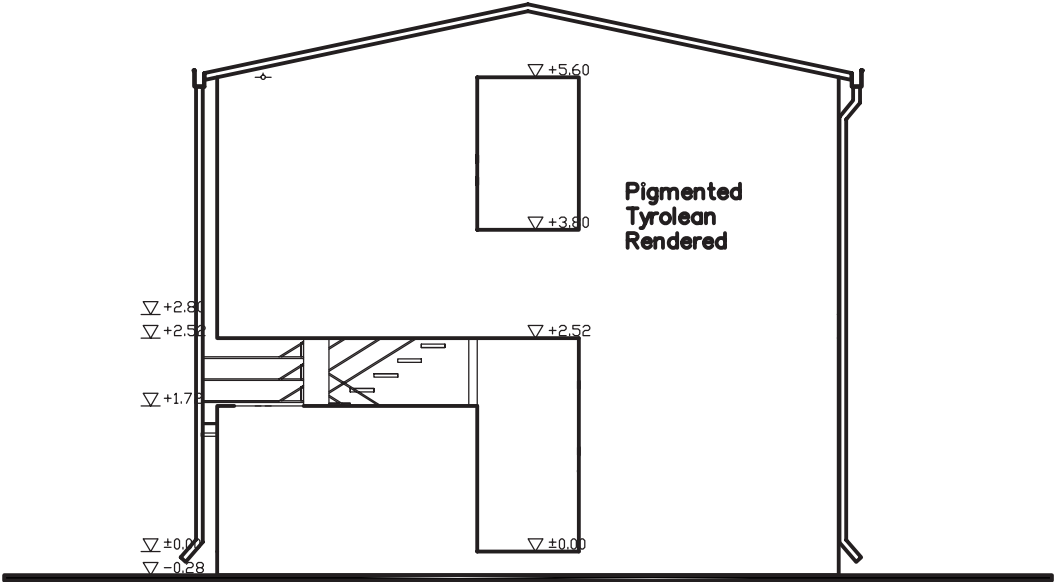
FRONT ELEVATION



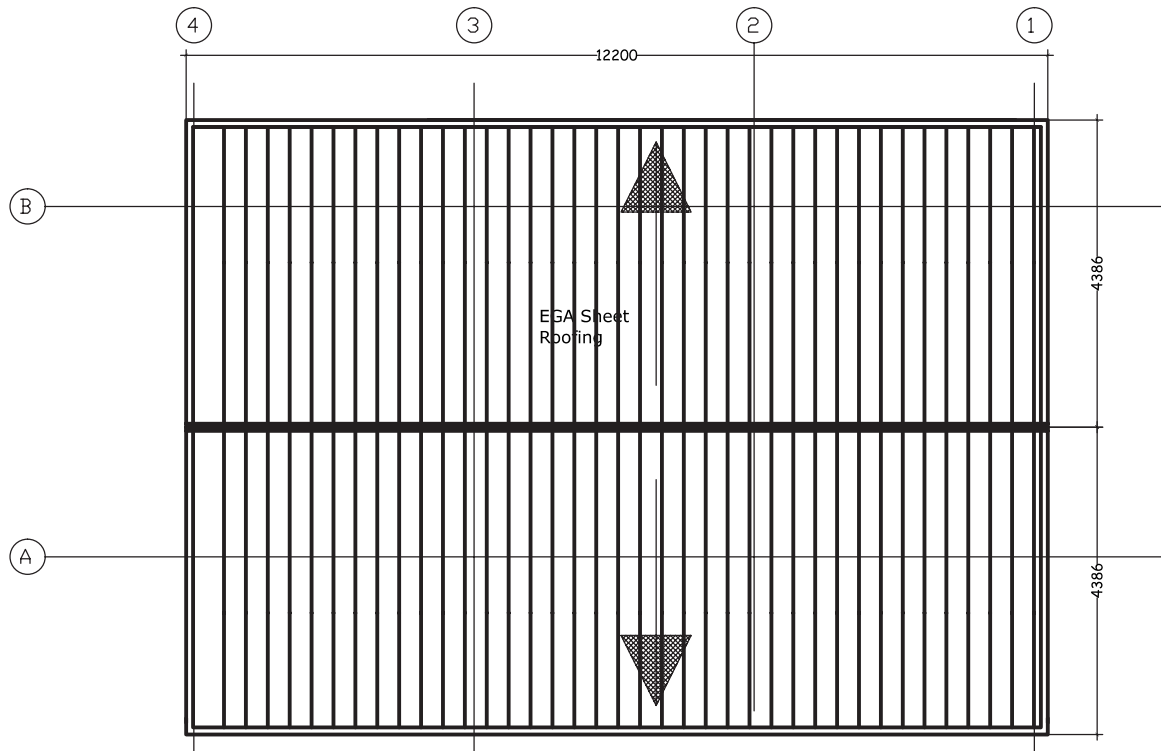
REAR ELEVATION



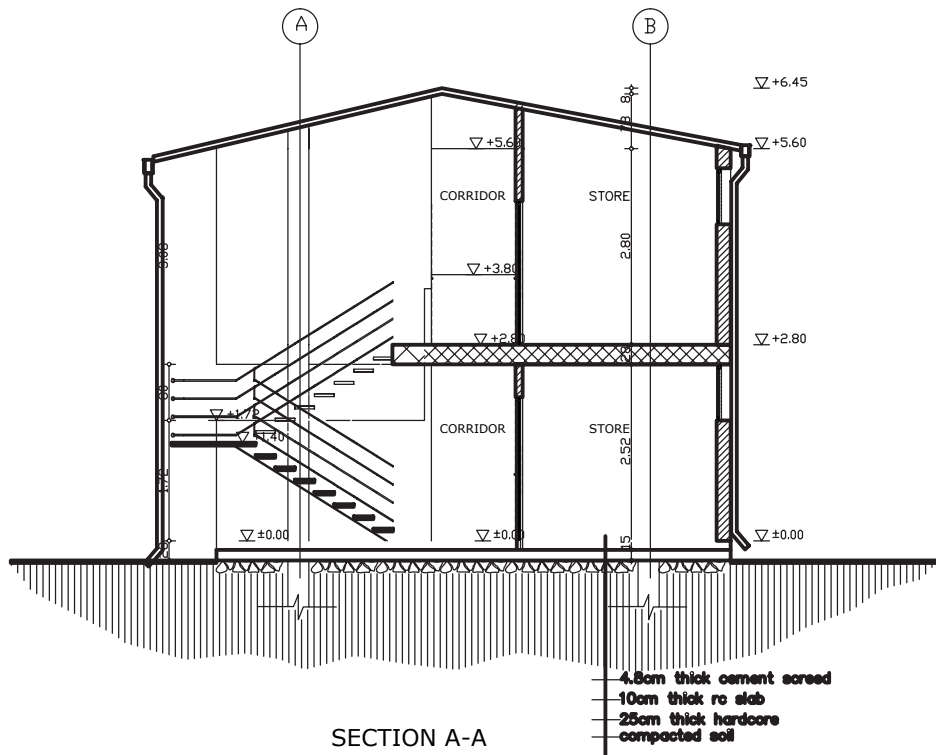
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

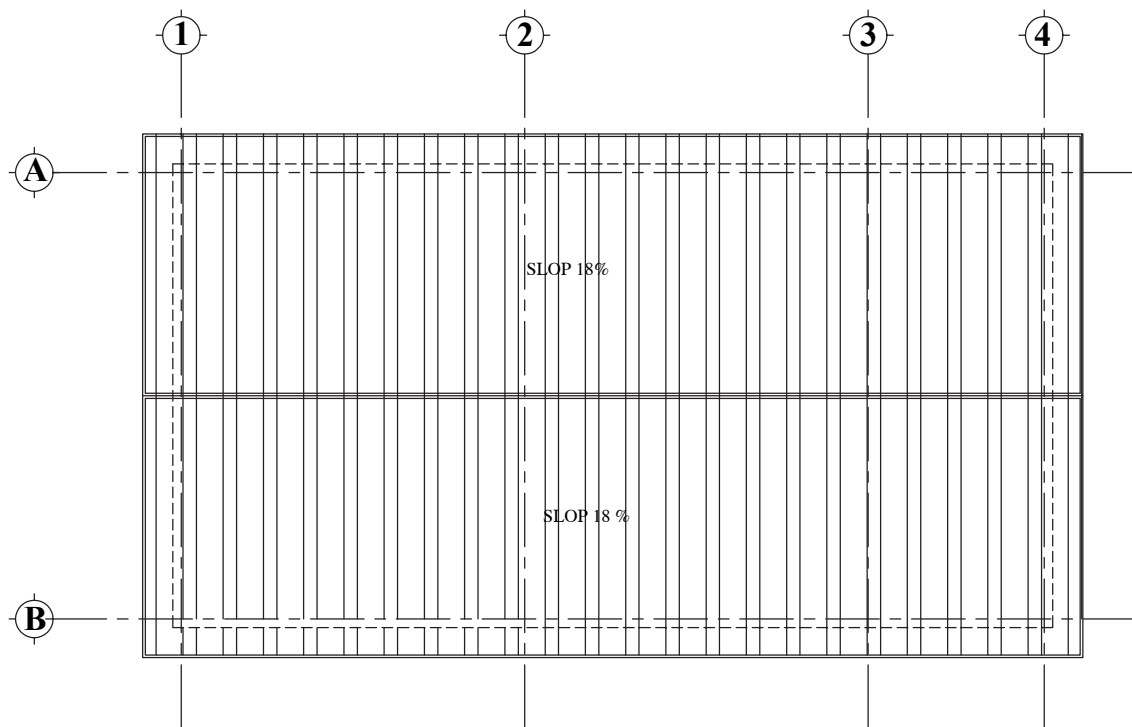


ROOF PLAN

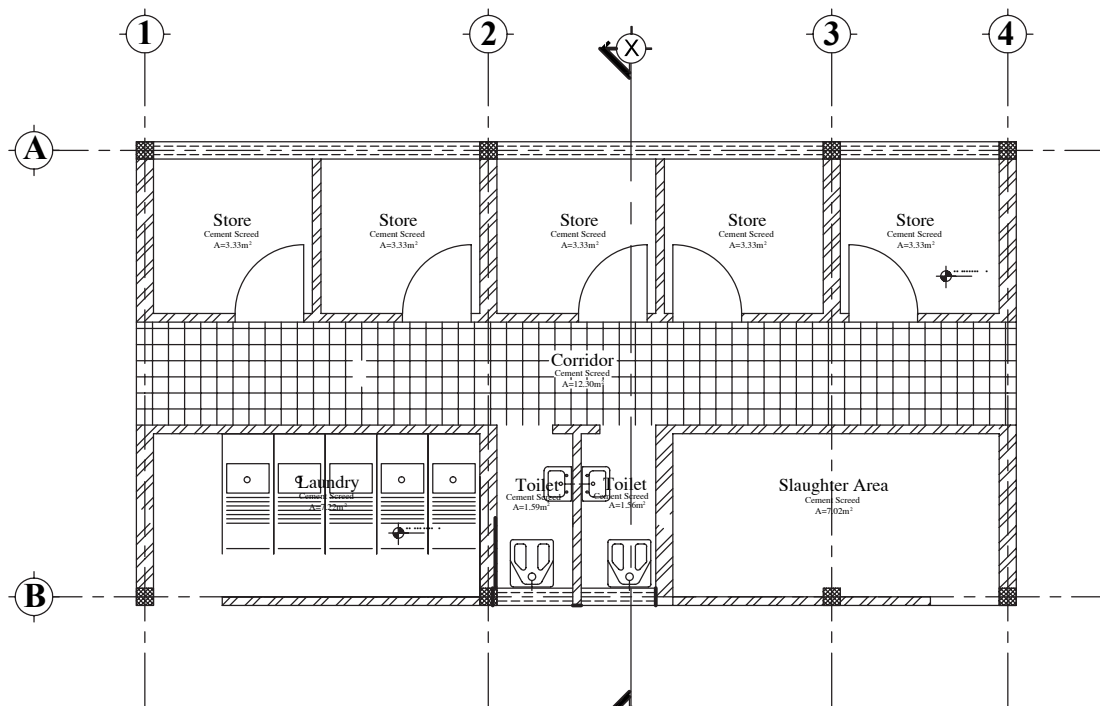


SECTION A-A

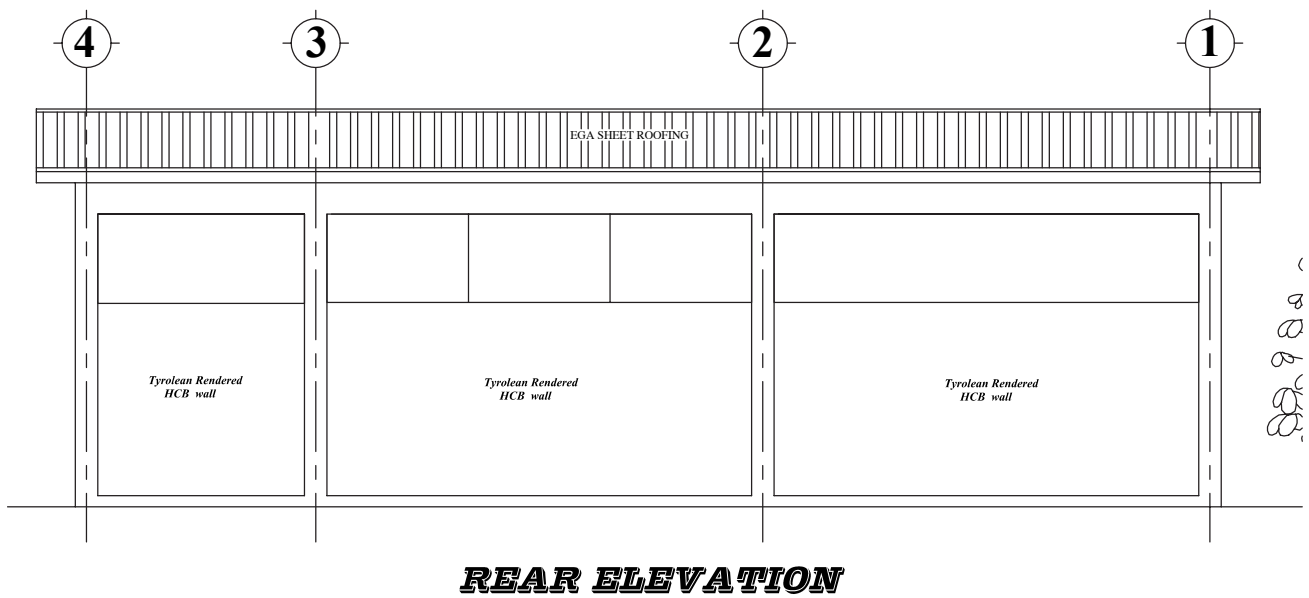
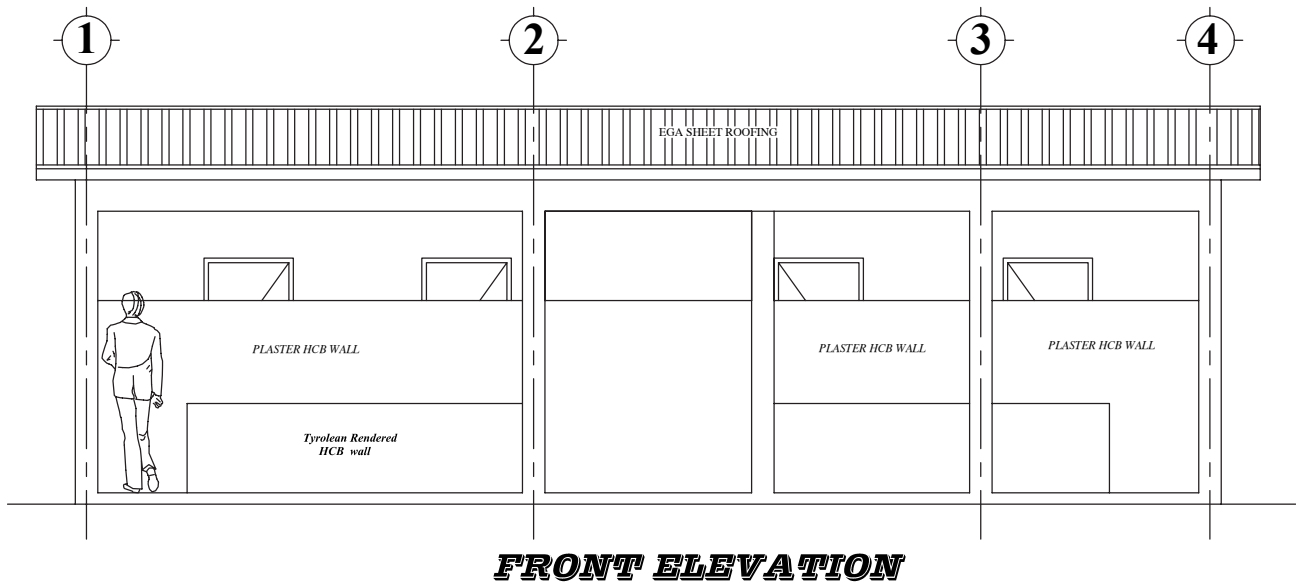
Appendix 6C: PLANS, ELEVATIONS AND SECTION OF TYPOLOGY 3

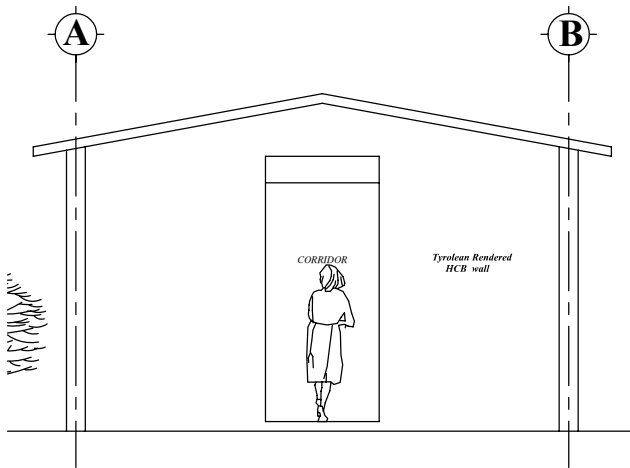


ROOF PLAN

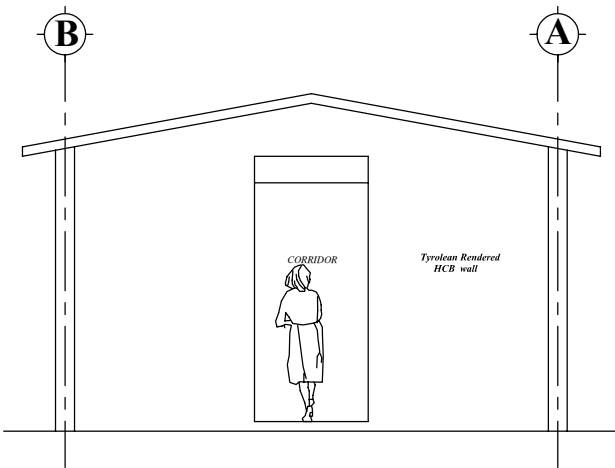


FLOOR PLAN

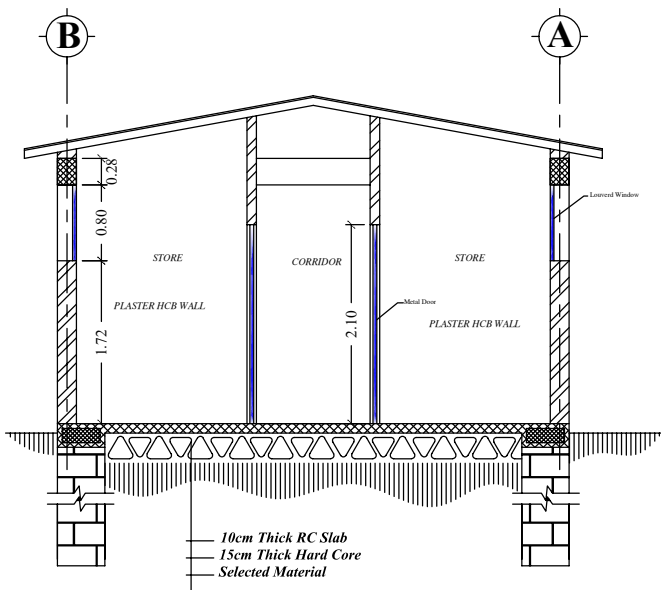




LEFT ELEVATION



RIGHT ELEVATION



SECTION X-X