



**Addis Ababa University
College of Development Studies
Regional and Local Development Studies**

**The Role of Life Style Incompatibility in Condo Housing Preference of Condo
Owners Among Slumdwellers in Addis Ababab: The Case of Lideta
Condominium**

BY

SHEMSU KEMAL

ADVISOR

ATO GIRMA SEMU

9/17/2021

Addis Ababa, Ethiopia

The Role of Life Style Incompatibility in Condo Housing preference of Condo owners winners among Slumdwellers in Addis Ababab: The Case of Lideta Condominium, Addis Ababa, Ethiopia

Shemsu Kemal

A Thesis Submitted to the department of Regional and Local Development Studies

Presented in Partial Fulfilment of the Requirements for the Degree of Master of Arts (Regional and Local Development)

Addis Ababa University

Addis Ababa, Ethiopia

September, 2021

Addis Ababa University

School of Graduate Studies

This is to certify that the thesis prepared by Shemsu Kemal, entitled: *The Role of Life Style Incompatibility in condo Housing Preference of Condo Owners among Slumdweller in Addis Ababa: The Case of Lideta Condominium* and submitted in partial fulfillment of the requirements for the degree of Master of Arts in Regional and Local Development complies with the regulations of the University and meets the accepted standards with respect to originality and quality.

Signed by the Examining Committee:

Supervisor Girma Semu _____ Signature  _____ Date : June 28/2021

Chairperson _____ Signature _____ Date _____

Internal Examiner _____ Signature _____ Date _____

External Examiner Fikadu Gurmessa Signature  _____ Date 26/11/2021

Chair of Department or Graduate Program Coordinator

ACKNOWLEDGEMENT

First glory and praise to God for giving me the patience and courage to do the research. Then, I would like to express my gratitude to my research advisor Ato Girma Semu, for his valuable advises and guidances.

I also would like to thank my family for bighearted moral support from the start to the end.

I also want to express my appreciation to officials, and committee leaders of Lideta condominium associations, for providing me all the required information about the site and respondents. Furthermore, I also want to extend my gratitude to members of Addis Ababa Housing Development Corporation for providing me the necessary information.

Last but not least, I am also thankful to my friends and staff members at work place for their encouragement and support.

Contents

List of figure.....	i
List of plates.....	i
List of Tables.....	i
Glossary	iii
Acronyms.....	iv
Abstract	v

CHAPTER ONE INTRODUCTION

1.1 Background of the study	1
1.2 Statement of the Problem.....	3
1.3 Objective.....	5
1.3.1 General.....	5
1.3.2 Specific Objectives.....	5
1. To determine if condo housing preference of condo owners among slum dwellers is influenced by lifestyle incompatibility as caused by socioeconomic and cultural factors, and.....	5
2. To examine the relationship between condo winners slum dwellers' lifestyle and their housing preferences	5
1.4 Rsearch Questions.....	5
1.5 Scope and Delimitationof the study	5
1.6 Significance of the study.....	6
1.7 Limitation of the Study	6

CHAPTER TWO REVIEW OF RELATED LITRATURE

2.1 Lifestyles.....	8
2.2 Activities, Interests and Opinions statements(AIOs).....	9
2.3 Housing Preference	9
2.4 Housing Values	10
2.5 Housing attribute.....	11
2.6 Models of Neighbourhood Change and Urban-Level Processes	13
2.7 The relationship Between Socio-economic status and Lifestyle.....	14
2.8 Related Concepts of the Study	15

2.9 Housing in Ethiopia	16
2.9.1 Imperial Era.....	17
2.9.2 The ‘Derg’ Era	17
2.9.3 Ethiopian People’s Revolutionary Democratic Front (EPRDF)	17
2.9.4 Housing condition in Addis Ababa	18
2.9.4.1 Condo Housing in Addis Ababa	19
2.9.4.2 Sociocultural dimensions of condo housing in Addis Ababa	21
2.9.4.3 Socioal economic aspects of Condo housing in Addis Ababa	24
2.10 Conceptual Framework	30

**CHAPTER THREE
RESEARCH METHODOLOGY**

3.1 Study Design	31
3.2 Sources of Data	31
3.3 Sampling Technique, Sample Size and unit.....	31
3.4 Questionnaire development and Procedures of data collection	32
3.5 Methods of Data Collection and Analysis	32
3.5.1. Questionnaire	32
3.5.2. In-depth Interview	33
3.5.4 Focus Group Discussion	33
3.5.5. Non-Participant Observations	33
3.6 Descriptions of the Study Area	34

**CHAPTER FOUR
DATA ANALYSIS AND PRESENTATION**

4.1 Demographic feature of the Respondents	35
4.1.1 Sex and Age Structure.....	35
4.1.3 Educational status.....	37
4.1.3 Marital status.....	38
4.1.8 Occupations and Income	39
4.2 General Housing Characteristics of Respondents	40
4. 2.1 Number of Years lived in the Condos.....	40
4. 2.2 Current Homeownership Status	41
4.2.3 Reasonsfor moving out or Never get there.....	42
4.2.4 Future Housing Plan of Respondents	43

4.2.5 Consultations with the would be Residents of the Condo Site.....	44
4.3. Lifestyles Dimensions of Condo Winners Slum Dwellers.....	45
4.3.1 Activity Statements at the Slum Dwellings.....	45
4.3.2 Household Activity Statementsat Condo Dwellings	47
4.4 CondoHousing Expectations and Preferences	50
4.4.1 The Most Important Considerations for an Ideal condo House	50
4.4.2 Preference For Specific Condo House and Community Features.....	53
4.4.3 Preference for an Ideal condo House Location	56
4.4.4 Access to Churches/Mosques at Slums and Condo Dwellings	57
4.4.5 Availability of Social service Centers at Slum and Condo Dwellings.....	58
4.5. Opinions Statements on Socio-Cultural Activities and Neighborliness.....	59
4.5.1 Opinions on Cultural Adequacy, Recreation/Greenery, Physical Exercise Centers, and Site Plan at the Condo Houses	62
4.6 TheRelations Between Selected Lifestyle Dimensions and Condo Housing Preference.....	65
4.6.1 Shiro/Berbere preparation and condo housing preference	65
4.6.2 Relation between Social cultural practices and condo housing preference.....	66
4.6.4 Relation between Respondents’ Opinion over Socio-cultural practices and Neighborliness of the residents at the condo site.....	67

CHAPTER FIVE

SUMMARY, FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1. SUMMARY	69
5.2 FINDINGS	69
5.3 CONCLUSIONS.....	70
5.4 RECOMMENDATIONS	72
REFERENCES	74

List of figure.....	Pages
Fig1: Location map of Lideta sub city.....	33
Fig 2: Considerations of respondents for an ideal condo house.....	51
Fig 3: Socio-cultural Practices and Social life and Neighborliness at the Lideta condo Site.....	67
List of plates.....	Pages
Plate 1: Partial Scene of Business at Lideta condo site.....	56
Plate 2: Partial Scene of Greenery/Recreation at Lideta condo site.....	64
List of Tables.....	Pages
Table 4.1 Sample population by their demographic characteristics.....	35
Table 4.2 Respondents by their number of years lived in the condos.....	39
Table4. 3 Distribution of respondents by their current homeownership status.....	40
Table 4.4 Distribution of respondents by their reasons for moving out or never moving in.....	41
Table 4.5 Distribution of respondents by their future housing plan.....	42
Table 4.6 Distribution of respondents by their views regarding consultations.....	43
Table 4.7. Distribution of respondents by their routines household activity statements on at slum dwelling.....	44
Table 4.8 Distribution of respondents by their AIO statements on routines at Condo dwellings..	46
Table 4.9 Distribution of respondents by their most important considerations for an ideal condo house.....	49
Table 4.10 Distribution of respondents by their preferences for interior, exterior and communal features.....	52

Table 4.11 Distribution of respondents by their preference for an ideal condo house location..	55
Table 4.12 Distribution of respondents on access to churches/mosques at slums and condo dwellings.....	56
Table 4.13 Distribution of respondents on the availability of social service centers at slum and condodwellings.....	57
Table 4.14 Distribution of respondents by their opinions on socio-cultural activities and neighborliness at Slumdwellings.....	58
Table 4.15 Distribution of respondents by their opinions on cultural adequacy, recreation/greenery, physical exercise centers, and site plan, at the condo house.....	61
Table 4.16 Cross-tabulation of respondents by Shiro/Berbere preparation and condo housing preference.....	64
Table 4.17 Cross-tabulation of respondents by social cultural practices and condo housing preference.....	65
Table 4.18 Cross-tabulation of respondents' opinion over socio-cultural practices at the condo site and social life of the residents.....	66

Glossary

Gadaa :is the indigenous democratic system of governance used by the Oromos in Ethiopia.

Gordena Shengo :is traditional conflict resolution mechanisms used by Gurage people in Ethiopia

Iqub: A voluntary, informal, and indigenous form of rotating saving and credit scheme, where each member contributes a mutually agreed amount of money on weekly or monthly basis.

Iddir: A voluntary, informal, and indigenous form of funeral association or a burial society providing insurance services that cover functional expenses.

Jemmat : Asocial network, registered association which serve as major sources of social welfare among muslim community.

Mahiber: Asocial network, registered association which serve as major sources of social welfare.

Shimagelle : is traditional methods of dispute resolution used by the Amhara People in Ethiopia.

Acronyms

AAHDC	Addis Ababa Housing Development Corporation
AAHDC	Addis Ababa Housing Development Corporation
AAIHDP	Addis Ababa Integrated Housing Development Program
CGAABFE	City Government of Addis Ababa Bureau of Finance and Economic Development
CSA	Central Statistics Agency
FDG	Focus Group Discussion
GTP	Growth and Transformation Plan
MDG	Millennium Development Goal
MWUD	Ministry of Works and Urban Development
MDG	Millennium Development Goals
PASDEP	Plan for Accelerated and Sustained Development to End Poverty
UNCHS	United Nations Centre for Human Settlements

Abstract

Lack of affordable, standard housing in all urban areas in Ethiopia in general and Addis Ababa in particular, is one of the most pressing matters that called for immediate action. Consequently, the the defunct EPRDF government launched what it called 'Integrated Housing Development Programme(IHDP)' since 2006 aiming to construct 400,000 low cost housing units targetting low and middle income citizens. Sofar, total of 1,859 condominium units were constructed and distributed in Lideta sub city (MUDHCo,2015). However majority of the condo winners either left their new condo residence or never moved in asper the expectations, rather rented it out to the better off and they remained slum dwellers. Therefore, this study intends to identify if the housing preferences of condo- winners slum -dwellers is influenced by incompatibilites in lifestyles at Lideta sub city, in Addis Ababa.

The study employed lifestyle concept and measurement using housing AIOs (Activity, Interest and Opinion statements) to help determine lifestyle characteristics of condo-winners slum-dwellers and their housing choice. It further examines socioeconomic influences in housing consumption preferences of the study participants. To this end, the researcher used quantitative and qualitative approach as a methodology to address the research questions. Data were collected through a semi-structured questionnaire distributed to 160 selected respondents, with 4 key informant interviews and a focus group discussion conducted at area of the study. The technique used to analyze data was frequency, percentage and crosstabulations along with Person Chi squares tests.

The findings indicated that the housing preferences of condo lottery winners but slum dwellers appeared to have been adversely impacted by incompatibility of lifestyle changes at Lideta condo dwellings. Due to socioeconomic constraints and limited upward mobility the commoning, primordial household activities and modes of living practiced at the kebele houses are largely maintained at the condo dwelling, and are unaccommodated at the site owing to lack of specific condo housing and community features. The long standing and highly regarded socio-cultural welfare systems such as Idire, Eqube, mahiber/Jemaat are either rarely or never practiced at the site, resulting in reduced social interaction at the condo dwelling. Thus, both sociocultural and economic constraints combined to to hinder lifestyle transitions of the condo lottery winners who remained slum dwellers.

It is, therefore, suggested that pertinent government bodies and housing developers need to take steps to prioritize congruity in design interms of accommodating our commoning household activities, socio-cultural heritages to ensure smooth housing transition. It was also suggested that the city authorities, in collaboration with financial institutions, need to work out income-generating schemes to enhance socio-economic status of condo winners slum dwellers to help them afford the housing consumption.

Keywords:*Lideta, condominium, AIOs,Idire, Eqube, mahiber/Jemaat*

CHAPTER ONE INTRODUCTION

1.1 Background of the study

Housing is not only sanctuary but also a bond through which every one relate to one another, the neighborhood and bigger community. It is very one of the basic ingredients to the over all human wellbeing and continued existence. Anonymous(2009) cited in Tefera and Yani(2015)stated the need for a house by men is connected to the necessity for shield from wild animals, hostile climate, and storage space of foodstuff. Lack of a place to live signifies a danger to both society and the homeless themselves(Chapman and Hockey, 1999). Similarly,in Sixsmith(1986)Gauvain, Altman and Fahim, (1985) stated that a home is presented as 'a central place of cultural activity and expression. It is for this reason sufficient housing has been acknowledged as a component of the right to standard of living in the 1948 Universal Declaration of Human Rights(UDHR, 1948). In spite of such global tribute and acknowledgement of the importance of housing to human wellbeing and continued existence, it is believed that more than one billion people globally live under the conditions of inadequate housing while over 100 million do not have any (UNHCHR,1996).

Ethiopia's rising population and rapid rate of urbanization has been putting considerable stress on housing, especially amongst the lower income population. According to Ethiopian Central Statistics Agency(2010), the urban population is projected to triple from 15.2 million in 2012 to 42.3 million in 2037, growing at 3.8 percent a year. On the other hand, the current housing stock and quality in Ethiopia is inferior by all standards. An estimated 70–80 percent of the urban populace lives in slums, known for lack of durability, adequate space, access to safe water and sanitation, or safety of tenure (worldBank, 2013). The report states nearly eighty percent of residences in urban areas are made from wood and mud ,which is what is commonly called “chika-bet”, while two-thirds of the total urban accommodations have only earthen floors.

According to Keivani and Werna (2001) reasonably priced housing supply through the private market means in developing countries has been essential subject of housing studies since the mid 1970s; as a result, the cause has supported by the World Bank and United Nations Centre for Human Settlements (UNCHS). For example, UNCHS has approved “adequate shelter for all and sustainable human settlements” in its 1996 Habitat II conference in Istanbul, facilitating approaches for private markets, which still form the key area of its shelter policies and recommendations (UNCHS, 1996). Keivani and Werna (2001) assert in the context of developing countries the process is disadvantaged by grave internal limitations which largely emanates from severe institutional underdevelopment, inadequate human and material resources and unwarranted influence of social, political, and cultural factors that intrude on their efficiency. Therefore, they suggested the accessibility choices of modes of housing supply through the community, co-operative and informal private sectors for the success in low income housing

provision. In the same token, market mechanisms in Ethiopia are not yet developed for the same reasons. Hence, government is taking decisive roles in infrastructure, services provisions including housing .

UN-HABITAT (2011) confirmed that the enormous housing needs are not likely to be met by the real states developers, small- scale housing cooperative, government and upgrading approaches inherited from 1970s until the mid 2000s; especially considering the high demand by the low-income sector of the population for affordable housing. Taking this challenge in to account, the defunct EPRDF government sketched a grand vision for low-income urban and housing development since 2006, formulated as the Integrated Housing Development Programme (IHDP). The IHDP aimed“for all slums to be cleared within ten years time and for Ethiopia to be a middle-income country by 2025”(GTP II, 2015/16). Though the IHDP had planned to construct more than 400,000 housing units targeting low and middle income citizens; until August 2019,245,000 housing units have been constructed and handedover to residents in Addis Ababa, and of which a total of 1,859 condominium units were constructed and distributed inthe Lideta sub city,Lideta conodominium, through lottery system (MUDHCo,2015).

In addition to raising housing stock, it is very important for a household to find a dwelling that meets its expectations because a dwelling plays an important role for its residents. Thus, inorder to solve housing problem and meet housing needs, along side raising housing stock, one also needs to have information on public housing choice in terms of thresholds of “both quality and quantity of spaces and their utilization, infrastructure facilities, to type of construction and materials”(Sharma, 2018).Similarly, UN-Habitat (2018) set cultural adequacy, among other things, as a criteria for a housing unit to be adequate, as it is not sufficient if it does not value and take into account the expression of cultural reality and ways of life(p.11). High-rise housings are usually built to save land and finance, and ensure affordable residential spaces; While this might provide cheaper housing, it may also cause adverse living conditions: “the housing units can be isolated, difficult to access, hard to ventilate, more elevated from the earth (the soil), and more quarantined from a diversity of microbes, plants and animals than traditional housing,”thus, may result in the risk of unfavorablesocial and mental health outcomes(Larcombeet *al.*, 2019).

On the flipside, the socioeconomic position has an important role in determining one's lifestyle. According to Yosef (2005) cited in Babatunde Femi et al. (2015) a household's residential demand is influenced by its social driven lifestyle and limited by its income and options. People in low-income groups are unable to afford a better lifestyle since the economy determines affordability. Thus, socio-economic situation and the nature of the residential mobility or neighbourhood change of the condo winners among slum dwellers is worth considering in deciding the role of life style incompatibility on their condo housing preference.

The condo housing units in Addis Ababa, were meant for low-and-middle income households, who typically live in ‘precarious’ housing situations to access improved housing (UN-Habitat,

2011). Nevertheless, number of researches established that the residents in those housing units are renters and better off. This clearly challenges one of the initial/pillar objectives of the IHDP initiative, aim of ‘reducing the number of slum dwellers by half and for all slums to be cleared within ten years’ in order to advance the housing conditions of the poor in particular and the city in general. So, the evidences add up to imply difficulties pertaining to condo housing in Addis Ababa. Various difficulties relating to Affordability, Communal governance and management, infrastructure etc have been explored by other researchers while the probable difficulties pertinent to life style incompatibilities of the houses has not been considered.

Thus, this study will find out the role of life style change in condo housing preference of condowinners among slum dwellers in addis Ababa, Lideta Sub city. It will determine the extent to which the changing circumstances in relation to way of life, as caused by socioeconomic and cultural factors, contributed to force the winners shy away from residing in the condos .

1.2 Statement of the Problem

Due to rapid population growth owing to immigration and natural growth, Addis Ababa is under mounting pressure pertaining to demand for housing. According to UN HABITAT (2006) in Addis Ababa 300,000 housing units were required to meet housing deficit, with the current urbanization and population growth rate of 3.49 and 3.8 percent respectively with the demand for proper housing is expected to double by 2030. More worse, eighty per cent of Addis Ababa houses are slums with the majority of low-income residents reside in rented kebele houses whose quality deteriorated: “typically constructed of mud, wood, and/ or discarded materials”(UN-Habitat, 2011, p. 5).

Realizing the level of the challenge, the defunct EPRDF government have put various concerted efforts in place. The well-known approach government put in place to solving the housing challenge is the ‘Integrated Housing Development Programme (IHDP)’, initiated by the Ministry of Works and Urban Development (MWUD) in 2006 with the aim of promoting home ownership for low income households and reducing slum dwellers by half(GTP II, 2015/16). So far, until august 2019,245,000 units have been constructed through out the country, and additional 132,000 housing units were under construction(Larsen, 2019).In Addis Ababa, approximately 175,000 units in multistory condominiums have been completed and handedover to the residents, and of which a total of 1,859 condominium units were constructed and distributed in Lideta sub city (MUDHCo,2015).

To alleviate housing shortages, apart from raising stock, a house should be designed to be responsive to a residences’s capacities, needs and expectations. Affordable housing units around the world often times have a typical prototype designs and layouts; though peoples cultures and reactions to the built houses varies, and the reactions are reflected in relation to “ internal layout, services, utilization of spaces and others“(Sharma ,2018). Whereas, Gokce and Fei Chen (2018) stated in Turkey, the housing configuration at buildings, street and

neighbourhood designed strongly depending on the social needs and life style. And she reported that the houses were the best house types which have satisfied the needs of the Turkish people for centuries. In this regard, the condo houses in Addis Ababa are receiving their share of complaints. According to Delz(2014) Addis condo design has resulted in “spatial and social segregation”,reliance on imported supplies, features and spaces that mirror day to day realities of its residents are absent. Similarly,UN Habitat(2011) pointed out that the need for increasing the ‘density of condominium sites’ in Addis Ababa resulted in the alteration of the original housing design and its design principles, leading to loss of the original plan objectives, in terms of various attributes.

Ethiopians are unique socioculturally, having our own identity and mode of life. We tend to express those trends through dwelling units; for example use of specific paintings, ornamentation etc on the external and internal surfaces reinforcing our sense of belongingness and lifestyles. Plus, many of our house hold and out door daily activities are traditional and manual, requiring open wide spaces; for example, ¹*Shiro* and *Berber* powder preparation; and traditional alcoholic drinks including *tella*, *tej*, *areki*, *borde*, and *shamita*² preparations require open and wide spaces to be processed; while no need of mentioning highly elaborated coffee ceremony we are known for. One, therefore, may wonder how far the preparation of these traditional cuisine and drinks, including our cultural identity, accounted for in to the high rising and multi-story condo housing scheme.

On the other hand, socio-economic situation is also key in shaping lifestyle formation. Yosef (2005) cited in Babatunde Femi (2017) stated the residential demand made by a household is directed by social lifestyle and constrained by income and opportunities. When people belong to a low income group, they cannot afford a better lifestyle since the economy establishes affordability. Therefore, socio-economic situation of the condo winners among slum dwellers is worth consideration in deciding the role of life style incompatibility on their condo housing preference.

In the meantime, the condo housing units originally were meant for low-and-middle income households, who typically live in worse housing situations (UN-Habitat, 2011). Nonetheless, number of researches found out that the occupants in those housing units are renters and better off. For instance, Tsion (2016) and Dawit Gorems (2016) found out that the majority of residents in condominium houses are middle and higher income earners. While Esrael (2017) confirmed 64% are renters, Keller and Omwami cited in Larsen(2019) pointed out that around 70% of the housing units are renters. That is out of every hundred condo winners seventy of them are not residing in the condo housing units. This clearly challenges one of the initial/pillar objectives of the housing programmes of ‘reducing the number of slum dwellers by half and for all slums to be cleared within ten years.’ So, What are the real sources of condo winners complaints? why do the

¹*Shiro* and *Berber* are powders used for stew making.

²*tella*, *tej*, *areki*, *borde*, and *shamita* are Ethiopian traditional drinks

condominium winners remain reluctant to move in to the new condo houses and determined to remain slum dwellers ? Various difficulties relating to affordability, communal governance and management, infrastructure etc of the houses have been explored by other researchers while the probable difficulties pertinent to life style incompatibilities of the houses has not been considered.

Therefore, the very purpose of the study is to find out the role of life style incompatibility on condo housing preference of condo lottery winners among slum dwellers in Lideta Sub city.

1.3 Objective

1.3.1 General

The overall aim of this study is to assess the role of lifestyle incompatibility as caused by socioeconomic and cultural situations that deter condo winners, particularly, slum dwellers from occupying their lottery won condo dwelling units, the case of Lideta condominium.

1.3.2 Specific Objectives

The specific objectives of this research:

1. To determine if condo housing preference of condo owners among slum dwellers is influenced by lifestyle incompatibility as caused by socioeconomic and cultural factors, and
2. To examine the relationship between condo winners slum dwellers' lifestyle and their housing preferences
3. To forward recommendations based on the study findings.

1.4 Research Questions

The thesis will attempt to answer the following three research questions:

1. To what extent the housing preference of condowinners among slum dwellers is influenced by lifestyle incompatibility as caused by socioeconomic and cultural factors at the study area?
2. What is the relationship between condo winners slum dwellers' housing preferences and their lifestyle?

1.5 Scope and Delimitation of the study

This study intends to investigate if incompatibility in life style triggered by socioeconomic and cultural factors has affected housing preferences of condo winners to remain slum dwellers. Therefore, only lifestyle characters and socioeconomic and cultural realities that may influence housing behavior will be included in the questionnaire. The study therefore

focuses on public housing than private housing schemes. In addition as lifestyle encompasses all those modes of life shaped by cultures, sub-cultures and individual experiences the study will exclude aspects related to individual experiences. Geographically, the study is limited to Lideta sub city condominium site. Lideta condominium site is the first inner-city relocation project in Addis Ababa. Lideta site was also a first sight to have been characterized by blocks having at least seven floors high. However, the findings may apply to other condominium sites of the same situation elsewhere in Addis Ababa.

1.6 Significance of the study

It is extremely important for a household to find a dwelling that live up to its hopes and wishes because a dwelling is like a temple for its residents. The the defunct EPRDF government has launched grand housing program for low-income citizens formulated as the Integrated Housing Development Program since 2006. Under the scheme plenty of citizens received houses through 13 rounds until the beginning of 2021. However, significant number of the condo winners, who are lower in socioeconomic status, either never moved in to their condos or returned to their former slumdwelling.

Various difficulties relating to affordability, communal management, infrastructure etc of the condo housing in Addis Ababa are explored by different researchers as major hinderances to the residences for not being able to benefit from the scheme, while difficulties pertinent to possible life style incompatibilities and/or livability of the condo houses have not been researched before. Therefore, this study assess the role of incompatibility in life style on condo housing preference among condowinners slumdwelling and provide information in relation possible challenges encountered by condo winners with regard to change in life style - house hold activities, socioeconomic and cultural and religious commitments - that they are used to have and now may have changed to force the condo winners shy away from residing in and benefit from the program. Hence, the study findings can provide constructive recommendations that can assist the local governments and housing developers in terms of appropriate decision making to alleviate the possible challenges that might have been related to life style incompatibility now, and during future housing construction to the residents of the city.

In addition, lifestyle aspects in relation to housing behavior in Ethiopia have not been developed or used in previous researches. Therefore, tools and procedures to assess lifestyles related to housing behaviors of condowinners slumdwelling used for this study based on the review of previous studies will provide useful tools to other researchers who are interested in using lifestyle concept for future housing studies .

1.7 Limitation of the Study

The researcher faced limitations while doing this research, especially during the data collection period. Among the major ones, the inaccessibility of the respondents was the foremost. As the

respondents are the condo owners but slum dwellers and are scattered around Addis Ketema, Lideta, Kirkos, Kolfe Qeranio, Nifas Silk-Lafto, Akaki kality sub cities, and also some found to be located in Burayu, Lagatafo and Gelan towns of Oromia regional state, among others. It was a bit demanding to track their whereabouts. However, thanks to the generosity of the respective condo associations, the researcher has been able to collect the phone numbers of the respondents and managed to spot majority of the respondents, while those who were not reached out in person were contacted through phonecalls. Another limitation in this research was lack of literatures in relation to lifestyle approach to studying housing choice specific to Ethiopian context and the study area. However, the challenges were resolved through proper exhaustive utilization of the limited related literatures and other countries practices in relation to lifestyle and housing.

CHAPTER TWO

REVIEW OF RELATED LITERATURE

The purpose of this study is to assess the role of life style incompatibility up on condo housing preferences among condo-winners slum-dwellers in Addis Ababa. In this chapter, prior studies regarding housing concepts, methods to studying lifestyle, housing in general and condominium housing in particular, including some of the sociocultural and economic as well as daily activities of the respondents influencing housing choice are discussed, the conceptual framework of the study and an over view of housing in Ethiopia is going to be explained.

2.1 Lifestyles

Cited in Plummer(1974,p.33), Lazer defined life style as: "...It refers to a distinctive mode of living in its aggregate and broadest sense. It embodies the patterns that develop and emerge from the dynamics of living in a society." Lifestyle is also one of the most practiced mechanism to be able to know consumers' behavior, decision making, including in relation to housing. Jansen *et.al* (2011) stated it is widely used to aquire more accurate measurements of consumers' choices.

In addition, Jansen(2014) stated as an approach lifestyle in the studying housing behaviour alleviate the shortcomings of the usual approach, that was based on demogaphic characteristics. Plummer, (1974) also explains lifestyle is one of the most accepted approach that is used to explain end user behaviors. Furthermore, Hawkins (1998) as cited in Coolen(2004) says that self-concept is formed through social actions; in other words, lifestyle is influenced by such factors as culture, sub-culture (e.g. family, social classes, etc.), and unique personalities. However, Kriese a & Roland W. Scholz(2011) reported builders also have power in influencing housing provision, design, nature of domestic space, the social make up of residential spaces and, consequently, people's lives.

Thus, lifestyle is how we behave, act and express ourselves in day to day lives. It is demonstrated in what we choose, act as affected by the dynamics of living in culture and society. By way of searching for certain consistent patterns in lifestyle variables, such as activities, values or opinions, it can help explain and predict residential preferences and choices. Housing choice in Ethiopia could not, therefore, be immune from cultural and subcultural influences such as our unique ways of cooking, dressing, traditional drinks preparations, communal coffee ceremony and other socio-cultural and conomic realities which also could decisively be influenced by the builders through their designs.

2.2 Activities, Interests and Opinions statements(AIOs)

Activities, Interests, and Opinions (AIO) stands for measures of activities, interests and opinions items that are used to study lifestyles. The AIO rating statements, developed by Wells and Tigert (1971), is widely accepted approach to measure lifestyles (Plummer, 1974; vyncke , 2008 and Chaney, 1996). vyncke(2008) described lifestyle as the way through which people carry out their lives, including their activities, interests, and opinions. Plummer (1974) cited in vyncke(2008,p. 448) explains AIO with examples: Activities are actions including work, hobbies, social events, vacation, entertainment, clubs, community, shopping, sports, etc.. Whereas, interest may include curiosity to, for example, objects, events or community, recreation, food, achievements, etc.. Finally, opinions are expressive attitudes of oneself, social issues, politics, business, economics, education, products, future, culture, etc.

AIO statements are often times used in research works to help find out peoples' disposition. For instance, Tao (2003) used AIOs as measurement of life style to undertake a cross-cultural study which evaluated lifestyle behavior of consumers in Taiwan and the United States. Reynolds and Darden (1972) put up 148 AIO statements to explore 'variations between recurrent customers and nonrecurrent customers' in order to grasp intermarket patronage.

2.3 Housing Preference

Based on, Morris and Winter (1978), housing preferences can be put as the account of the quality and quantity of housing features that the dwellers wish to have. They further pointed out that housing preference studies have been important because wanting to have better housing is associated with one's perception of improvement in quality of life. The approach help researchers and developers understand the existing trends in housing and predict future market (Beamish, Goss, and Emmel, 2001). Normally, in the studies related to housing, economic and demographic grounds are given prominence in deciding the nature of housing choice (Karsten, 2007). Karsten states views related to housing thought-out and settled based on the "financial viability, size of family and age of their children." Similarly, Carr, Lawson and Schultz (2003), cited in Wang (2016) put together the four value forces that influence the 'neighborhood and district identification.' These forces are listed as below:

Forces	Characterstics
Social	<ul style="list-style-type: none"> - Family composition - Community and neighborhood organizations - Cultural or ethnic groups
Economic	<ul style="list-style-type: none"> - Income levels of residents - Development trends - Employment
Environmental	<ul style="list-style-type: none"> - Topography - Subsurface (Rock, marsh, etc.)
Governmental	<ul style="list-style-type: none"> - Zoning - School districts - Police and fire protection - Land use plan

Source: Wang(2016) As adabted from Carr, Lawson and Schultz (2003)

It is,though, implausible to claim that condo reidents in Addis Ababa are considereither governmental,environmental, economic and social value forces or socioeconomic characterstics, kind of neighborhood and environments to help choose their favourate district of condo housing.Nor they have clues concerning location and structure type in advance about the condo housing they are about to live in. Practically, condo reidents in Addis Ababa are usually given information about the condosand their whereabouts only after completion, or even weeks before they are moving in. In general, it appears to be broadly accepted, though, that the importance of various housing quality for preferences and satisfaction is reliant on the resident's evaluation of those attributes.

2.4 Housing Values

Schwartz (1994) cited in Coolen and Hoekstra(2001) defined values as “desirable transsituational goals, varying in importance, that serve as guiding principles in the life of a person or other social entity.” Values could be shaped following alots of causes including people’s ideals, motives, attitudes, and tastes, and these feature are most of the times determined by one’s “cultural background, education, habits, and experiences”(Beyeret al, 1955)

Whereas for Morris and Winter (1978) values play role as pointing principle to “appraise and organize standards” so as to behave or act in conditions. Values, therefore, can be understood as goal or target which, intentionally or accidentally, work as standard in all our dealings.

Housing values, therefore, are a set of “internalized standards that guides decision making related to housing behavior”(Montgomery, 1966). Cutler (1947) on other hand, has recognized ten components of those principles or values, these are beauty, comfort, convenience, location, health, personal interests, privacy, safety, friendship activities, and economy. For example, Beamish, Goss & Emmel (2001) illustrate a house which is inexpensive and able to function can mirror the economy value, while a house with personal bedrooms to each and every member of the family may mirror the privacy value. They further pointed out in this sense housing values are going to be housing conditions help to attain desirable ends that the individual strives to accomplish in his/her life (e.g. freedom, happiness, or security). Beamish, Goss, and Emmel (2001), also indicated there are many other conceptions influencing housing choice, in such as “housing value, economic status, cultural norms, stage in the family life cycle, and housing needs.” Supplementing this line argument LiMbuMba(2010) confirms neighbourhood, surroundings and the community could be a cause for “physical and non-physical quality” that could lead the surrounding become attractive or not; therefore, as long as one find better interactive and community spirit one possibly may decide to live in poor housing.

In this regard, studies by Tsion (2016) and Dawit Gorems (2016) found out the low income condo winners in Addis Ababa are actually not living in the condominium houses, rather middle and higher income citizens are living in the houses. Similarly, Keller and Omwami cited in Larsen(2019) noted that around 70% of the units were rented out by the owners who remain living elsewhere.

2.5 Housing attribute

There are various housing aspects that would affect peoples’ choices to buy or rent and reside in a particular house. Coetzee (2016) synthesized the major housing features that are identified in previous studies under intrinsic, extrinsic, neighbourhood and other locational factors. Accordingly, intrinsic home traits includes price and size; while extrinsic includes external design and space. Neighbourhood and locational issues ranges from pollution, quality of the neighbourhood, quality of schools, neighbourhood safety, to commuting time and employment concentrations .

Jabarseen(2005) pointed out that housing choices could also be decided based on reasons such as gender, politics, religion, kinship, and social relations. On the same line, Grzeskowiak and su(2005,p.342.) found out that house buyers’ evaluations of the functional attributes of a home is influenced by the degree to which they feel that the dweller image of the house matches their own self-concept. Similar to this, Zavei and Jusan(2010) study found out that negligence to human motivational aspects in housing provision- which is a familiar phenomenon in the current

tendency of mass housing provision – may bring about individual and social discontent and disorder. Saunders (1990) stated a residence is not only a physical space in which people live, but also a space where meaningful social interactions occurs. Therefore, the understanding of structure of a dwelling, space utilization, and activities that happen there all express a house as a social unit (Coolen, 2004).

In the towns and cities of Ethiopia houses of woody walled, conical shapes of houses fitted with grass roofs are known to be unique from other countries around the world. There are rare efforts to reflect traditional building style and structure of ancient civilizations in to the modern architecture in Ethiopia; thus reflecting its cultural diversity. Nevertheless, the condo houses in the capital including Lideta condo dwellings do not seem to have any representations from our cultural heritages and architectural marks embodied in the specific condo and community features. Furthermore, as the houses are low cost mass housing provisions, kinship, religious, social, human motivational aspects etc. might have not be considered in the lay out and structural configurations.

According to UN-HABITAT(2011) condominium designs in Addis Ababa from the beginning were understood to be low quality, low-cost nature, and were to be compensated by sufficient outdoor green space to make residents feel proud of their surroundings and “remove the stigma of housing for the poor.” Therefore, the designs attempted to address the “expected difficult cultural changeover of the occupants in moving from slums to high-rise buildings by providing a well-thought out and configured neighbourhood, provision of communal buildings, and a strong connection to land. It stated, unfortunately, due to the need to increasing buildings in the site caused the modification of the plan and principles, resulting on the loss of the original plan objectives and a considerable percentage of outdoor green space. Morris and Winter (1978) state that the moment the houses are disfavoured by the households, families revert to following fine-tuning behaviors: “residential mobility, residential adaptation or family adaptation to reinstate balance between the desired and actual condition.”

In general, housing is not only shelter but also a temple where the larger social fabric initiated to take shape and, therefore, it is not important to the residents to the wellbeing and survival of neighborhood and larger community. Thus, to ensure housing provision the construction of houses through different modalities is decisive. However, along side raising housing stock, one also needs to have information on public housing choice to ensure livability of the houses, failure to so do may result in wastage of public funds and other resources.

To sum up, thus, the main reasons why residents value and chose to live in one place than the other indicated mainly sociocultural, economic and environmental reasons. Sociocultural reasons including people’s beliefs, ideals, motives, attitudes, and tastes, as influenced by our cultural background, education, habits, and experiences etc. determine housing choices. This sociocultural narrative also avenue for the expression of identity as manifested through interior and exterior

design, colour, element, paintings, ornamentation etc that reinforces sense of belongingness. The sociocultural camp also considered social networks as a significant driver of housing choice. On the other hand, economic reasons considered as much important; including the size and type of housing, the cost of housing, household income, the attributes and amenities offered etc. While environmental and neighbourhood factors including location, topography, quality of the neighbourhood, neighbourhood safety, pollution, etc. have been included as significant drivers of housing fondness. Last, lifestyles as determined or influenced by such factors as culture, sub-culture, and personality plays as much role in housing preference as housing investors and developers do.

Over the last decade or two one can evidently see expansions and increments in the housing stock both in Addis Ababa and state capitals; their livability is also raising questions. Thus, as condo housing in Addis Ababa, including Lideta site, which is low cost, affordable housing operating under constraints; there might be wide variety value forces of aforementioned housing choice and preference that could play into the reasons why a condo winner decide to live or move out.

In general, UN-Habitat (2018, p.11) illustrates some of the most important considerations or minimum criteria to gauge housing as adequate or not includes: legal security of tenure; availability of services, materials, facilities and infrastructure; affordability; habitability; accessibility; and cultural adequacy, as housing is not adequate if it does not respect and take into account the expression of cultural identity and ways of life.

2.6 Models of Neighbourhood Change and Urban-Level Processes

In addition to the urban level, structural processes at the regional, national, and even global levels have an impact on neighborhood socioeconomic conditions. The socioeconomic standings of communities in relation to other neighbourhoods in the same urban region are affected by residential mobility flows of different income groups, when people who move in have higher earnings than those who move out, neighborhoods rise in the hierarchy, and when the converse happens, they fall (Tal Modai-Snir Maarten and van Ham, 2017). Based on Tal Modai-Snir Maarten and van Ham (2017, p.426), the following are some of the models which use these selective flows to explain change that occurs as a normal cyclic process :

The 'invasion-succession' model developed by Chicago School sociologists (Park 1952) suggested that low-income households take the place of higher-income households who gradually move outward to newer neighbourhoods at the urban fringe. The other model supporting this view is 'the Life cycle model' (Hoover and Vernon 1959) suggests that neighbourhoods move chronologically through stages of development, characterized by gradual decline, until they reach a point that reinvestment is economically worthy and go through a process of renewal. The filtering model (Muth 1973; Sweeney 1974a, 1974b) emphasizes the role of the deterioration of the neighbourhood's housing stock in generating neighbourhood de-

cline. It drives away affluent households to newer neighbourhoods while the vacated housing filters down to lower-income households. Segregation model Schelling's (1971), show how households' preferences for living among similar households generate ethnic and socioeconomic sorting that consequently changes neighbourhood makeups.

However, the relative position of neighbourhoods can also change as a result of population characteristics and urban renewal policies. Common criticism related to such policies is that problems associated with poverty do not disappear due to such interventions, but move to other places within the urban area (Andersson and Musterd 2005).

In this regard, Lideta condo housing project could be explained by the 'Life cycle model' that suggests neighborhoods are said to pass through stages of development, typified by continuous deterioration, until they reach a point when reinvestment is economically viable, at which point they go through a rejuvenation process. As the project is an urban renewal project initiated by urban renewal and housing policies, it may have not alleviate poverty, but cause to move to other places where the condo owners migrated to settle.

Furthermore, socio-economic aspects like education, occupation, household income, marital status of the household head, house hold size, and migrant status emerge as a significant factors in determining the access to and level of consumption of housing, housing expenditures and housing tenure choice (Ming Yip & Chen 2021). Study conducted by Babatunde Femi et al. (2015) in Ibadan urban centre, Nigeria confirmed that the demand for residential neighbourhood is determined by the socio-economic status of individual household. The findings revealed educational level and estimated monthly income of the housing consumers are the major determinants factors that influence the demand for residential neighbourhood of housing consumers while others include employment and official status. Thus, given the the low socioeconomic standing, low-income condominium owners of the study area would be forced to rent out their housing units and relocate.

2.7 The relationship Between Socio-economic status and Lifestyle

There is a strong relation between the socio-economic indicators and lifestyle formation. The higher education ensures higher economic status. Yosef (2005) cited in Babatunde Femi et al. (2015) stated the residential demand made by a household is directed by social lifestyle and constrained by income and opportunities). Economy proves affordability but education adds to the value of lifestyle; but, when people belong to low income group with low education, thus not only they cannot afford better lifestyle, but also may not be aware of better lifestyle (Femi Akinyode et al, 2015). Therefore, better education is the key to improve awareness and affordability for a better lifestyle. One of the most important drivers of housing is socioeconomic status (Thomas,2017). He further asserted that individuals with better levels of

income, education, and career attainment are more apt to own their homes and acquire higher-quality, more expensive property for themselves.

In his study, Lee (2005) created a lifestyle evaluation tool consisting of 59 residential activities. In the study, three factors that form lifestyle are mentioned. The first factor is about the features of household (the type of the family, the number of family members, their ages); and the second one is social class (education, income, and occupation); whereas the last factor is the value (personal, social, and economic) of the housing. According to the writer, combination of all these factors form a life style. When classifying the lifestyle, experts in the field of sociology and social hygiene also distinguished the following four main categories, such as living standard, way of living, life quality and custom (V P Generalov and E M Generalova,2019).

Similarly, Beamish, Goss, and Emmel (2001, pp. 10-21) claim that as a defining factor in the choice of housing, life style is composed by the unity of some other factors such as age, family type, the size of family, the age of children, social class, level of income, occupation, education, and other values.

Many of the studies today point out the major effect of life style on consumer behaviour and people make their choices in housing according to their own life style (Lee, 2005). The features of family's way of life, social status and many other values are the leading factors in housing preference (Beamish, Goss, & Emmel, 2001, pp. 2-3).

Thus, apart from sociocultural influences socio-economic realities- as manifested by social class, level of income, occupation, education, and other assessments- have huge roles in lifestyle formations, with different social economic status and lifestyle people have different evaluations regarding their residential environment and satisfaction, forcing them to have different types and levels housing preferences. Being, able to use both lifestyle and socio- economic characteristics will help to compensate shortcomings of one by the other. Some researchers insist the traditional socio-demographic characteristics are no longer sufficient to explain and predict preferences for the built environment; thus, lifestyle approaches have been added as a variable in the hopes of more accurate explanations and predictions of residential preferences and choices(Jasen, 2012).

2.8 Related Concepts of the Study

Social relations /networks : refers to all forms of traditional culture—social groups like tribes, clans, village associations, religious sects, etc—are based on shared norms and use these norms to achieve co-operative ends(Fukuyama, 2001).

Beliefs: refers to faiths (may be old and new)often reinforced with religion dictates the use of resources(Sharma, 2018). For instance, in Islam the direction of doors is east-facing wall.

Culture: Jabareen(2005) cited that some anthropologists thought of culture as rules or ideas behind behavior (Holland& Quinn,1987,p.4). Cultural factors explained by Bourdieu (1930-

2002) cited in Mahdavi and Habib (2016) as a capital that offer an exclusive access to rare rewards and has the ability to be passed on from generations to generations. In Bourdieu's point of view cultural capital includes special skills, tastes, how to talk, academic degrees and the ways in which a person can distinguish him/herself from others through it.

Condominium: a condominium is a type of home that has common areas that are shared among a community of owners. These shared amenities might include tennis courts, a laundry room, or a pool, as well as more basic things like the roof over the building and the landscaping surrounding it (Bungalow.com).

Slum: is an area that combines too poor structural and overcrowding houses, inadequate access to safe water and sanitation and insecure residential status (UN Habitat, 2011).

Low income households: is a relative term to distinguish between those with high, middle and low incomes. It is used to refer to those with the lowest and negligible incomes. Low income households are not necessary those below the poverty line, nor do those all have the same needs or express the same demand (UN-Habitat, 1991).

Home, House or Dwelling: Sixsmith (2017) summerised different takings of home from different works, that include home as territoriality (Porteous, 1970), home as a locus in space (Gelwicks, 1970), a base of activity (Rakoff, 1977; Hayward, 1977), permanence, privacy and security (Hayward, 1977), and home in the sense of an experiential shell (Bachelard, 1969) with continuity extending from childhood to adulthood (Hayward, 1977).

Social Mobility: Mobility reflects the many factors that can promote or inhibit mobility: Economic success, Power and autonomy, Being valued in community (Kriti Ramakrishnan *et al*, 2021).

Urban Area: An urban centre in Ethiopia, generally, is defined as a locality with 2000 or more inhabitants.

Adaptability: The adaptability of buildings refers to their capacity to accommodate future changing needs.

2.9 Housing in Ethiopia

Housing condition of a country is evident to a country's level socio-economic development. Housing is obviously one of the basic requirements of human needs, and is a serious problem for millions of deprived people in developing countries, and Ethiopia is no exception (Bihon, 2007). According to the 2007 Population and Housing Census by CSA (2010), there were about 15,103,134 housing units in Ethiopia, out of which, 12,206,116 houses are found in the rural areas and the 2,897,018 are found in the urban areas of the country. The current housing shortfall in cities is between 900,000 and 1,000,000 units, with demand by 2025 and raise to 2.1 million;

and only 30% of that housing stock is in a comparatively good form, with the other 70 per cent in need of total replacement. The 44.9% of the housing units are single roomed, the average number of occupants 3.8 per housing unit, over 44% of the housing units are occupied by more than three persons. In this regard, it would be suitable to have an overview of how the last three governments dealt with the problems of housing in Ethiopia.

2.9.1 Imperial Era

During the first half of the twentieth century land and housing in Ethiopia had been controlled by a selected and groups who owned and tightly controlled land and housing development (Larsen *et al.*, 2019). Based on Larsen *et al.* prior to the deposition of Emperor Haile Selassie in 1974, land had been privately owned, chiefly by the ruling elite with less than 1% of the population owning 70% of Ethiopia's arable land, and 80% of Ethiopians lived as tenant farmers. Low-income population remained to rent housing and this was done outside of any formal control or planning system; in 1962, for example, 58 per cent of the land in Addis Ababa was owned by only 1,768 individuals, leading to 55 per cent of housing units being rental housing (UN-HABITAT, 2011). During this era cited Tsion (2016) from Esayas (n.d) that no official housing policy was set up during this period and most of the urban poor lived in extremely overcrowded areas.

2.9.2 The 'Derg' Era

The derg period remembered for limited housing construction. The 'Derg' confiscated extra housings; which resulted limited number of new housing despite increasing population (Larsen *et al.*, 2019). In July 1975, Proclamation No. 47 Government nationalised all of urban lands and extra housings in an attempt to force a fairer allocation of wealth across the country. Two new administrative mechanisms in the housing sector were formulated: Government-owned rental units, administered by the Agency for the Administration of Rental Houses, and Kebele Housing managed by Kebele management units, in use at the neighbourhood level (UN Habitat, 2011). According to the UN Habitat at this time approximately 60 per cent of housing in Addis Ababa was rental room and Kebeles accounted for 93% of this accommodation. UN Habitat stated Housing delivery was controlled by the centralised government, yet it was considerably inadequate to meet the expanding demand. For instance, it further stated, in Addis Ababa between 1975 and 1995, only one-tenth of the planned dwellings were built due to very low effective demand, extremely low national housing investment rates, and regulatory constraints in the supply of land, credit, and construction materials. The low rental rates of the derg period appear to have resulted in little to no investment in housing which in turn led to a further corrosion of housing stock and quality.

2.9.3 Ethiopian People's Revolutionary Democratic Front (EPRDF)

During this a period substantial land and housing proclamations and institutional changes witnessed. It was supposed to be transition from centralised to free market economy and the

government adopted a land lease policy (proclamation 80/1993), which regulates the right to residential land through lease bases for a maximum of 99 years. However, Tarekegn (2004) denationalization of houses abandoned and control of land remained under government hand. Despite different kinds of enticement and land supplied at highly subsidised rates, the market based system has failed to provide affordable housing at the the scale needed(UN-HABITAT, 2011). Land for residence construction was delivered through two different offices, which are Urban Development Department (UDD) and Lease Bureau. The work and processes put in place created so many bureaucratically oriented directions to pass through and “it was unthinkable to get land title before waiting for years”(Larsen et al, 2019). The land lease policy, foresaw two approaches to overcome the housing problem, namely direct government intervention and promotion of private real estate development. However, both sources confirmed despite the good intention of the policy direction, there was no progress in relation controlling the ever rising housing demand and prices.

In this era one can clearly see expansions and increments in the housing stock both in addis Ababa and state capitals, but one can argue the increment rate might not caught up with the population growth rate; thus, continued shortages. Rapid urbanisation process outpaced towns’ investment needs and growth of infrastructure and service delivery, and this has resulted in a backlog of housing about 1.2 million houses (<http://housingfinanceafrica.org/>).

The three different eras, therefore, dealt with the problems housing based on its ideological underpinnings; i.e, the Emperor controlling the land on a more feudalistic way of thinking, during Dergland and housing was totally controlled by the central government, that tends to discourage private housing developments and EPRDF has been a bureaucratic, free marketers towards urban development.

2.9.4 Housing condition in Addis Ababa

Housing condition in the city demonstrates the evergrowing housing shortages. UN-HABITAT (2008) reported Addis Ababa accounts for the 30 percent of the urban population of Ethiopia, and it is one of the fastest growing cities in Africa. It further stated, with the current population estimated to be 4 million, has nearly doubled itself every decade. Eighty per cent of the existing houses in Addis Ababa is a slum with 70 per cent of this consist of government owned rental housing(UN-HABITAT, 2011). The houses are also known to have been overcrowded Based on MUDHCo(2015) the average number of persons per housing unit reaches 3.8, over 44% of the housing units are of slum quality since they are occupied by more than three persons. Most important indicators clearly show the level of the problem; for instance, 26% of the houses have no toilet, 33% of households share toilets, 29 percent have no separate rooms for cooking, 34 percent of the residents relay on water from regularly interrupted public taps(UN-HABITAT, 2008).

One of the main reasons for continued worsening of the housing stocks is down to the fact that rebuilding and renovations of the kebele houses is forbidden. Kebele housing constituted 24% for the housing in Addis Ababa in 2007, and slightly below 20 percent, in all cities; with major renovations by tenants are not allowed by the kebele administration (World Bank, 2013). World Bank further, underscored the fact that land handling approaches, aimed to exploit social welfare, indirectly and unintentionally contributed to the problems that cities face in providing sufficient serviced land for people, firms, and public uses and services. Thus, according to the 2000 welfare Monitoring Survey of CSA, cited in Tsion (2016), the accessible stock of houses of Addis Ababa could only sufficiently accommodate 73% of the population and the remaining 27% are homeless people. In general, the housing in Addis Ababa can be described as “deplorable due to old age, massive scarcities, congestion and unsecured, accompanied by unplanned settlements” (Abera, 2002).

Since 1991 Ethiopia is going through a decentralised regulatory system with sizeable self executive power given to regional states regarding the management of their affairs (UN-HABITAT, 2011). The report pointed out the state retaining ownership of urban land has enforced regulations, to create favourable conditions to promote integrated housing and urban development and encourage the public to take advantage of the policy. By taking the opportunity in to account a range of partners engaged in the housing and real state development: Private housing developers, Cooperatives, informal unplanned housing provision, and Non-Governmental Organisations (NGOs). These modes of developers have managed to construct a considerable amount of houses, contributing to the physical transformation of cities such as Addis Ababa, although data on the total number of housing units is not readily available.

Nonetheless, government is still taking foremost role in resolving shelter problems. One among these government approach to solving the low-income housing challenge is the Integrated Housing Development Programme (IHDP), initiated by the Ministry of Works and Urban Development (MWUD) in 2006. UN-HABITAT stated the IHDP aimed to boost housing supply, especially for the low income; reduce urban slum areas; augment job opportunities for micro and enhance wealth creation and distribution in the country (UN-HABITAT 2011, p.10)

2.9.4.1 Condo Housing in Addis Ababa

Condominium housing is a variety of housing possession in which the resident household owns their individual unit, but likewise shares ownership and accountability to the communal areas and amenities of the edifice, such as hallways, heating systems, and elevators (UN-HABITAT, 2011). As a result, condominium development is praised for not only reinvesting in underutilized urban neighborhoods, but also for providing a city lifestyle. In Canada, Condominium construction was aided by government policies, urban plans, and regulations that encouraged urban intensification and sustainability in order to reduce urban sprawl and provide more housing. (Lehrer, Keil, & Kipfer, 2010). Condo-living, especially in inner urban areas, offers a

low maintenance burden, a range of commute options, and better attributes such as amenities, security, image, employment opportunities and cultural attractions (Rosen & Walks, 2013)

Taking this in to account the former EPRDF government formulated a housing scheme as ‘Integrated Housing Development Programme’ (IHDP) with the aim of constructing condos targeting low income citizens of the city. The IHDP launched in 2006 with a grand vision for low-income urban and housing development aimed “for all slums to be cleared within ten years time and for Ethiopia to be a middle-income country by 2025” (GTP II, 2015/16). The original plan of this housing scheme was to construct 400,000 houses nationwide, create 200,000 jobs, lessening unemployment rates, instigate 10,000 micro-enterprises, and enhance the construction sector with the development of skilled labors and material suppliers (Larsen, 2019). Larsen noted across the country, approximately 245,000 houses were built and an additional 132,000 housings were under construction between 2009/2016. Further, the program has produced 370,000 jobs. Whereas, up to 2014 alone, approximately 865,000 people had been registered and begun saving through blocked accounts at the CBE.

All in all, though the figures and facts mentioned so far indicate an increment in the housing stock in Ethiopia, Addis Ababa, both in quality and quantity, not up to the plan. Furthermore, the rapid urbanisation has outpaced urban investment needs, including the housing supply. Over the last two decades the IHDP has focused on increasing the supply of owner-occupied housing for low and middle-income residents and in Addis Ababa.

There were also more than enough criticism over the houses livability. Various researchers have found various difficulties pertaining the condo housing scheme; these include infrustructure, location, facilities, affordability, policy and Management, etc. Larsen (2019) accounted in a survey of 323 households, 57% reported for lack of opportunity to generate livelihoods at the condo dwellings. Eighty-two percent of respondents mentioned the loss of social connections as a result of relocation. He further stated those outlying sites of the condominiums forced the dwellers significant transportation expenses and add lengthy commuting times to many residents’ daily schedules. Tsion (2016) found out that 71% respondents of her study complained the housing costs as unfair for low income earners. On the other hand Tekelehaimanot (2015) found out that there is very low (4%) knowledge regarding the condo communal services and governance. Similarly, study by Tebarek (2013) has strengthened other studies that reported risks related to the housing scheme induced displacement and resettlement resulting in lose of source of revenue to social crisis. In addition, several studies reported that majority of the housing units are rented out to the high income sectors of the society by the owners who remain living elsewhere (Tsion, 2016; Keller and Omwami, 2017). These findings imply that the housing program is hit by multifaceted shortcomings and the program might not be addressed as well in tandem with the other social, cultural issues. Therefore, looking it from the residents’ their life style point of views would probably add another dimension to the problem, thus to the solution.

2.9.4.2 Sociocultural dimensions of condo housing in Addis Ababa

The social requirements of inhabitants as beneficiaries of housing units takes their wishes, practice and demands into account; thus, there is the need for studying the social and culture facet of residents (Mazdak and Armstrong, 2016). Similarly, Rapoport (1969) cited in Olayiwola(2010)*et al.* stated that “house form is not simply the result of the physical forces or any single casual factor but the consequence of a whole range of sociocultural factors seen in their boldest terms.” According to them, the specific circumstances of culture – i.e the routine ways of doing things, the socially acceptable and unacceptable things and ‘implicit ideals’– needs to be taken into account since they influence housing settlement and structure. Equally, Jabareen(2005) cited in Bochner(1975)*et al.* stated that “house forms, their internal layouts, and the layout of dwellings in a neighborhood can be disruptive or supportive of the culture of their occupants.” For instance this could be saying to mean the specific colour, element, paintings, ornamentation etc regardor disregard occupants’ sense of belongingness(Sharma, 2018). Therefore, functional considerations alone of a house as a criteria for housing is not sufficient rather house do have social cultural aspects to pay attention to. In this regard, in the condo houses in Ethiopia especially in addis Ababa, including Lideta condo houses, one may question the socio- culturally significant representations either in form or structure. Thus, it is important to find out the effects of the housings on customary ways of doing things, the socially acceptable and unbearable behaviours and modes of life.

In this regard, Olayiwola *et al.* (2006) illustrated that, the spirit of a housing is enjoyed fully as human habitat, only if the need for the preserving and up holding of socio-cultural features is ensured through housing plan and forms. In addition, Irani and Armstrong(2016) insist the social requirements of residents as the end users of houses takes into account their needs, habits and demands. Thus, one must study the social life and culture of residents as two key factors in shaping the living area.

All in all, the authors are emphasizing the fact that there must be paid attention to the association between housing and cultural realities while attempting to meet housing needs. In this case in Ethiopia, government lead social housing manifests an all out urgency to the need to raise housing stock and replace the outworn stock and fill the current massive housing stock gap – supply. That is said because there are neither signs of traditional housing forms(conical or dome shapes of houses one can see through rural Ethiopia) nor construction materials on the recent public housing schemes(or may be on the communals) such as bamboo, grass roofs, wooden doors and windows etc. Perkins(2002, p.12) suggests an alertness to social and cultural realities supplements to the usual design elements of architects and may assist ‘sustainable and ecological development,’if it is given consideration in the development process of a design. He further states that some of the latest urban growth moves give huge emphasis on top down design limiting the participation of the likely end users in the design; pointing out that there is a need for reverse in direction incorporate the people who are there to be the customers of the design process.

Thus, its very important to address qualitative and quantitative matters inline with demand side to succeed in housing, and in this instance culture will be the major parameter. Of the major influences of culture; “thresholds of both quality and quantity of spaces and their utilization, infrastructure facilities, to type of construction/ materials” are of paramount importance(Sharma ,2018).

Ethiopia is known for deeply rooted spirituality from long past periods. Consequently, socio-cultural beliefs, norms, values, and traditions have a major influence on all sorts of decision-making. Today the Orthodox Christians comprise(43.5%), the Muslims make up(33.9%) and the rest, including adherents of animist religions contribute to the discrepancy(Janetius, 2016). Christians weekly services in nearby church constitute religious observances. The Muslims go to a near by mosque in groups to pray each day at dawn, midday, mid afternoon, sunset, and nightfall. In many of the suburban condo sites mosques and churches have not been built; So, worshippers perform their group prayers and rituals at home or have to go farther (personal observation).

As We are deeply religious and traditional society, we are also known to have various grassroots self-help connections and unofficial social organizations oftentimes consist of people who share the same feelings and perspectives on the basis of common national origin, philosophical and religious beliefs, and family ties. In this regard, Ethiopians, particularly in the christian society, known to have traditional associations such as *Iddir*(insurance),*Ekub*(credit union) and *mahiber*(social network), which serve as key sources of social and economic welfare. Ethiopians use these arrangements to enjoy sense of belongingness, to run social and economic safety nets that help to access optional support systems(Getachew, 1996). Getachew explains their main objectives is to assist participants financially during illness, death, and property losses.

Similarly, there are religious informal social organizations called *Jammats*(equivalent to mahiber) with muslims, and organized as sources of social welfare. Benthall, (1999) cited in Borchgrevink (2017) stated within Islamic society commands for giving charity are described in very concrete terms, institutions for giving donations are detailed in the Quran: “the obligation to give zakat (the religious tax, often counted as 2.5 per cent of one’s annual surplus), voluntary alms (sadaqa), religious endowment (waqf) and religious sacrifice (qurbani).” Islamic teachings have directions over who deserve charity and who do not (such as helping widows and orphans, or supporting education). Benthall further pointed out Simultaneously, the duty also extends to support those closest to you first—starting with your family, then your neighbour, the global Muslim community of believers (the umma) and humanity—creating what he called as “concentric circles of responsibility.” Those socio-cultural and religious practices, in both religions communities, christians and muslims are widely and profoundly practical social realities in Ethiopia.

Von hofman(1996) stated in U.S.A since mid 1930s, right the introduction of the Housing Act 1949, reformists were in a hurry instituting extensive public housing programmes, including

‘Moving to Opportunity Program’ using high rise architectural designs. Instead of the anticipated housing ideals, they managed to put in place unexpected look that would later stigmatized occupants, and an undertaking “that deemed soon disaster” resulting in the belief and attitude that only mixed social and economic neighborhoods would help to address the problems of poverty. Resettlements and relocations that are associated with public housing program in Addis Ababa may have resulted in inadequate attention being paid to informal networks of resource exchange among neighborhoods. In LiMbuMba(2010,p.47) Clarke *et al.* confirmed that apart from mobility being in search of better housing environment, the role of neighbourhoods in process of housing fulfillment significantly matters. High rise dwellings are also said to have caused lots horrible outcomes, including such as fright, displeasure, anxiety, behavior problems, poor social relations, reduced helpfulness, and hindered child development (Gifford, 2007).

Based on some findings, when condo winners in Addis Ababa relocated to the new condominium houses they are forced to discontinue the relation they have had with their former families and neighbours. Ingwani *et al.* (2010), stated condominium housing affects the social network of traditional society which is already established and added that the relationships of households in the condominium houses is disjointed compared to open neighbourhoods. In this regard study by Weldemariam(2017) indicated very bad social contact with their neighbors. According to the result more than half (that is, 57.5%) of the of the study are anoted the communal interaction is extremely weak at condominium sites, about 47.5% of them indicated it is weak. In Tekelehaimanot (2015) 68% of the condo residents of the study area pointed out that the social interaction in the condominium residents was not familiarized and interlinked. Evidence show the physical design of housing and neighbourhood, can promote contact between neighbours and thus generate community. Addis condo plan has infact resulted in “spatial and social segregation; dependency on foriegnsupplies; lacked design features and spaces that reflect local daily needs”(Delz, 2014).

In a similar argument, family is the most vital aspect of Ethiopians’ lives. It forms the basis of people’s support networks, with relatives often being mutually reliant on one another to meet everyday challenges. The basic household structure is traditionally large, multigenerational. While codo houses tend to suit nuclear family, how do these extended family memebers fair with the condo housing under disscussion ?

Ethiopians are also famous for having unique, traditional cusines and drinks. Our most beloved and important dish is *injera*³ with *shiro*⁴. It is prepared with extensively obtainable shiro powder, a mixture of ground chickpeas, garlic, onion and spices; as we all know the preparation requires open wide spaces to be toasted/dried and grounded; so does *berbere*, its spice. Furthermore, Ethiopian traditional alcoholic drinks including *tella*, *tej*, *areki*, *borde*, and *shamita* preparations requires open wide spaces to be processed. How far the preparation of these

³*Injera is Ethiopian traditional pancake*

⁴*shirois very popular and most widely used stew*

traditional cuisine and drinks fit in to condo housing scheme? which is high rising and multi-story in nature.

Typically, the housing units in affordable housing are by nature standard, the new residents end up changing them to fit to their “needs, aspirations, aesthetics,” and the like based on their income powers; thus, modifications taking place over time, especially as the family revenue got better (Sharma, 2018). Condo owners in Addis Ababa do not have the freedom to transform their housing units either. The residents are made to sign an agreement in which they will agree to refrain from impacting any change, especially on the exterior surfaces. Ingwani et al. (2010), stated that in the new condos constructed in Ginfe, socially and culturally relevant spaces within and outside of the houses and in the neighbourhood, for example, animal slaughtering area, coffee-grinding room, spice-drying areas, coffee-ceremony spaces and children’s playground were evidently absent. The provision of communal buildings to condominium sites was an attempt to respond to the cultural needs of residents. UN Habitat (2011) states that there were efforts to include Communal buildings to provide a protected space for residents to perform traditional tasks such as slaughtering goats, hand-washing laundry, and cooking extensive meals: activities the housing units themselves cannot accommodate; unfortunately, on some project sites communal building provision has ceased in an effort to reduce construction costs.

2.9.4.3 Socio economic aspects of Condo housing in Addis Ababa

Growth and urbanization are inextricably linked, and no one can disagree that urbanization is necessary for socioeconomic transformation, wealth creation, prosperity, and progress (UNHABITAT, 2016). The existence of urban areas can be explained by agglomeration economics; external benefits of spatial clustering include labor pooling, supplier sharing, and specialization, all of which lead to greater productivity and economic growth (Giuliano et al, 2019). Greater productivity leads to faster urban growth; as a result, employee demand rises, encouraging new population migration as well as firm births that benefit from these spatial benefits (Cruz Villamil, 2010). Thus, the process leads to large population sizes, dense settlements, and heterogeneity in cities, resulting in distinct urban personalities and lifestyles (Wirth 1938). The buildup of adequate housing will be therefore important, both in terms of accommodating the rising population and in terms of contributing to the economic development. According to Godwin Arku (2006), during the 1950s and 1960s, when development was largely associated with economic growth, development economists tended to dismiss extensive housing investment as a viable development strategy, referring to it as a “resource-absorber”, due to its supposedly high capital-output ratio when compared to other investments. Therefore, he further stated, housing enhancement was considered a by-product of economic growth in dominant economic thinking, thus it could be postponed until later phases of development. But, scholars and international institutions afterward recognized the economic implications of housing, as well as the role housing may play in economic development in areas such as employment, health and productivity, and savings; for example, for the year 2000 in the United States, the investment in

residential real estate and housing service expenditures amounted to 14% of GDP(The World Urban Forum III,2006). The report further stated, with respect to jobs, for every job in housing construction, 2.4 other jobs were generated in other industries. Similarly, in Singapore, in the in the 1980s and 1990s housing construction contribution to the GDP averaged almost . In the developing world, housing can be considered as a beneficial investment because most people in low- and middle-income areas consider their home to be their workplace; thus, housing investment should be seen as a win-win situation, and it should be tied to national policies aimed at creating jobs for the growing population(Agus et al., 2002).

In relation to housing construction, RosenWalks (2013) satated since the turn of the century, enormous changes in metropolitan areas around the world have occurred, transformation from suburban lifestyles to urban cores(part of what scott 2011 calls “third wave urbanization”). According to her chaning trends such as immigrant settlement patterns, changes in family size and structure, new financial and planning regulations, worsening traffic congestion caused by suburban sprawl, rising fuel costs, force local governments policy increasingly promoting residential development and gentrification of the urban cores.

As such Condos are typical housing features involved in this increasingly promoted in gentrification and other residential developments. As one developer explained it until the mid 1990s condos were in general small, low priced and not sophisticated, since then the idea that middle and upper class groups would pay for living in these new residential environments, it became the new lifestyle choice(RosenWalks, 2013)..

Thus, by conception and formation Condominium tenure is the result of changes in the macro level socio-economic structure across North American cities. The dominant role of suburbs changing to the core of the city, as a result of growing land values and construction expenses. As educated people have families later in life, they needed transit and needed to be close to their job, so new dynamics interms of young peoples’ way they live.

Affordable including condo housing has a broad range of economic and non-economic benefits connected to the social development and welfare of the household and society; such as, household stability, community cohesion, reduction in crime, and homelessness(Thomas,2017). He further states affordable housing ,especially to low- and middle-income households, help lessen the rent burden, which improves the financial health of the household, it is also identified as having the capacity to “reduce the frequency of disruptive moves” caused by unaffordability.

Housing improvements also significantly affects educational achievements. Research typically backs up findings that show that when low-income families relocate from low-income neighborhoods to neighborhoods with less poverty, they improve their educational outcomes.. Low-income households suffer high rates of housing mobility, frequently for negative reasons (Mary Cunningham Graham MacDonald 2012). According to them, the Making Connections initiative, a 10-city survey of low-income households in the United States, discovered that 46%

of households who relocated during the research period were "churning movers," implying that their transfers were "a response to financial hardship." Thus, these frequent moves could lead to frequent school changes which negatively impact educational outcomes. High housing costs leave low-income families with little left over for other important expenses, leading to difficult budget trade-offs. Affordable housing increases the amount that families can put toward other important household needs and savings for the future.

According to UN Hbitata (2003) the existing evidence supported the "notion that reducing the amount poor families expend on housing can positively augment development of human capital". It further states by reducing the amount a family spends on housing, more funds can be used for necessities such as better quality, healthier food, and as a result, improve their physical health; which can also mean they can afford more spending on recreation such as physical activities or sports which is a further contributor to improved health. Affordable housing has also the potential to help the social conditions of residents and the overall community through its capability to foster key social networks.

Ethiopian is one the fastest urbanizing countries in Africa. The number of population living in the urban areas has doubled within a decade, by increasing from 4.3 million (11% of the total population) in 1984 to 11.9 million in 2007(16.1% of the total population) (CSA, 2010). The report further pointed out that this figure is projected to rise to 18.3 million by 2017 with average growth rate of 4.3% .

This expansive rate of urbanization has created a fertile ground for the private sector to engage in the real estate development and raised housing stocks significantly, for middle and high income earners. During the GTP II period, the construction industry on average grew at 28.7% per annum, pushing its share in GDP to rise from 4% in 2009/10 to 8.5 % by 2014/15(GTP 2015/6-2019/20). With the promotion of urbanization, increased urban population density, scarce land resources, increasing consumption of power and lifestyle transformation pressure communities to adapt to societal transitions, including in urban housing. Urban housing in developing economies show not only physical and morphological transitions but also transitions in density, demography, spatial design and household formation(Wang & Li, 2006).

In this context, the condominium development, and particularly its vertical expression of condo towers, is positively contributing to the intensification of urbanized areas (Lehrer, Keil, & Kipfer, 2010). Condo living, also, particularly in inner-city districts, provides a minimal maintenance load, a variety of commuting options, and greater amenities, security, image, employment prospects, and cultural attractions(Rosen & Walks, 2013). As such, condominium development is not only praised for reinvesting into underused urban areas, but also for providing the built environment for an urban lifestyle, which is predominantly geared toward people seeking urban lifestyle such as young professionals, and immigrants (Lehrer, Keil, & Kipfer, 2010).

Thus, high density is beneficial in situations with limited natural resources because it increases the potential to service smaller areas with better infrastructure, overcome automobile dependence, and reduce energy consumption. Density also aids in the enhancement of social interactions, which are an important aspect of social capital in contexts where poverty is prevalent, such as Addis Ababa.

However, Condominium development is also criticised for indirectly creating an exclusionary inner core that caters to the consumption preferences of the upper-middle class, while continue to expel the poor class to outlying neighbourhoods and siphon capital away from the suburbs (Keil et al., 2016; Rosen & Walks, 2015). Thus, condominium development has become one of the factors driving and expressing spatial segregation and social polarization of the poor, especially blue-collars in the city (Rosen & Walks, 2015).

As housing shortage is especially acute for low-income households in which account for over 80 percent of the Addis Ababa's population, condominiums have been mainly considered an affordable alternative. Accordingly, the former EPRDF government formulated a housing scheme as 'Integrated Housing Development Programme' (IHDP) with the aim of constructing condos targetting low income citizens of the city. The IHDP launched in 2006 with a grand vision for low-income urban and housing development aimed "for all slums to be cleared within ten years time and for Ethiopia to be a middle-income country by 2025"(GTP II, 2015/16). Partnering with the German government for technical assistance in 1999, Working with Germany's official development agency 'German Technical Cooperation' (GTZ), the collaboration developed a "simple technology to promote 'Low-Cost Housing' project (LCH) housing construction through the so-called 'LCH technology', and was to reduce costs and increase efficiency. this resulted in construction costs of ETB 500-800 (USD 59-95) per square meter, a 40% reduction of average building costs in Ethiopia at the time.

Though the IHDP had planned to construct more than 400,000 housing units targetting low and middle income citizens; until August 2019, 245,000 housing units have been constructed and handedover to residents in Addis Ababa (MUDHCo,2015). The program has also produced more than 370,000 jobs. The youth are engaged right through the value chain from material extraction, masonry, manufacturing of cobblestone road kerbstones, manholes and drain covers to the actual construction of the cobblestone roads to enhance their chance of getting employment (MUDHCo,2015). Though the programm has been criticized for the way condo development-induced displacements handled and faireness in distribution of the houses, the IHDP has resulted in improving the overall quality of the housing stock in Addis and improving the availability and of rental stock. Despite the substantial subsidies, however, the lower income sectors of the population could not afford it (world Bank,2013; Tsion Getachew,2016; Delz,2014).

Delz(2014) confirmed that the IHDP program has created amounts of housing units unseen in Ethiopian history, it has also revealed substantial challenges on spatial and socio-economic

levels: the program has failed to provide wide-spread affordable housing to the targeted low-income groups; it has generated spatial and social segregation.

The architecture of the condos housing in Addis Ababa also have disrupted the kinds income-generating activities the residents used to engage in while they were in their kebele neighbourhoods. According to Charitonidou(2021) the displacement of the poor citizens of Addis Ababa from the kebele houses to the condominiums posed brand new problems which is related to the very design of the housing blocks. The dwellers of kebele houses based their income-generating activities that taking place on the ground floor and in connection with their life in the kebele houses, as, for example, in the case of the baking and selling of the injera. Similarly, Heisel(2012) indicated, “many inhabitants of the condominium blocks have been displaced or moved from their former life style where they depended on micro-enterprises.” With their displacement to the condominiums, the former kebele houses dwellers are forced to leave behind these activities.

Literature show that there are some indications with neighbourhoods showing rapid decline, or upgrading in terms of socio-economic status due to ‘gentrification or urban renewal’ efforts. Such policies can only be successful if middle class households can be attracted to deprived neighbourhoods, or else this can lead to a higher concentration of poverty in certain neighbourhoods (Maarten van Ham, 2016). According to him the main drivers of neighbourhood change are insitu change of sitting households and selective inflow and outflow of residents:

Income was found to be the most important driver of neighbourhood choice. If people-based policies are successful, then children do well in school and move to higher education, and people might get jobs, more income, and hence a larger choice set on the housing market, and as a result move to a better neighbourhood. The success of such policies might therefore end up in other parts of the urban region, and the people who leave might be replaced by other low income households.

This is because people with different social economic status have different evaluations regarding their residential environment and satisfaction, forcing them to have different types and levels housing preferences. Furthermore, the shift in the typology of new housing buildings corresponds to a noticeable shift in occupants' lifestyle; changes in the use of new furnishings, new public areas, residents' greater independence, and so on are mostly the result of a new lifestyle, which is influenced by new housing(Mazdak Irani and Peter Armstrong 2016).

Obviously,the development of apartment complexes, (including condos) began as a means to solve the housing problems of urban citizens, resulting from the processes of western industrialization and modernization . Lifestyle change from very primitive to modern ways of living also involve changes in consumption habits, diets, commuting ways and education etc. all of which come about through macro socio-economic structural change. Forexample, Kai Zhang(2020) demonstrated that traditional communities may consume basic daily necessities,

prepare and dining at home; use walking, Bus, and Cycles for commuting; characterize by basic level of education while modern families may use high tech imported/luxurious products; use private cars, railways and taxis for commuting; and characterized by higher levels of education and traveling abroad.

On the otherhand, even though the IHDP was intended to be a pro-poverty housing policy, low-income condominium owners are frequently obliged to rent their units to middle-income people. As the relocation and resettlement process was not income driven neighbourhood choice and consequence of social mobility, the shift in residential typology must have shaken socio-economic basis of the respondents. This is also demonstrated by the fact that the condominiums' social groups are in the process of evolving. In some circumstances, resettling in condominium units provides social mobility to some extent. Generally, however, a close assessment of what actually happens can disclose that often this is not the case. The expenses related to the down payments and the construction works of the unfinished living units make the living conditions in the condominiums precarious.

The transition from kebele houses to condominiums should have been accompanied by a shift from a form of life defined by strong presence of primordial commoning activities to a lifestyle in which primitive practices play a far less important role, but that is hardly the case. For example, an important aspect of daily life in kebele houses related to commoning practices in daily life is manual Shiro and Berbere powder preparations which is as frequently seen in condo neighbourhoods. The lifestyle and habits of kebele house occupants are vastly different from those of condominium home dwellers. However, relocation to condominiums, former kebele house residents are not only obliged to live in a manner that does not consider or expand their social and cultural practices in the kebele houses, but also the condos hardly provided opportunities for social mobility.

Rapoport (1981) cited in Coolen and Ozak(2004) defined the concept of dwelling as a system of settings in which a certain system of activities takes place and makes a distinction between fixed features (physical aspects), semi-fixed features (furnishings) and non-fixed features (activities and behaviour). This means upper-middle class dwelling is different from low income housing in terms of not only in its physical aspects, but also in its furnishings, the activities and behaviour of its residents; implying two different housing consumptions.

Condo dwelling is a modern, better way of living, providing potential improvements in their lives, particularly with regard to sanitation and privacy. Nevertheless, the housing scheme has been a pro-poverty housing, low-income condominium winners who were relocated to the condohouses that apparently appeals to the (upper) middle class's socioeconomic status and lifestyles. Therefore, it can be deduced lifestyle incompatibility compounded by low level of socioeconomic status obliged the low-income condominium owners to rent out their housing units to middle and upper income people and move out to live elsewhere.

2.10 Conceptual Framework

The conceptual framework of this study is based on the model of influences on housing choice as adapted from Beamish, Goss, & Emmel (2001: p. 3). The form proposes a research approach which can clarify the connection among household characteristics and housing values, lifestyle, and housing preferences. It assumes that the demographic character and housing values of a family unit determine lifestyle, and that the housing fondness of the household are predisposed by their lifestyle, determined by housing norms (Figure 1).

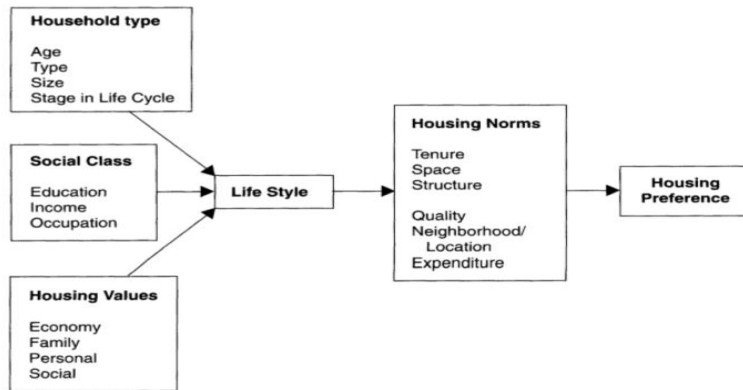


Fig. 1. Model of Influences on Housing Choice

From “Lifestyle Influences on Housing Preferences,” by J. O. Beamish, R. C. Goss, and J. Emmel, 2001, *Housing and Society*, 28(1&2), p. 4.

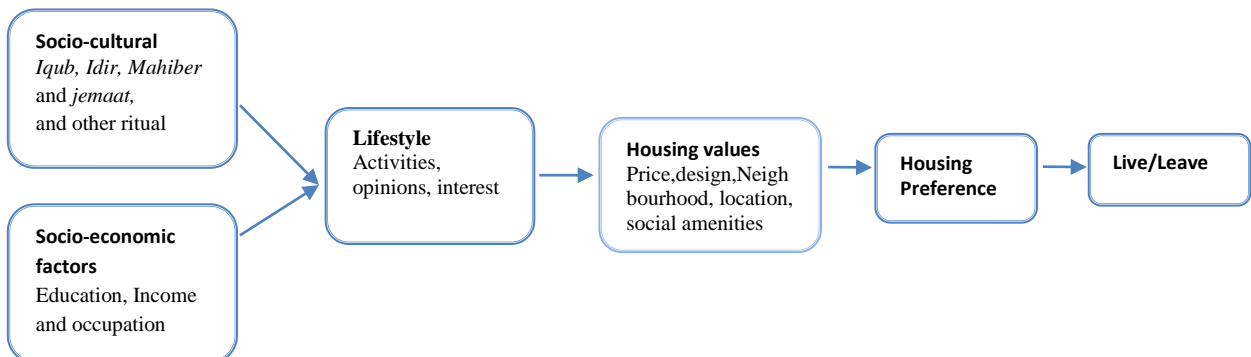


Figure 2. Modified Model of Influences on Housing Choice for the Study

This study uses housing AIOs to help resolve lifestyle. In this study, the original model (Figure 1) is modified to be consistent with the research purposes and objectives (Figure 2). The modified approach supposed that the socio-cultural and economic, activities of a household determine lifestyle and that the housing values of the household which in the end determine housing preferences.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Study Design

To analyze the problems that forcecondo winners remain slum dwellers as related to lifestyle, mixed research method, exploratory and descriptive research approach are employed based on survey, focus group discussion and interview. This method was needed to generate sufficient qualitative and quantitative data to determine the factors that force condominium winners remain slum dwellers. The descriptive and explanatory research designs used because; it was suitable to describe and explain the nature of the condo housing problems and the preferred features and attributes of condo housing, and sociocultural and economic impacts encountered by residents in the study area. The mixed research approach is considered useful to capture the best of both qualitative and quantitative approaches. Thus, the study employed both quantitative and qualitative research approach of data collection and analysis to keep its validity and reliability.

3.2 Sources of Data

Primary and secondary sources of data are used in this study. Primary data gathered from condowinners slumdwellers, administrative bodies and experts from Addis Ababa housing development corporation and board of condominium housing association by using open and closed-ended questionnaires, focus group discussion and interview. In an effort to make this research more valid and worthy, all relevant secondary sources pertinent to the study will be reviewed. These include; published and unpublished materials such as books, journals, internet, governmental and non-governmental records and archival documents.

3.3 Sampling Technique, Sample Size and unit

In this study, both probability and non-probability sampling methods are applied in order to select respondents. Based on Lideta sub city Housing and Construction office (2015), the total number of households of Lideta condominium site is 1,713. According to the office majority of the condo winners rented out the houses and living elsewhere; While Esrael (2017) confirmed 64% are renters; Larsen(2019) noted that around 70% of the units are rented out by the owners who remain living elsewhere. Taking the average of the two figures in to account (67 %) the study had 1,148 households; thus, sample frame of this study. Out of this sample frame 15 % of the study populations, with 95 % confidence level and $\pm 5\%$ margin of error, calculated with sample size calculator. Accordingly, 168 household heads are taken as sample for the study. Thus, while, the unit of analysis for this study was households; the unit of observation is condominium owners slum dwellers, housing officials, administrative bodies and Lideta board of condominium housing association.

To select the sample of the study, the researcher used a simple random sampling technique, using the random number generator app, based on the condominium management committee

registration list. While, purposive(non-probablistic) sampling technique was also used in selecting samples from officials, experts,and board of the condominium association to triangulate, compare the perception, attitudes and feelings of the respondents.

3.4 Questionnaire development and Procedures of data collection

The questionnaire was developed after the evaluation of prior studies related to housing and lifestyle, the objectives and research questions. In addition to socio economic and demographic questions, it has two parts. The first part of the questions is consist of activity, interest, and opinion (AIO) statements focusing on condo and slum housing lifestyles and its effect on their housing choice. The second part of the questionnaire consist of the ideal condo housing expectations and preferences. The participants are also asked to rate their expectations and preferences on their condohouse and community featureson a four-level scale: do not want, does not matter, prefer to have, and must have.

Cronbach alpha method is applied to calculate reliability of all items in the questionnaire, and Validity of the questionnaire isverified through face validity method. The reliability of the measures was examined through the calculation of Cronbach's alpha coefficients and which was 0.78. For scale acceptability, Hair et al. (1998) suggested that while normal Cronbach's alpha coefficient is between.00 to 1.00, 0.71 to 0.90 reflects higher strength of association among items. If each domain obtains the value 0.6, it means that, the items are understood by most of the respondents. Before the questionnaire is administered to the actual respondents, a pre-test (pilot test) wascarried by participating the Lideta condo dwellers to ensure language lucidity and check appropriateness of the items to be contained in the questionnaires.

3.5 Methods of Data Collection and Analysis

The primary data, both qualitative and quantitative were collected using questionnaire, through survey, in-depth interview, focus group discussion and personal observation. Both open and close ended format questions are designed to obtain information on housing, lifestyle and factors forcing condowinners to remain as slum dwellers.

3.5.1. Questionnaire

To collect information from selected condo ownner slum dweller households, formal structured questionnaire was distributed to the sampled population. The structured questionnaires were organized into four main sections. Section one basically includes the personal information of the respondents which includes age and sex composition, marital status, educational level and the size of household members. The second section of the questionnaire focused on condo and slum housing lifestyles and its effect on their housing choice. In the third section of the questionnaire was consisted of the ideal condo housing expectations and preferences.

3.5.2. In-depth Interview

The In-depth interview questionnaire was developed with intention of getting deep information than what was usually available from questionnaire survey. And checklist were used to allow respondents to express their views in their own words without restriction. In-depth Interview was made with two officials of Addis Ababa Housing Development Corporation and two officials of Housing Associations.

3.5.4 Focus Group Discussion

In addition to survey and In-depth interview, FGD was used as a part of the data collection method to increase the reliability of data collected by other methods. The FGD were conducted with Five participants selected for discussion from respondents of study.

3.5.5. Non-Participant Observations

In this study the researcher observed the condominium site and visualized and captured the situations using camera.

The quantitative raw data collected was organized in to a form that can give meaning then these data was edited, coded, entered in to and processed using excell and SPSS. Lifestyle factors were derived from routine house hold activities, sociocultural activities, and religious activities that we Ethiopians are accustomed to from the housing AIOs items with the help of previous literature on housing studies. Cross tabulation accompanied by person chi-square test was applied to find out relationship between condo winners slum dwellers' lifestyle and their housing preferences.

Chi-square statistic is commonly used for testing relationships between categorical variables. Chi-square test is used to find if there is any correlation between categorical variables that are frequently used in statistical analysis (Kothari, 2007). A p value between 0 and 1 used to indicate level of significance. A low value for chi-square means there is a high correlation between the two sets of data.

Tables and figures were used to summarize the respondents profiles and perceptions concerning the issues under investigation using simple descriptive statistics like frequency distribution, averages and percentages. Triangulation was used to neutralize bias as and when needed.

To analyze the qualitative data list of ideas, attitudes and statements from the interviews and focus group discussions expressed in relation to condo winners' slum dwellers lifestyle dimensions as determined by sociocultural and religious factors, the condo housing problems and the preferred features and attributes of condo housing, and related impacts encountered by residents in the study were transcribed and coded. Then, narration methods the quantitative and qualitative data analyses was mixed in the discussion. The triangulations, narrations and

comparisons was done to describe and explore the issue under study and to validate the results of the findings.

3.6 Descriptions of the Study Area

Lideta is one of eleven sub cities that constitute Addis Ababa. It has a total population of 201,713 (CSA, 2010). Its geographical area covers 9.18 KM² (Ibid). It is situated at the center of Addis Ababa and bounded by Addis Ketema sub city in the North, Nifas Silk-Lafto sub city in the South, Kirkos sub city in the East and Kolfe Qeranio sub city in the West (CAAILIC, 2013). Lideta condominium site, which is located in the sub city, is the first inner-city relocation project in Addis Ababa. It is the first site to be re-developed by the IHDP program. It is, therefore, a pilot project for inner city redevelopment based on the resettlement of a significant proportion of the population.

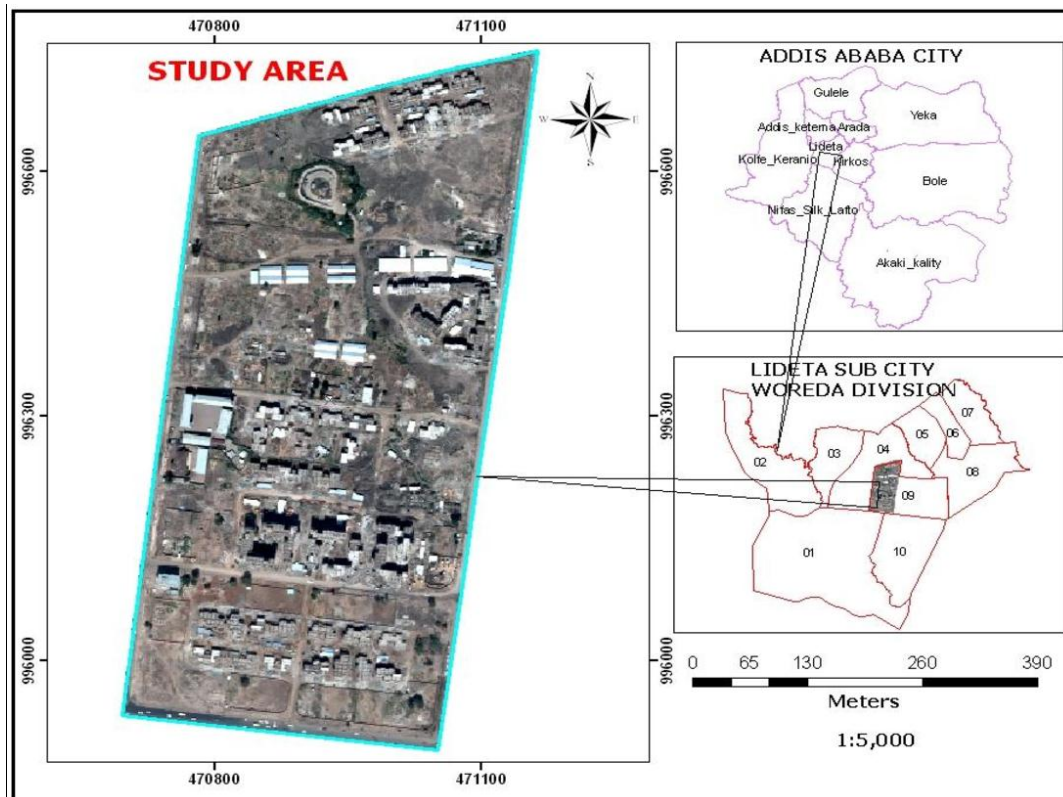


Fig 1: Location map of Lideta sub city (AAUPI, 2015)

CHAPTER FOUR

DATA ANALYSIS AND PRESENTATION

This chapter analyses and interprets the data gathered from primary and secondary sources. The analysis of the study focused on the role of changing life style on condo housing preference among condowinners slum dwellers in Addis Ababa, Lideta condominium site.

In this study, 168 questionnaires are distributed to 168 households. And 160 were properly responded and collected with the response rate of 95 percent. The questionnaire has two sections. The first part of the questions consists of activity, interest, and opinion (AIO) statements focusing on condo and slum housing lifestyles and its effect on their housing choice, which is developed using multiple choices. The second section of the questionnaire consists of the ideal condo housing expectations and preferences. The participants are also asked to rate their expectations and preferences on given condo house and community features on a four-level scale: do not want, does not matter, prefer to have, and must have.

The researcher accessed and interviewed 4 key informants from Addis Ababa Housing Development Corporation, consisting of both experts and officials. In addition to this there was one focus group discussion conducted with the residents of the study areas as well as board members of the condominium associations.

The data have been analyzed and presented under the following five themes: demographic feature of the respondents, general housing information of the respondents, housing AIO statements of the respondents (Lifestyles), housing expectations and preferences of the respondents, and the relationships between lifestyle dimensions and housing preferences of the condo owners slum dwellers.

4.1 Demographic feature of the Respondents

The demographic features of the respondents include age structure, gender composition, marital status, educational level and household size. According to van Diepen and Arnoldus (2003) cited in Jasen (2012) traditionally, socio-demographic factors such as age, education, and income have been used to forecast housing demand. This is because it is presumed that one's sociodemographic background could both provide and limit choices.

4.1.1 Sex and Age Structure

Age and sex structure is one of the most important elements of demographic characteristics. Based on the City Government of Addis Ababa Bureau of Finance and Economic Development 2013 survey data (CGAABFED), 58% city households are male headed while 42% are female headed. When it comes to the study area households 37.5% percent of the respondents are male headed, which is much less than city proportion. Whereas the rest 62.5% are female headed which is much bigger than city proportion. Households in the study area are, therefore,

predominantly female headed. This could be owing to fact that the IHDP gave special attention and 30% advances to women headed households (Yewoineshet, 2007). The finding shows that, 25% more privileges given to the female headed households of the study area. Though the initiative ensures gender equity in the long run, given current economic vulnerability of females(compared to the male counterparts) paying the housing costs will pose even more challenges to the female owners of the houses. CSA (2007), confirm the fact that men (71.9%) were found to be more economically active than women(55.9%) in Addis Ababa. Thus, one of the reasons for increasing difficulties caused by unaffordability of the condo houses could be related to low level of socio-economic status of women household heads.

Age structure is most closely related to housing consumption in the demographic structures. The data indicated that the age composition of 18-35, 36-55 and above 56 years old category constitutes 8.8%, 75.0% and 16.3% respectively. The data indicated majority in the age structure are that middle-aged adults. Literature indicates, the demand for housing tended to be rising with age. Even though the majority of the respondents rented their houses live elsewhere, more than 75% of the respondents fall in the working and adult age group which is known to have soaring demand for home ownership. In general, their socio-demographic indicators which have been traditionally employed to forecast housing demand indicated that they are low income; thus, the respondents would have preferred to adjust to the lifestyle required and live in an affordable condo housing at the study area.

Table 4.1 Frequency and Percentage distribution of sample population by their Demographic characteristics

Respondents	Background	Frequency	Percent
Age range	18-35	14	8.8%
	36-55	120	75.0%
	Above 56	26	16.3%
	Total	160	100.0%
Gender	Male	60	37.5%
	Female	100	62.5%
	Total	160	100.0%
Marital status	Single	30	18.75%
	Married	120	75%
	Widow	4	2.5%
	Widower	2	1.25%
	Divorced	4	2.5%

	Total	160	100%
Household size	2-4	92	57%
	5-8	59	38%
	Above 8	9	5%
	Total	160	100%
Educational status	Illiterate	8	5%
	Read and Write	22	13%
	Primary/secondary	86	54%
	Diploma	23	14%
	Degree	19	12%
	Masters	3	2%
	Total	160	100%
Work status	Jobless	25	15.7%
	Self employed	71	44.7%
	Government employed	17	10.7%
	Private organizations	46	28.9%
	Grand Total	159	100.0%

4.1.3 Educational status

The educational level of household has a great influence on housing condition. In least developed countries like in Ethiopia, education is an indispensable socio-economic factor that increases access to better occupation and income; thus, opportunity to make the most out of the available resources to alleviate the housing shortages. Regarding the educational status, 5% of respondents are illiterate or cannot read and write, while 13% percent of them read and write, and 54% are primary and secondary school complete. On the other hand while 14% of them are degree holders, the rest 2% have made their masters degree. Thus, more than half of the respondents are only high school complete with thirteen out of every hundred are only read and write only. Thus, they have very low level educational attainment, unable to acquire better educational resources, richer material life that could have helped to ensure convenient living environments. The Gender Parity Index (GPI) interms of Education in Ethiopia has long been negative against females though it has shown a remarkable improvement in recent years (CGAABFE, 2013). In this regard, sex composition of the respondents shows that the female

headed households are predominant; thus, this could reflect even more constraints from the side of female household heads in terms of lack of access to opportunities to meet the housing costs. Thus, though there is high demand for housing rooted in the age structure of the respondents, their sex composition and low level of educational attainment can be some of the reasons why they earn low level of monthly income that has negatively affected their capability to pay the housing costs and adjust to demands of changing lifestyles .

4.1.3 Marital status

Marital status has a great influence on housing condition and vice versa; for example, property owners and managers often feel that a married couple is more stable than an unmarried couple or a group of roommates. A housing provider cannot prefer a married couple, or impose different criteria based on marital status. Married couples are also more likely to have children, and ,therefore, more likely to want larger homes in areas with more family-friendly amenities such as safe neighborhoods and good social services. With this regard, the data indicated majority of the respondents 75% are married, 3% of the respondent are found to be divorced while 19% are single and 3.75% of the respondents had lost their partners due death. Numerous financial and nonfinancial reasons make marital status to be relevant in housing ownership. Life-course “triggers,” such as marriage and childbirth, are found to be strong predictors of movement within the housing market (Clark and Huang 2003). Furthermore, the authors stated the features of married couples may be more conducive to home ownership than the traits of unmarried couples.

Meanwhile, literature indicated that condominium development rather is praised for providing the built environment for an urban lifestyle, which is predominantly suit to people seeking urban lifestyle such as young professionals, immigrants and unmarried individuals. The renters of the condo units at the study area are also young professionals, Doctors who work for Black Lion Hospital, Teklehimanot Hospital, Balcha hospital and others institutions which are located nearby.

Thus, as the lionshare of the respondents of the study are married couples they would have preferred stable, secured life in the condos they have owned, but chose to rent out the housing units and live elsewhere. This shows that the housing scheme may not be conducive to married couples and child development as well.

4.1.7 Family Size

Family size determines the degree of congestion. If the family size is large, the need for appropriate number of rooms arises. Household size can also affect the housing condition, the social and economic condition of the household head; thus housing choice. The survey with regard to family size revealed that family size of the respondents ranging 2-4, 5-8 and above 8 constitutes 57%, 38% and 5% respectively. Generally increase of household size would mean increase in housing demand. The average family size of the respondents is 4.7 which is well close to the national average(4.8) indicating that sizeable proportion of households fall between medium to large family. Thus, again, the respondents would have preferred stable, secured life in

the condos they have owned, who rather chose to rent out the housing units and live elsewhere. Again, the housing scheme look to have not been conducive to family life with children.

4.1.8 Occupations and Income

Work status and associated income level is one of the most determinants of lifestyle, and thus housing consumption.

Majority of the respondents(44%) are self employed on informal-sector activities, particularly petty trade; considerable number of them work in private organizations(28.9%), while 15.7 % are jobless and the rest 10.7% are government employed. Thus, the economic activity of the self employed engaged in the informal sector, involving petty trade, the sale of food and beverages, wage labour, which is of daily survival. On the other hand, considerable number of them work in private and government organizations, given their low levels of education they are, one can imagine, low paid. The rest 15.7% are jobless and when it is the female household head the situation becomes more grim.

Furthermore, according to assessment result of the housing study ORAAMP (2002), 80% of the condo house owners earns monthly income of less than 670 birr. These households are grouped as low income people. In addition, study by Tsion(2016) in the study area indicated that , the total prices of the condominium houses were not comparable to the income capacity of the lower income earnings of condo owners. Based on her study, 47% of the respondents have paid their monthly installment between birr 651- 900, while 23.2% paid between 300-650 birr and 23.2% paid between 901-1200 birr within a month. Among the respondents 3.3% of them paid above 1501 birr. Based on the information, there is extremely higher housing prices to income ratio. Thus, it can be said that it is difficult to pay the down payment and monthly costs regularly without renting the houses to upper class dwellers.

Therefore, the family income must have limited their ability to choose the housing scheme and low-income condominium owners have been obliged to rent their units to middle and upper income people. Housing that is of high quality, affordable, stable, conducive of wealth accumulation, and located in opportunities can encourage upward mobility; housing that misses these characteristics can hinder upward mobility(Ramakrishnan et al, 2021). In this regard, Zhang (2020), regarding *Lifestyles transition and residential environment*, stated during last 30 years rapid economic development in China has raised citizens' incomes, resulting in individualistic lifestyle milieus that differ from conventional, hierarchically organized milieus based on seniority, etiquette, and governmental power, and are instead oriented on personal economic success.

However, the relocation and resettling of the condominium residents has not been based on natural selective flows that occur based on household income rise, as a normal process; rather, the new residents are homogenous, low income people from similar poor slum neighbourhoods.

As the result, the socioeconomic standings of condo neighbourhoods would not be affected by the residential mobility nor rise in hierarchy. Heisel(2012) confirmed that the vast majority of families in Addis Ababa, in their kebekle houses engage in informal sector, micro-enterprises for daily survival, displacing families like these to new upgraded condo neighbourhoods would make their life imposible. Futhermore, the researcher learned from the condo house association chairs that there were no income-generation nor employment opportunities created to the condo owners slum dwellers at the study area.

In some situations, resettling in condominium units may have provided social mobility to some extent. Generally, however, a close assessment of what really happens reveals that often this is not the case. A disscussant during the FGD with regard said: “It is not unfamiliar to see People washing their cloths in the bathroom with buckets.” The costs of down payments and construction work on incomplete living units put them in a financial bind, forcing them to rent their condominium unit to people with better incomes and continue to live in squalid conditions elsewhere. Thus, lower level of socio-economic dimensions of the respondents indeed hindered social mobility resulting from the of social structure transition, and thus, this inturn hindered their attempt to reconcile residential spaces with the new lifestyles.

4.2 General Housing Characteristics of Respondents

The condominium housing program has arranged different affordable payment modalities and tried to enable inhabitants to become house owners. Targeted subsidy that consist infrastructure and administration covering costs, lowering the interest ratio to the poorest, long term payment period and smaller first installments are some of the modalities put in place to make sure that low income citizens are benefited from the program. However, still financing the houses is difficult especially to the poor. Table(4.4) indicates predominant number (47.5%) of the condo winners slum dwellers are unable to pay the installment and/or the down payment, and hence decided either to move out after spending some times or never moved in altogether. While 43.8% of the residents refrained from living in the condos stating it is not habitable, while 8.8% preferred where they are for reasons related to former social life and connectivity.

4. 2.1 Number of Years lived in the Condos

As far as number of years the condo winners lived in the condos, 56.3% indicated they lived less than a year, while 16.3% lived 2-3 years, only 8.8% lived more than 4 years, and 18.8% of them never moved in.

Table4.2. Frequency and Percentage distribution of respondents by their Number of Years lived in the Condos

Background	Responses	Frequency	Percent
Number of Years 0		30	18.8%

lived in the Condos	< 1 Year	90	56.3%
	2 – 3 Years	26	16.3%
	4 and above	14	8.8%
	Total	160	100.0%

Thus, the table indicates that more than 80 % of the respondents lived in the condo houses for various number of years, while around one-fifth of them had never lived there. Currently, about 78.5 % of the condo winners of the site rented out their condos and live elsewhere. In a study conducted by Keller and Omwami cited in Larsen(2019) noted that just about 70% of the condo units in the city are rented out by the owners who remain living elsewhere. Thus, the number of condo winners who have rented out their houses and living elsewhere at Lideta condo site are bigger by 8.5 % than city average. This shows increasing number of condo winners are leaving the site and living elsewhere. The figure consolidates the comment given by the Lideta condo association officials that as the site is centrally located, the monthly rent of housing units at Lideta is exceptionally high and many are leaving the houses to take advantage of the opportunity. Whereas the respondents rubbish the idea saying the houses and its environment is “uninhabitable as well as unaffordable”.

4. 2.2 Current Homeownership Status

Housing is regarded as both an asset and a consumption good. People can own a house for their primary residence or to hold as an investment rental property.

Table 4. 3 Frequency and Percentage distribution of respondents by their Current Homeownership Status

Background	Responses	Frequency	Percent
Current Homeownership Status	Own house	40	25.0%
	Rented house	65	40.6%
	Family house	55	34.4%
	Total	160	100.0%

As far as the current home ownership status of the respondents is concerned, majority, 40.6%, of them living in rented house while 34.4% live with their parents in their former neighborhoods, and the rest 25.0% live in owned houses. Thus, about 60% of the respondents appear to have

other alternatives to live in. The table also shows that significant number of the respondents(25%) have other houses owned.

4.2.3 Reasons for moving out or Never get there

Residential mobility can have various push and pull factors such as household life cycle, household economic factors, livability, affordability, neighborhood attachment and the like.

Table 4.4 Frequency and Percentage Distribution of Respondents by their Reasons for Moving Out or Never Moving In

Background	Responses	Frequency	Percent
Reasons for moving out	uninhabitable	70	43.8%
	Former social life and connectivity	14	8.8%
	Failure to pay the down payment / installment	76	47.5%
	Total	160	100.0%

Asked the reasons for moving out their condo houses/why never moved in, 47.5% of the of the respondents stated they have failed to pay the down payment / installment, while 43.8% stated it was not livable, and the rest 8.8% have wanted to go back to their former social life.

Multiple studies confirmed that the condo housing costs are beyond bearable to the condo owners. In a study conducted by Tsion Getachew(2016) majority of the residents(71%) in the area reported that the total cost of the condominium houses is not fair for low income earners of the study area. Similarly, in a survey result conduct by Agazi & Alula (2013) indicated that 73.1 % of the condo winners could not afford the housings. The findings suggests the need to consider a range of options for financing access to condominiums families who simply cannot afford the condominium down-payment and monthly payments;for example, turning the twenty years down payment scheme in to more flexible, longer-term, inter-generational loan.

On the contrary, officials of condo associations point towards entirely different reason for the condo owners remaining slum dwellers – financial reasons.

A chairman of a condo association stated :

The condos in Lideta condo site have become so expensive that the owners have noticed the advantage and rent their condominium houses to others. This situation helping the owners to generate better income. For example, in this site a studio is rented out for

7,000.00birr per month, one bedroom 10,000.00 birr, two bedroom 12,000.00 birr and so forth. This is by far expensive and lucrative compared to other sites in the city. So, the owners seek to rent their houses and make big money. That is what exactly going on here.

Taking note, the researcher tried to find out the trend on other sites and found out the comment as worthwhile. The current condo house rent price in Yeka Abado, located in Yeka subcity, for example: studio is on average rented out for 4000.00 birr, one bedroom for 5500.00 and two bedroom for 7500.00; which, therefore, shows 175%, 180% and 160% increments in rent respectively. Thus, though motives of financial gain from the owners' side may have to some extent contributed to their current slum housing preferences, it is obvious though, they have had no alternative options in situ .

4.2.4 Future Housing Plan of Respondents

In most developing countries like Ethiopia, increasing number of households struggle to have their own house or pay rent. While citizens cannot address these challenges on their own, federal and state programs play a critical role in addressing it. Governments are thus more positioned to decide on the future of housing supply than individuals by identifying different funding sources and, introducing regulations into a comprehensive local housing strategy.

Table 4.5. Frequency and Percentage distribution of respondents by their Future Housing Plan

Future Housing Plan	Frequency	Percentage
Return to condos	111	69%
Rented house	16	10%
Continue to live with parents	28	18%
Live in the owned houses	14	9%
Total	160	100.0%

According to the respondents' future housing plan, about 69% of the condo owners slum dwellers stated they would move in to their condos in the future. Whereas 10.0% of the respondents confirmed they would continue living in rented houses, while 9% would stay in the owned houses and the rest 18% reported they have plan to continue living with their parents. This shows

that the respondents would have chosen to live in the condo houses at the study area. Therefore, changing circumstances at the condo dwelling and lack of option to cope with must have forced the condo winners remain slum dwellers.

4.2.5 Consultations with the would be Residents of the Condo Site

Litrature underline the need for a more bottom up approach in incorporating the people who are likely to be the consumers into the design process. There was no sign of cosultations with the Lideta condo owners slum dwellers focusing on the residence either during conception or implementation of the plan.

Table 4.6 Frequency and Percentage distribution of respondents by their views regarding Consultations

Responses	Frequency	Percent
There were consultations	4	2%
There were invitations, but I was absent	6	4%
No consultation whatsoever	150	94%
Total	160	100.0%

Accordingly, 94% of the respondents confirmed that there was no consultations whatsoever, and 6% hinted that there was some sort of invitations for consultations, though they were absent. This shows that the condo owners had no prior idea in terms of location of the new residence, members of their neighbourhood, nature of the condo and community features that could help descide on the future and face the realities. The fact that daily life in condominium houses is considerably different from the lifestyle and habits of kebele house residents cosulting residents should have been an issue that should be recognized. However, it is possible to say, due to lack of due deliberation with the residents, the former inhabitants of the kebele houses are forced to live in a way that does not take into account or extend their social and cultural habits in the kebele houses. Condominium units, in this sense, fail to meet not just their spatial practices, but also their social habits, and that there is abrupt and unexpected change in lifestyle dimensions in the move from slums to condo houses which must have negatively impacted condo housing preferences of condo winners slum dwellers.

4.3. Lifestyles Dimensions of Condo Winners Slum Dwellers

One of the objectives of the study was to find out if condo winners slum dwellers have chosen their current housing based on their lifestyles. Lifestyle is the manner in which people conduct their lives, including activities, interests, and opinions. Traditionally, social and population features and socio-economic character are collected, then, housing preferences are predicted. However, lifestyle is also one of the most frequently used approach to be able to know consumers' behavior, decision making, including housing.

In this part, therefore, various most frequent, familiar and traditional activities, as well as related interest and opinion statements of the respondents that are related to housing were provided and participants were asked to choose from among alternatives. The activity statements were about the respondents' actual activities in their current slum homes and the condo houses they lived before, but the interests and opinions statements were about their attitude toward their current housing and the condo houses and associated features in general.

4.3.1 Activity Statements at the Slum Dwellings

As the study employs the notion that lifestyle of condo winners slum dwellers, as determined by factors such as culture, sub-culture and values of our society, i.e giving minimal attentions to unique personal experiences of the residents, most frequent and familiar house hold activities embodied with in our cultures and sub cultures have been taken to determine lifestyle dimensions of condo winners slum dwellers. Their opinions and interests over the routine activities, housing and communal features are considered under this section.

Basically, owning homes (other than condos) has multiple privileges; such as having private pool, garden in our backyard, or ground for different activities, and allow greater self-determination and self-expression, in general. But, our houses especially in Addis Ababa are largely terrible due to elongated age, immense scarcities, overcrowding and accompanied by spontaneous settlements. Thus, lacking many of those comparative advantages over condos.

Table 4.7. Frequency and Percentage distribution of respondents by their Routines Household Activity statements on at Slum dwellings

Cooking	Frequency	Percent
I cook daily meals at home	124	85.5%
I often eat outside	21	10.5%
I buy takeaways	15	4%
Total	160	100.0%
Washed with Machines	70	44.0%
Washed with hands	85	53.5%
Washed at Laundry	5	2.5%

Total	160	100.0%
Shiro,Berberere and other spices	Frequency	Percent
Prepared at home	104	65.0%
Buy ready made	41	25.6%
Sometimes prepare, sometimes buy	15	9.4%
Total	160	100.0%
Traditional drinks	Frequency	Percent
Prepared at home	131	81.9%
Buy ready made	26	16.3%
Never prepare	3	1.9%
Total	160	100.0%
Coffee powder	Frequency	Percent
Prepared at home	117	73.1%
Buy ready made	30	18.8%
Drink out side	9	5.6%
Do not drink	4	2.5%
Total	160	100.0%
Cattle slaughtering	Frequency	Percent
Slaughtered and shared out	131	81.9%
Buy from market	26	16.3%
Do not eat meat	3	1.9%
Total	160	100.0%

This section summarizes selected frequent household activities that help to determine lifestyle of the respondents. In terms of routine household activities at slum dwellings, like for example cooking, 85.5% of the respondents stated they cook their daily meals at home, while 10.5% eat outside, and the rest 5% buy takeaways. Regarding washing family clothes 44.0% Washed with Machines, while 53.5% Washed with hands and the rest 2.5% Washed at Laundry. When it comes to Shiro,Berberere and other spices preparations 65.0% respondents prepare the powder at home, 25.6% of them buy ready and the rest 9.4% do both. With regard to traditional drinks preparations 81.9%, 16.3% and 1.9% of the respondents said prepared at home, buy ready made and never prepare respectively. As far as coffee powder preparations and ceremony is concerned,

73.1% prepare and drink it at home and 18.8% buy readymade while 5.6% drink outside and the rest 2.5% had no taste for coffee. Finally, as far as manual cattle slaughtering is concerned 81.9% of the respondents slaughter cattle and share the meat out, 16.3% buy meat from slaughterhouses and the rest 1.9% did not eat meat.

Thus, daily lifestyle and habits of kebele house residents demonstrate that their traditional and cultural mode of regular practices in the kebele houses are more or less maintained. The commoning practices at the slums are more of primitive- characterized by homemade, manually operated, time consuming and labour intensive.

4.3.2 Household Activity Statements at Condo Dwellings

Oftentimes, while homeowners are busy mowing their lawns, painting the house, cleaning gutters, pruning trees, raking leaves, and so on, condo owners are not. The owner is responsible only for the interior painting and maintenance issues. Nevertheless, in societies such as ours where many of the daily activities are largely manual, condos have their fair share of constraints in terms of conveniences. For example, preparing shiro, Berebere and coffee powder still done manually in many households. Baking injera and washing cloths are still done manually too.

Table 4.8 Frequency and Percentage distribution of respondents by their AIO statements on routines at Condo dwellings

Cooking	Frequency	Percent
I cook daily meals at home	100	62.5%
I often eat outside	41	25.6%
I buy takeaways	19	11.9%
Total	160	100.0%
Washing cloths	Frequency	Percent
Washed with Machines	101	42.4%
Washed with hands	40	33.6%
Washed at Laundry	19	23.9%
Total	160	100.0%
Shiro, Berebere and other spices	Frequency	Percent
Prepared at home	81	50.6%
Buy ready made	74	46.3%
Sometimes prepare,	5	3.1%

sometimes buy		
Total	160	100.0%
Traditional drinks	Frequency	Percent
Prepared at home	43	26.9%
Buy ready made	42	26.3%
Sometimes prepare, sometimes	75	46.9%
Total	160	100.0%
Coffee powder	Frequency	Percent
Prepared at home	86	53.8%
Buy ready made	54	33.8%
Drink out side	16	10.0%
Did not drink	4	2.5%
Total	160	100.0%
Cattle slaughtering	Frequency	Percent
Slaughtered and shared out	37	23%
Buy from market	119	74%
Do not eat meat	4	3%
Total	160	100.0%

In terms of routine household activities at condo dwellings, cooking, 62.5% of the respondents stated they cook their daily meals at home, while 25.6% eat outside, and the rest 11.9% buy takeaways. Regarding washing family clothes 42.4% Washed with Machines, while 33.6% Washed with hands and the rest 23.9% Washed at Laundry. When it comes to Shiro, Berbere and other spices preparations 50.6% respondents prepare the powder at home, 46.3% of them buy ready and the rest 3.1% do both. With regard to traditional drinks preparations 26.9%, 26.3% and 46.9% of the respondents said prepared at home, buy readymade and never prepare respectively. As far as coffee powder preparations and ceremony is concerned, 53.8% prepare it at home and 33.8% buy ready made while 10.0% drink out side and the rest 2.5% had no taste for coffee. Finally, as manual cattle slaughtering is traditionally acclaimed practice in Ethiopia 23% of the respondents slaughter cattle and share the meat out, 74% buy meat from slaughterhouses and the rest 3% did not eat meat.

Household activities, such as cooking daily meals, washing cloths shiro,berbere and other spices preparations, traditional drinks preparations, coffee powder preparations and ceremony, cattle slaughtering are practiced; therefore, it appears that lifestyle dimensions of condo winners slum dwellers has been established.

Overall, comparing the two tables(Table 4.7 and 4.8), concerning commoning activities at condos vis. the slums, it is obvious that there is considerable decline in condo dwellings' commoning household activities compared to slum dwellings, in terms of both intensity and depth. For example, cooking daily meal at condo house is declined by 23%, Shiro, Berbere and other spices preparations declined by 14.4 %, traditional drinks preparations declined by 60%, coffee powder preparations/ceremony is declined by 19.3%, and finally, manual cattle slaughtering is declined by 59%. In contrast, condo dwellers have shown strong tendency to bring readily made food items home as compared to slum dwellers; on average buying ready made food items at condo dwellings is higher by 36.3% than slum dwellings. However, much of the regular household activities were still strongly primordial at the condo dwellings with no profound change. For example, some of the most important aspect of daily life in the slum dwellings related to commoning practices such as labor-intensive Shiro and Berbere powder preparations declined only by 14.4%, coffee powder preparation declined only by 19.3 and washing clothes with hand declined only by 19.9% .

Condo dwelling is a modern, better way of living, providing potential improvements in the lives of its citizens. In the condos, like a modern house, the spatial change is expected to come up with certain differences with the kebele house in terms of semi-permanent elements - furnishings, equipment and non-permanent characteristics - activities and behaviors. For this reason, the transition from kebele to condominiums should also have been correlated with transition from a lifestyle characterized by the strong presence of primordial, commoning practices to a lifestyle in which the role of these activities become much less , but it is not so. Thus, limited opportunities with respect to semi-permanent elements of the housing resulted in the stalled non-permanent characteristics. This appear to have restricted social transformation, limited citizens' required lifestyle changes resulting in lifestyle incompatibility, which has adversely affected condo housing preferences at the study area.

Similarly, during the FGD discussants reported outrage over lack of communal facilities that could have helped carry out daily house hold activities. A discussant stated:

Every time I wanted to prepare shiro, Berber, powders for traditional drinks, I would have to go to my parents house[slum dwellings]. The limited space on the ground is used only by those who live on the ground. We have no place to carry out different activities. The communal kitchen is sold due to unknown reasons. We wash our cloths in the bath and toilet. Those who have machines, they have no problem.

What the researcher found out more interesting in the discussion was that some of the discussants were resistant to the changing circumstances or lifestyles at the condo dwellings; a discussant asserts:

For me coffee powder grounded with a machine doesn't satisfy me. I want to feel the aroma at home and grind it with my own hands. And similarly, shiro and Berebere at the market is not tasty as I want it to be. So, while I was living in the condos I used to go to my parents' house and get it prepared.

On the other hand, Construction Control and Monitoring Director with the Addis Ababa Housing Development Corporation (AAHDC) on her side stated:

The communal areas are not used for the purpose intended. In some sites used as garbage disposal, in others it is used as storage, in others it is rented out, still others have simply closed off. The communal areas were included by taking our lifestyle into account, but is misused. The problem therefore related with communal governance and mismanagement, and lack of public awareness.

The researcher, on the other hand, has found out that all the communal kitchens in the Lideta site are sold or rented for commercial purposes under the pretext of 'the need for money for developmental activities'. Thus, absence of the communal kitchen, communal washing place, therefore, must have exacerbated the residents' frustrations in carrying out their household activities smoothly. This has definitely, appear to have adversely contributed to smooth condo housing transition and preferences from the side of condo winners and slum dwellers.

4.4 Condo Housing Expectations and Preferences

This part included two sections. The first section included multiple choice questions about the most important aspects in choosing an ideal apartment home, location preference for an ideal apartment home, and the most important aspect in choosing the ideal apartment location. The second section included preference for specific Condo house and community features. Preference was measured in four-level scales: do not want, does not matter, prefer to have, and must have. The levels were coded 1, 2, 3, and 4, respectively.

4.4.1 The Most Important Considerations for an Ideal Condo House

There are various housing attributes that could influence consumers' judgment to buy or rent and reside in a specific house. These might include intrinsic home attributes includes price and size; while extrinsic attributes includes exterior design, space, Neighbourhood and locational factors includes pollution, quality of schools, neighbourhood safety, commuting time and employment concentrations .

Table 4.9 Frequency and Percentage distribution of respondents by their Most Important Considerations for an Ideal Condo House

Considerations	Frequency	Percent
Designs	9	5.6%
Location	5	3.1%

Price	47	29.4%
Size of the house	14	8.8%
Access to services	5	3.1%
Social connectedness	13	8.1%
Routine household activities	67	41.9%
Total	160	100.0%

In terms of Housing Preferences of the respondents in choosing an ideal condo house, conformity with routine household activities constitutes 41.9%, while intrinsic attributes such as price and size constitutes 29.4%, and 8.8% respectively. Social connectedness constitutes 8.1%, extrinsic such as designs and access to services constitutes 5.6%, and 3.1% of the total considerations. Conformity with routine household activities and price constitutes 71.3% share of considerations for an ideal condo house preference. This shows the meaning of a house for the respondents has more to do with day to day activities that they engage in like cooking food, washing clothes, preparing shiro/berebere, or other spices or traditional drinks taking care of children and elderly. It may also mean getting together for chatting, coffee ceremony, group prayers etc. Based on comparing household activities at the slums (section 4.7) and household activities at the condos (4.8), it is obvious that there was considerable decline in condo dwellings of those routine household activities compared to slum dwellings.

With this regard the discussants in the FGD stated every time they wanted to prepare shiro, Berber, powders for traditional drinks, they would have to go to their parents house [slum dwellings]. The other discussant who are especially close to the ground said they use the limited space on the ground. This implies that though the respondents hoped for better conveniences and functionality from the condo house and community features, in terms of running their daily life as usual, there is considerable gap between their dreams and the reality on the ground.

The former inhabitants of the kebele houses are forced to live in a way that does not change or extend their social and cultural habits or lifestyles of the kebele houses. Condominium units, in this sense, fail to meet not just their spatial practices, but also their social habits.

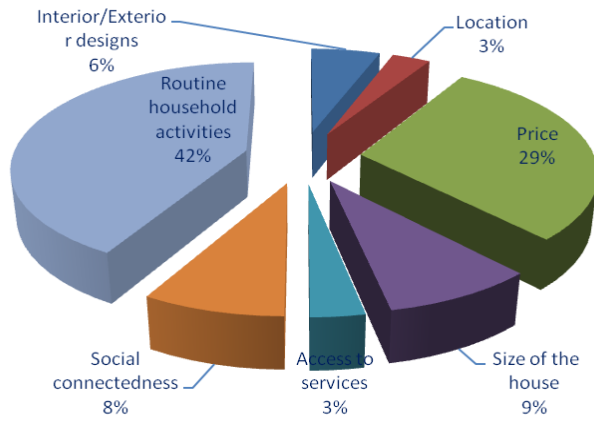


Fig2:The Most Important Considerations of respondents for an ideal condo house (Source: compiled from questioner’s survey, 2021)

4.4.2 Preference For Specific Condo House and Community Features

According to Hendrix (2015), architecture is oftentimes guided by the principle 'Form follows function' that proposes a building's purpose should be the starting point for its design rather than its aesthetics. This means that the purpose of a building should be the starting point for its inner and external designs. Exterior design would include, for example, the design of the garden, and other communal features, while interior design includes everything inside the home, from the bedrooms to the kitchen and bathrooms. Though Lideta condominium was touted as first inner-city relocation and model project in Addis Ababa it had its fair share complains for higher noise level and crime rate, non functional lifts, lack of greenery, physical exercise centers etc.

Table 4.10 Frequency and Percentage distribution of respondents by their Preferences for Interior, Exterior and Communal Features

Background	Responses	Frequency	Percent
Balcony	Do not prefer	0	0%
	Do not matter	5	3.1%
	Prefer to have	18	11.3%
	Must have	137	85.6%
	Total	160	100.0%
Lift	Do not prefer	0	0%
	Do not matter	3	1.9%
	Prefer to have	5	3.1%
	Must have	152	95.0%
	Total	160	100.0%
Wall Mounted Kit /Book Shelve	Do not prefer	0	0%
	Do not matter	3	1.9%
	Prefer to have	3	1.9%
	Must have	154	96.3%
	Total	160	100.0%
Shiro and other spices preparation spaces	Do not prefer	0	0%
	Do not matter	3	1.9%
	Prefer to have	49	30.6%

	Must have	108	67.5%
	Total	160	100.0%
Animal slaughtering place	Prefer to have	4	43.1%
	Must have	5	56.9%
	Total	160	100.0%
Controlled access to buildings	Do not prefer	0	0%
	Does not matter	18	11.3%
	Prefer to have	24	15.0%
	Must have	118	73.8%
	Total	160	100.0%
Physical exercise and Recreation centers	Do not prefer	0	0%
	Does not matter	0	0%
	Prefer to have	9	5.6%
	Must have	151	94.4%
	Total	160	100.0%
Better Plan of the site	Do not prefer	0	0%
	Does not matter	0	0%
	Prefer to have	5	3%
	Must have	155	97%
	Total	160	100.0%
Group prayer and festivities	Do not prefer	0	0%
	Do not prefer	0	0%
	Does not matter	0	0%
	Prefer to have	15	9%
	Must have	145	91%
	Total	160	100.0%
Cultural Adequacy	Do not prefer	0	0%
	Does not matter	10	6%

	Prefer to have	17	11%
	Must have	133	83%
	Total	160	100.0%

Accordingly, on average more than 85% of the respondents responded that their ideal condo house must have a balcony(85.6%), lift(95.0%), controlled access to buildings(73.8%), wall mounted Kits and book shelves(96.3%), places for group prayer and festivities(91%),Shiro and other spices preparation spaces(67.5%),cultural adequacy(83%),physical exercise and recreation centers(94.4%) and better plan of the site(97%). On the other hand, 10.06% of the respondents preferred to have a balcony(11%), lift(3%), controlled access to buildings(2%), wall mounted Kits and book shelves(2%), places for group prayer and festivities(9%), physical exercise and recreation centers(5.6%),cultural adequacy(11%),Shiro,Berbere and other spices preparation spaces(30.6%),and better plan of the site (3%). On the contrary, tiny proportion of the respondents expressed as do not matter, while none of the respondents rejected the features.

Thus, though there is strong demand for the selected specific condo housing and communal features from the condo winners slum dwellers, they are absent or not enough(See Tables 4.14 &4.15). For example, 91.3% of the respondents opined that the condo houses do not reflect some kind of cultural heritage at all, though 83% of the respondents said it must have. Similarly, 83% of respondents explained that there are no recreation and physical exercise centers at condo site,despite 94.4% of the respondents said it must have. Furthermore, 97% respondents revealed that there was no animal slaughtering place at the condo site; nonetheless, 43.1% preferred it to have while 56.9% said it was a must. When it comes to the site plan there appears to be congruency of opinion and demand where 91% of the respondents said yes well planed and it must be.

During the FGD discussants praised some aspects of the condo life by comparing with slum dwellings; a discussant stated that:

At the slums while living in rented house, We shared every things among us including toilets, kitchens, and water tap. And also, it was also difficult to use electric power for preparing food. Whereas today we have personal toilet, kitchen and use of modern electric cooking facilities.

Nevertheless, the other focus group discussant complained that:

The site does neither have any playing ground for our children, nor recreation and physical exercise spaces. Thus, most of the times our children play at home, and we use our balcony for recreation and physical exercises. By doing so we disturb the neighbors. First, I decided and came to my condo house, but after living one year I found out that it is not comfortable to children, so many bars and restaurants and too much day and night.

So I decided to come back to my parents' house. What is more, condos are difficult for the elderly, for the sick people, pregnant women and children to live on.

With regard to greenery and recreation, the researcher observed at the study area, there is lack of greenery. There are two small sized greenery and recreation spots that are unfortunately, contracted to business men as cafe and tea area. So, the spots are not open and free of charge for the residents. Concerning, physical exercise and playing grounds, there are none.

Thus, there are improvement in living condition in condominium houses in comparison to former houses while there were complaints as well in relation to other unfulfilled housing and community features.

4.4.3 Preference for an Ideal condo House Location

When it comes to valuing homes, oftentimes the key to look at involves location, the centrality of location will also affect home's value. Location entails the nature and availability of services, materials, facilities and infrastructure etc. Location of houses that are cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities valued less and are of no choice. UNCHS (1997) also elaborates location as one of the principles for housing adequacy.

Table 4.11 Frequency and Percentage distribution of respondents by their Preference for an Ideal condo House Location

Preferred location	Frequency	Percent
Downtown location	29	18.1%
Suburban area	8	5.0%
Rural area	2	1.3%
Former neighborhoods	121	75.6%
Total	160	100.0%

In choosing an ideal condo house location 75.6% of respondents preferred former neighborhoods for their ideal home, 18.1% preferred downtown location, while 5.0% preferred a suburban area and 1.3% preferred rural area. Thus, though Lideta condo site falls in the inner city zone, the owners slum dwellers have chosen their former neighborhoods as their condo sites. A condo association member suggested one the reasons for this could be the level of noise at the site. With this regard a discussant at the FGD stated, "First, I decided and came to my condo house, but after living one year I found out that it is not comfortable to children, so many bars and restaurants and too much noise day and night. So I decided to go back to my parents' house". The researcher also found out that level of noise at the site is unbearable. Some times the

business topped surprisingly up to the third floor. Thus, easy to see the frustrations from the condo winners side.



Plate 1: Partial Scene of Businesses at Lideta condo site

4.4.4 Access to Churches/Mosques at Slums and Condo Dwellings

According to EFDRE population census report (2007), 98.6% of Ethiopians are believers. According to the report, Orthodox Christians are 43.5 percent of the population, Muslims 34 percent and the various protestant denominations totalizing 18.5 percent and 2.6% others. As We are deeply religious and traditional society, we are known to have various grassroot self-help links and informal social groupings often consist of people who share the same sentiments and perspectives on the basis of common national origin, philosophical and religious beliefs, friendship and family ties, which serve as major sources of social welfare and protection. Hence, access to worshiping facilities may dictate the location for the ideal housing preference.

Table 4.12 Frequency and Percentage distribution of respondents on Access to Churches/Mosques at Slums and Condo Dwellings

Residence	Churches/Mosques	Frequency	Percent
Slum Dwellings	Accessible nearby	139	86.9%
	Not accessible nearby	16	10.0%
	Do not bother me	5	3.1%
	Total	160	100.0%
Condo Dwellings	Churches/Mosques	Frequency	Percent
	Accessible nearby	141	88.1%
	Not accessible nearby	14	8.8%
	Do not bother me	5	3.1%
	Total	160	100.0%

In this section the respondents were asked to share their views regarding Churches/Mosques accessibility both at slum and condo dwellings. Focusing on slum dwellings, 86.9% respondents stated places of worship are accessible nearby, while 10.0% stated not accessible nearby, the rest 3.1% of the respondents illustrated never bothered. When it comes to Lideta condo dwellings, 88.1% of the respondents assured that place of worship is accessible nearby, while 8.8% and 3.1% of the respondents stated not accessible nearby and do not bother them at all. Thus, there is better access to worshipping near by at the condo site than at the slums.

4.4.5 Availability of Social service Centers at Slum and Condo Dwellings

Housing status and worth is measured in terms of access to road, ease of use of transport, market and other physical and social infrastructures. The provision of sufficient, affordable, good quality basic services is one of the determinants of house price; thus housing preference. Delivery of services such as water, sanitation, waste management, health care services, schools, childcare etc. among others are considered to measures of housing adequacy (UNCHS, 1997).

Table 4.13 Frequency and Percentage distribution of respondents on the Availability of Social service Centers at Slum and Condo Dwellings

Residence	Banks/schools/ Hospitals	Frequency	Percent
Slum Dwellings	Accessible nearby	88	55.0%
	Remotely accessible	57	35.6%
	Not accessible	15	9.4%
	Total	160	100.0%
Condo Dwellings	Banks/schools/ Hospitals	Frequency	Percent
	Accessible nearby	134	83.8%
	Remotely accessible	21	13.1%
	Not accessible	5	3.1%
	Total	160	100.0%

In this section the respondents were asked to forward their views on availability of selected social services both at slum and condo dwellings. At the slums dwelling, 55.0% respondents indicated that social service centers are accessible nearby, while 35.6% and 9.4% of respondents insist remotely accessible and not accessible at all respectively. Whereas at the condo dwellings, 83.8% of respondents indicated that social service centers are accessible nearby; while 13.1% and 3.1% believed it is remotely accessible and not accessible at all respectively.

However, access to water appears to be burning issue at the condo site, a discussants complained that they got water irregularly, when it is present, available only to those that are down stairs and it takes additional labor charge to get it up stairs.

Thus, as the study area is found at center of the sub city, Lideta condominium site appears to have better access to services compared to the slum dwellings.

4.5. Opinions Statements on Socio-Cultural Activities and Neighborliness

In theory, neighborhoods of detached single-family homes tend to create distance between neighbors. Condos are much closer to each other in this regard. Condo home is surrounded by other units, and one may have others living above or below the unit. And since condos tend to attract people of similar backgrounds and interests, there is a greater likelihood of co-mingling socially. Activities are even more pronounced when there are common recreational amenities to congregate around, like swimming pools and gymnasiums. Nevertheless, the practice on the ground at Lideta condo site implicated otherwise.

Table 4.14 Frequency and Percentage distribution of respondents by their Opinions on Socio-cultural activities and Neighborliness at Slum dwellings

Residence	Neighborliness/Acquaintances	Frequency	Percent
Slum Dwellings	Stronger	128	80.0%
	Strong	26	16.3%
	Weak	3	1.9%
	Weakest	3	1.9%
	Total	160	100.0%
	Edire/Eqube/Mahaber/Jemaat	Frequency	Percent
	Widely practiced	158	98.8%
	Rarely practiced	2	1.3%
	Do not practiced	0	0.0%
	Total	158	98.8%
Condo Dwellings	Neighborliness/ Social life	Frequency	Percent
	Stronger	10	6.3%
	Strong	3	1.9%
	Weak	57	35.6%
	Weakest	90	56.3%
	Total	160	100.0%
	Edire/Eqube/Mahaber/Jemaat	Frequency	Percent
	Widely practiced	9	5.6%
	Rarely practiced	49	30.6%

	Do not practiced	102	63.8%
	Total	160	100%

Asked if there is change in intensity in terms of social life and neighborliness at Lideta condo dwellings compared with Slum dwellings, 35.6% the respondents stated it was weak, while 56.3% confirmed it was the weakest. On the contrary the majority (80.0%) of the respondents indicated that Social life and neighborliness at the slums is stronger while 16.3% go for strong. When it comes to Edire, Eqube, Mahaber/Jemaat practices, which is an aspect of social life and neighbourliness in Ethiopian culture, at the slum dwellings 98.8% indicated it is widely practiced, while 1.3% of the respondents pointed out it is rarely practiced. On the contrary, 63.8% of the same respondents indicated that it is being abandoned at the condos, while 30.6% noted it is being rarely practiced there and 5.6% stick to the idea that it is as equally practiced as slum neighborhoods. Thus, Eqube, Mahaber/Jemaat practices are being largely abandoned at the condo neighborhood. However, out of the total of 158 respondents who indicated that Equb/Edire/Mahaber/Jemaat is widely practiced at the slum dwellings, 86(48.75%) wanted having it as a must at the condos; while, 44(27.5%) indicated preferred to have it at the condo site.

Similarly, during the FGD discussants pointed out that there is change in intensity in terms of social life and neighborliness at Lideta condo dwellings compared with Slum dwellings.

A discussant stated:

Here no one knows its neighbor. A man died down stairs inside his house, but we only realized it after his dead body smell stinks the surrounding.

Another discussant, regarding Equb, Edire and Mahber stated:

There is no Edire, Equb, mahiber/Jemaat or any thing like that. Off course, We only gather around when we are called on by the condo association for different issues of common concern. But, some people I know do have Edires. That is not serious as it used to be. They do not appear in person, simply contribute the money from where they are.

Construction Control and Monitoring Director with the Addis Ababa Housing Development Corporation(AAHDC) on her side stated:

Edire, Equb, mahiber/Jemaat from their earlier neighborhoods were broken. But, the government intervened in help create parcel based associations at their new neighborhoods. But, it is not as vibrant and lively as former neighborhoods.

As Mullins (2010) pointed out, formal organizations, like condo associations, established with goals and mission to achieve through structure, and person's position in a formal organization is related to the whole organizational goals. Where as an informal organization, including Edire, Equb, mahiber/Jemaat, which are based on common belief, tradition and ideological systems, are

an associations by group of persons whose primary aim is to protect the welfare and interests of members financially during the time of illness, death, and property losses.

These organizations also known to have help create assets among its members. So, had it been promoted and given the necessary attention at the condo dwellings, it would have help the respondents as an additional source of finance to overcome the challenges pertaining to the housing costs.

Apart from the inattention regarding the informal organizations, the underling principles and values of the housing plan and design discount these most revered, age old institutions.

In this regard Kwon and Kim(2019) stated :

Apartments from the perspective of production and supply, within the ideologies of rationality and efficiency espoused by modern industrial capitalism in the West, the user or residentis conceived of as auniversal and abstract concept, and the housing production is structured on the basis of the quantitative principle, with standardized designs that prioritize economy. In addition, the values of housing planning are reduced to rational principles such as function and efficiency, along with a general logic of strengthening privacy in the form of familyism, individualism and equality. Furthermore, they stated the composition of residential spaces is consistently function-oriented, focusing on the segmentation and division of space. In the process, space is internalized and social relations and communication are overlooked.

Thus, condo which is typologies of apartments, by restricting the living environment to a series of rooms and balconies, it tends to make the state of life itself enclosed and governed by the concepts of familism and individuality. Designed for nuclear families live in this isolated environment, which is essentially a housing design that keeps people away from local issues and larger social concerns. The condominium blocks are not structured in a way that creates a sense of community, and the living circumstances are not characterized by the use of communal outdoor spaces and negled the sense of collectivity characterizing the quotidian life in the kebele houses (Charitonidou, 2021).

In addition, Gifford(2007) satates that high rise dwellings said to have been causing lots of unpleasant outcomes,including: “fear, dissatisfaction, stress, behavior problems, suicide, poor social relations, reduced helpfulness, and hindered child development.” Similarly, Heisel (2012) While architects may learn a lot from an indigenou city like Addis Ababa that has remained mainly untouched since its founding, notably in terms of social networks, space interactions, and cultural habits, they tend to aspire for solutions that are already questionable in the oil-rich Dubai.

Thus, the physical enclosure of condominium blocks appear to inattended to our social informal networkings and have reduced interaction among neighborhoods, replacing our collective, communal lifestyle with individuality, one which further exacerbates the problem of social

segregation and reduced helpfulness. These unhealthy housing outcomes would only be exacerbated when it comes to the poorer condo communities who accustomed to communal lifestyle where resource exchange is bountiful.

Furthermore, inattention, including lack of consultations, by pertinent government bodies may have contributed to unpreparedness to overcome the challenge of new lifestyle prompted by disrupted social relations and mitigate the damages that may have been inflicted by relocations and resettlements. Thus, the informal networks of resource exchange including Idire, Eqube, Mahiber/Jemaat that served as sources of social welfare and even asset formations among slum neighborhoods are reduced to none at the condo neighbourhoods, and therefore, limited channels of resources that may have adversely affected condo house preferences of condo winners who remain slum dwellers.

4.5.2 Opinions on Cultural Adequacy, Recreation/Greenery, Physical Exercise Centers, and Site Plan at the Condo Houses

Based on the UN-Habitat (2018, p.11) if a housing unit is considered to be adequate at minimum needs to meet, among others, criteria such as: availability of services, materials, facilities and infrastructure; and cultural adequacy, as housing is not adequate if it does not respect and take into account the expression of cultural identity and ways of life.

Table 4.15 Frequency and Percentage distribution of respondents by their Opinions on cultural adequacy, recreation/greenery, physical exercise centers, and site plan, at the condo houses

Background	Cultural Adequacy	Frequency	Percent
Opinion	Amply reflects	6	3.8%
	Partly reflects	8	5.0%
	Does not reflect at all	146	91.3%
	Total	160	100.0%
	Recreation/greenery	Frequency	Percent
	Yes, there are	20	12.5%
	No, there are not	129	80.6%
	There are, but not enough	11	6.9%
	Total	160	100.0%
	physical exercise centers	Frequency	Percent
	Yes, there are	20	13.1%

No, there are not	129	80%
There are, but not enough	11	6.9%
Total	160	100.0%
The site is planned well	Frequency	Percent
Yes	145	91%
No	15	9%
Total	160	100.0%

In terms of opinions on cultural adequacy 91.3% of the respondents hinted no signs of cultural heritage on the houses and their features, while 5% and 3.8% of the respondents said partly and amply reflected respectively. With regard to physical exercise centers 80.6% of the respondents indicated that there are no physical exercise centers at the condo site, while 12.5% of the respondents said there are, and the rest 6.9% said there are but not enough. In relation to recreation and greenery, 80.6% said no there are not, while 12.5% said yes there are and the rest 6.9% said there are, but not enough. Finally, asked opinions over the site plan, 91% expressed satisfaction over the sight plan, while 9% of the respondents expressed dissatisfaction.

Socio-cultural factors and traditions affect housing design. Also, cultural beliefs and traditions are strongly reflected in people's values, practices, activities, and the level of privacy needed in a given home. For, example the different cultural conflict resolution practices of Ethiopian societies such as *Gadaa* in oromo, *Shimagelle* in Amhara, *Gordena Shengo*⁵ in guraghe involves elderly and community gatherings and ending up in post conflict celebratory events where animal slaughtering is typical. Those socio-cultural factors and traditions, among others, have not been considered, for example, in the community features.

With this regard a condo association chair person commented that some of the communal in the site could have had blend from our home making traditions; for example bamboo walled and grass roofed blends. He stressed that it would have felt like different.

On the other hand, Structural Engineer with the Addis Ababa Housing Development Corporation (AAHDC) on his side stated:

There could have done a lot in terms of blending our culture and architectural heritage in to the condo houses. But, so little is done in that regard. Different design proposals come around and little initiative to implement them. This what we always evaluate as shortcoming.

⁵*Gadaa* in oromo, *Shimagelle* in Amhara, *Gordena Shengo* in Guraghe are conflict resolutions

On the other hand, residents complained over prohibitions to modify the houses as per their tastes.

With this regard the Structural Engineer withstated :

Any structural change on the houses will result in “ overloads and eventual safety concern” Therefore, bringing about major structural change on the condo houses is forbidden. But, specific colour, paintings, ornamentation etc on the external and interior surfaces reinforcing our sense of belongingness and lifestyles are permitted.

Thus, by and large the condo housing design in terms of specific condo housing and community features - in Lideta site appears to have lacking cultural representations and appear to have negatively impacted the expression of cultural identity and ways of life, and eventual condo housing preferences of the condo winners slum dwellers.

Concerning the plan of the site, it is well planed having electricity and telecom infrastructure, roads and drainage laid out. Common facilities like post office, banks, school and markets are available near by. It is one of the few aspects where residents expressed 91% approval.

With regard to the greeneries and recreation places at the site are lacking, as the respondents stated it. Based on Jennings and Bamkole (2019) greeneries and recreation centers are “frameworks and a unit of collective life”. They insist greeneries contribute in a diverse ways to create social cohesion and solidity demonstrated by feelings of trust, belonging, recognition, and connectedness which often relate to constructive social communications. Based on UN-HABITAT(2011) condominium designs in Addis Ababa from the start were understood to be low quality, low-cost nature, and were to be balanced by sufficient out door green spaces to make residents feel proud of their environs and get rid of the embarrassment of housing as for the poor. Nevertheless, 80.6% of the respondents indicated that there are no physical exercise centers at the condo site, while 80.6% respondents said there are no recreation and sufficient out door green spaces.

In this regard one of the focus group discussant complained that that:

The site does neither have any playing ground for our children, nor recreation and physical exercise spaces. Thus, most of the times our children play at home, and we use our balcony for recreation and physical exercises. By doing so we disturb the neighbors. First, I decided to live in my condo house and move in, but after living one year I found out that it is not comfortable to children. So I decided to go back to my parents' house. So, the city government should prepare enough open space.

With regard to greenery and recreation, the researcher observed at the study area, given the level of desity at the site there is lack out door green spaces. There are two small sized greenery and recreation spots that are unfortunately, contracted to business men as cafe and tea area. So, the spots are not open and free of charge for the residents. Concerning, public physical exercise and playing grounds, there are none.



Plate 2: Partial Scene of Greenery/Recreation at Lideta condo site

Thus, lack of free, greenery/recreation and open spaces for physical exercises might have adversely affected condo housing preferences .

4.6 The Relations Between Selected Lifestyle Dimensions and Condo Housing Preference

Under section (4.3.2) it was demonstrated that Shiro, Berbere and other spices preparations at the condo site declined by 14.4 % compared to slum dwellings. And only 50.6% respondents opined that they prepare the powders at the condo home, While 65 % respondents prepare the powder at the Slums. Here cross tab is run to see the relationship between preparing the powder at the Slums and preference for condo features facilitating the task at their condo house neighborhoods.

4.6.1 Shiro/Berbere preparation and condo housing preference

Table 4.16 Cross-tabulation of respondents by Shiro/Berbere preparation and condo housing preference

Shiro and other Spices Preparations at Slum Dwellings	Preference For Place For Shiro and other Spices Preparations at the Condo Dwellings			
	Does not matter	prefer to have	Must have	Grand Total
Prepared at home	2	33	70	105
Buy ready made	1	9	30	40
Sometimes prepare, sometimes buy		6	9	15
Grand Total	3	48	109	160

$\chi^2 (1, N = 160) = 2.03, p = 0.1$ Pearson Chi-square for the Shiro/Berbere and other spices preparation and condo housing preference was not significant at $p < .05$, but fairly acceptable.

The cross tab(4.16), implies that out of the total of 105(65%)respondents who indicated thatthey prepare shiro, berbere and other spices at home at the slum dwellings70(67%) indicated must have places to prepare it at their condo neighborhoods too; while 33(31.5%)indicated preferred to have it at the condo site. The *p*-value indicates that there is a statistically significant relationship between the two categories.This is also consistent with previous findings where lack of space to prepare Shiro, Berebere, and other spices at the condo site look to have caused condo winners slum dwellers to opt for market options as majority (67.5%) reported hoped to have done it at site(Table 4.15) while only50.6% did it so.

The numbers mentioned sofar also show convergence with previous result where Shiro, Berbere and other spices preparations at the condos declined by 14.4 % compared to slum dwellings. Thus, the condo housing and community features - in Lideta site appears to have negatively impacted the daily household activities, and eventually competence of the housing units(economic value) and in the end condo housing preferences of the condo winners slum dwellers.

4.6.2 Relation between Social cultural practices and condo housing preference

Cultural beliefs and architecture have been recognized as having a strong relationship.Based on UNCHS (1997) the way housing is constructed, the building materials used and the policies supporting these must appropriately enable the expression of cultural identity and diversity of housing.

Table 4.17 Cross-tabulation of respondents by Social cultural practices and condo housing preference

Social Cultural Practices: Equb/Edire/Maheber/Jemaat at The Slum Dwellings	Preference For Place For Equb/Edire/Maheber/Jemaat Practices At Condos			
	Does not matter	prefer to have	Must have	Grand Total
Widely practiced	28	86	44	158
Rarely practiced		2		2
Never practiced	0	0	0	0
Grand Total	28	88	44	160

$\chi^2 (1, N = 160) = 4.62, p = 0.0316 (p < 0.05)$ preferences pertaining to sociocultural practices at the condo sight such as equb/idire/mahaber/Jemaat, Pearson Chi-squares was significant at $p < .05$

The cross tab, shows that out of the total of 158 respondents who indicated that Equb/Edire/Maheber/Jemaatis widely practiced at the slum dwellings, 86(48.75%) wanted having it as a must, while, 44(27.5%) indicated preferred to have it at the condo site. The *p*-value indicates that there is a statistically significant relationship between the two categories. However, previously 63.8% of the respondents indicated it is not practiced, while 30.6% expressed as rarely practiced the condo site (Table 4.13). This finding is consistent with the previous finding (Table 4.13) where 63.8% of the same respondents indicated that the socio-cultural practices are being abandoned at the condos, while 83% of the respondents insisted for cultural adequacy at their condo house communities. Thus, the housings apart from playing role of roof over the head, they are disfunctioning in terms promoting interaction, providing sense of belongingness, assistance among members (financially during the time of illness, death, and property losses) and transfer of values, customs from generation to generation. Based on Delz (2014) Addis condo plan has in fact resulted in spatial and social segregation, among other things, lacked design features and spaces that reflect local daily needs. Therefore, it appears that there seem to be causalities between low level of socio-cultural expressions and condo housing indifference of condo winners slum dwellers.

4.6.4 Relation between Respondents' Opinion over Socio-cultural practices and Neighborliness of the residents at the condo site

Socio-cultural practices such as iqub, Edir, mahiber/Jemaatare agents of socialization as they constitute religious engagements, peer groupings, economic systems, sanctioning and rewarding systems that would help exist self sufficient and cooperative community. Therefore, in housing the layout and structure of a dwelling, the use of space, and activities that take place there should express the meaning of a dwelling as a social unit (Coolen, 2004).

Table 4.18 Cross-Tabulation Of Respondents' Opinion over Socio-cultural practices at the condo site (iqub, Edir, mahiber/Jemaat) and Social life /Neighborliness of the residents

Edir/iqub/mahbr/Jemmat at condos	Social life /Neighborliness				Grand Total
	Stronger	Strong	Weak	Weakest	
Widely practiced	2		2	7	11
Rarely practiced				3	3
Do not practiced	8	9	38	91	136
Grand Total	10	9	40	101	160

$\chi^2 (1, N = 160) = 344.7, p = 0001 (p < 0.05)$ Socio-cultural practices at the condo site (iqub, Edir, mahiber/Jemaat) and Social life, Pearson Chi-squares was significant at $p < .05$

The cross tab is run to see if socio-cultural trends different from trends of social life and neighbourliness at the condo site. Out of the total of 136(85%) respondents who indicated that the socio-cultural practices are no more trends at condosite,91(67%) reported Social life is also at its weakest level, while 38(27%) reported social life and neighbourliness is weak at the condo site. Where as insignificant number of respondents said it is strong(9) and stronger(8).The *p*-value indicates that there is a statistically significant relationship between the two categories. The researcher has not witnessed any condo house or community feature and social organization that is active in this regard. Thus, the condo housingscheme in Lideta site appears to have not taken the expression of cultural identity and ways of life into account that might have contributed to deteriorations of social life and neighborliness at the condo site; which may have adversely influenced condo winners to remain slum dwellers.

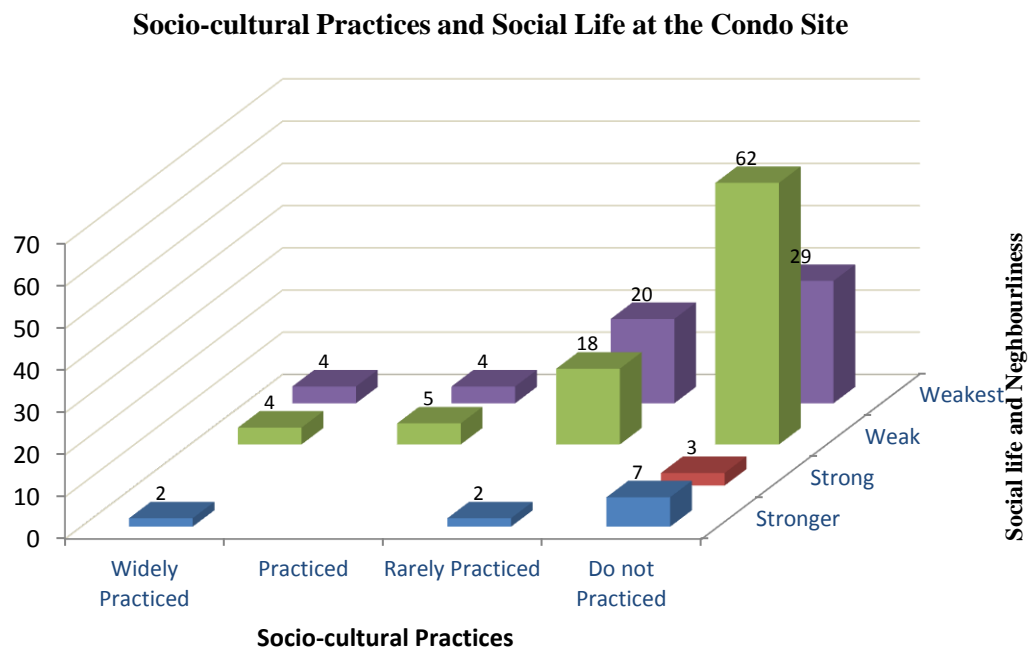


Fig 3: Cross tabulation of Socio-cultural Practices by Social life and Neighborliness at the Lideta condo Site(Source: compiled from questioner’s survey, 2021)

Thus, by and large the condo housingdesign in terms of specific condo housing and community features - in Lideta site appears to have lacking cultural representations and appear to have negatively impacted the expression of cultural identity and ways of life, and eventual condo housing preferences of the condo winners slum dwellers.

CHAPTER FIVE

SUMMARY, FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1. SUMMARY

The purpose of this study is to assess lifestyle incompatibility as caused by socioeconomic situations that deter condo winners slum dwellers from occupying their lottery won condo dwelling units, the case of Lideta condominium. There are two research objectives:

(1) To determine if condo housing preference of condowinners slum dwellers is influenced by the lifestyle incompatibility as caused by socioeconomic and cultural constraints; and (2) To examine the relationship between condo winners slum dwellers' lifestyle and their housing preferences. To this end, to measure lifestyle and its relations to housing preference; activity, interests, and opinion (AIO) statements were developed using AIO and housing preference studies. In the study 168 questionnaires were prepared and distributed to selected households. Out of the total 168 questionnaires distributed for the sampled respondents, 160 were properly responded and collected with the response rate of 95 percent.

5.2 FINDINGS

The socioeconomic and demographic characteristics of the respondents indicated that majority of them have low level of educational attainment, sizeable family and low level monthly income and are mainly female household headed.

It was also found that the routine household activities, socio-cultural and religious engagements are core lifestyle features of condo winners slum dwellers. Daily household activities such as cooking meals, washing cloths, shiro/berbere and other spices preparations, traditional drinks preparations, coffee powder preparations/ceremonies, cattle slaughtering and the like are practiced by condo winners slum dwellers, at both dwellings. Nevertheless, it was revealed that there was, although not profound, decline in those lifestyle features of respondents at the condo dwellings compared to slum dwellings.

Majority of the condo owners slum dwellers opined that many of those household activities are absent at the condo houses owing to lack of spaces and facilities at housing scheme. And on average more than 85% of the respondents preferred that their ideal condo houses and community features must have it. Furthermore, in the most important considerations for an ideal condo houses, majority of respondents preferred practical convenience to routine household activities.

It was also found out the respondents are used to engage in socio-cultural activities such as Idire, Iqube, Mahaber/Jemaat at the slum dwellings, in terms of both high intensity and depth. Nevertheless, while majority (86%) of the respondents preferred to engage in those socio-cultural practices at the condo dwellings as much frequently as it is in the slums, they opined that the practices are rare or less frequent at the condo dwellings. It was found out that there is a system

organization imposed, that is parcel based association aimed at ‘developmental undertakings’ rather than former system of organization, which was voluntary and based on pre-existing common tradition, belief and ideological system.

When it comes to the relationships between selected lifestyle dimensions and condo housing preferences of the respondents, majority of the lifestyle dimensions have shown statistically significant correlation with having them at the condo housings. For example, out of the total of 98% respondents who indicated that Equb/Edire/Maheber/Jemaatis widely practiced at the slum dwellings, 86% preferred to have it at the condo site. Hence, lively social cultural practices at the condo dwellings may have raised social connectivity and channels of resources, and may have prompted the condo housing preferences of condo winners slum dwellers to reside and remain condo dwellers. Similarly, there was statistically significant correlation between cultural adequacy and condo housing preference. Thus, cultural inclusions in the housing as well as community features could have had positive impact on the condo housing preference of condo winners slum dwellers.

In general, the study shows that the IHDP condominium houses apparently appeals to the (upper) middle class's socioeconomic status and lifestyles. Thus, former low-income kebele house occupants are not only forced to live in a manner that ignores or expands their social and cultural traditions in the kebele houses, but they also have few options for social mobility to adapt to changing lifestyle demands or spending requirements.

With regards to out door green spaces and recreation centers at the site, there is one(or two) slots of land dubbed as greeneries and recreations in the site which are built for the community. But, the facilities are contracted to business men as café and tea area, and are not open and free of charge to the condo dwellers. In addition, it was found that there is better access to services and places of worship which is accessible nearby, and even better than response rate for the slum dwellings.

5.3 CONCLUSIONS

Based on the demographic features of the condo winners slum dwellers majority of them had low level of educational attainment, married and have sizeable family with low level monthly income. Their socio-demographic indicators which have been traditionally employed to forecast housing demand, indicate that they are low income; thus, the respondents would have preferred to have the low income, affordable condo housings at the study area.

On one hand, lack /absence of specific condo housing and communal features related practical convenience to daily household activities has appeared to have disruptive impact on the core commoning household works, resulted in substantial decline in condo dwellings. This is supported by the finding in ‘ the most important considerations for an ideal condo house,’ where majority of the respondents preferred its convenience to routine household activities as the first

and its price as second significant aspects, respectively. Furthermore, lack of consultations with the would be residents over different issues in relation to the condo housings and its community features, appear to have deluded the residents about the realities on the ground. Thus, it is possible to conclude that there is unexpected change in lifestyle dimensions of the respondents in the move from slums to condo houses which appear to have negatively impacted condo housing preferences of condo winners forcing them retreat to/remain slum dwellers.

On the other hand, as the relocation and resettling of the condominium residents has not been based on natural, selective flows that occur as corollary to household income rise, and as they have not been from different income groups, the socioeconomic standings of condo neighbourhoods has not been affected by the residential mobility nor risen in hierarchy; i.e, move to higher levels of education, get better jobs and more income. Furthermore, they have been disrupted from the kinds of income-generating activities the residents used to engage in while they were in their kebele neighbourhoods. Thus, their stalled lower level of socio-economic dimensions indeed hindered them from reconciling the residential space with the new housing cost and lifestyle spending requirements.

In addition, there is reduced engagement in terms of the socio-cultural practices such as Idire, Iqube, Mahaber/Jemaat at the condo dwellings, which was lively and vibrant at the slum dwellings. This largely because of the physical space in which people are living, the condo which is typologies of apartments, where social interactions are limited due to the layout and structure of the dwellings. Moreover, the social organizational system put in place which is parcel based aiming only at 'developmental undertakings' rather than considerations relating to pre-existing tradition, belief and ideological systems estranged one from the other in the community. This looked to have resulted in insufficient social networkings and neighborliness, and probably inadequate economic and social wellbeing, becoming an additional driver of residential retreat to the slums by way of renting or reuniting with former families and remain slum dwellers..

Thus, relocation to condominiums, former kebele house residents are not only obliged to live in a manner that does not consider or expand their social and cultural practices in the kebele houses, but also hardly got opportunities for social mobility to adjust to the changing lifestyle requirements. Therefore, the owners obliged to rent out their housing units to middle and upper income people and move out to live elsewhere.

With regards to the selected relationships between lifestyle dimensions and condo housing preference of the respondents, all the cross tabs run on selected tests indicated statistically significant relationships between lifestyle dimensions and condo housing preference. An ideal residence location appeared to be related to the social cultural practices, cultural inclusiveness and practical conveniences in the housing as well as community features to daily housework that could have had positive impact on the condo houses preference.

There is better access to greenery and recreation centers at condo site, compared to the slums. However, given the higher density, the site look to have limited open spaces, and thus, negatively impacted neighbourhood interactions and cohesions. This in turn might have adversely affected condo housing preferences of the condo winners slum dwellers. Concerning, access to social services and places for worship, the condo site is by far better than the slum dwellings.

In general, life style incompatibility compounded by low level of socioeconomic, sociocultural constraints and the housing scheme, had evident role on condo housing dissatisfaction in Lideta condo site, forcing condo owners remain slumdwellers. Thus, if the challenges are not averted, some of the initial/pillar objectives of the IHDP housing programme of reducing the number of slum dwellers and clearing all slums within the given period of time to improve the housing conditions the city will not see the light of the day. Thus, the conceptual model of the study that presupposed that the sociocultural, socioeconomic and routine household activities of a household determined the lifestyle and housing values of the household which in the end determine housing preferences has been supported by the findings of this study (fig. 2).

5.4 Recommendations

There are three actors who should make at most effort to resolve the constraints in an effort to ensure the condo housings are inhabitable and affordable; which are the government, the associations and home owners.

- As facilities and infrastructure are essential components a housing to be considered adequate, pertinent bodies of the government in collaboration with the condo associations need to take measures to restore the communal kitchens and the greeneries at Lideta site to their intended objectives ;
- There is the need for appropriate spatial planning to maintain the link between affordable housing and economic development, to enhance condo dwellers' socioeconomic status.
- Addis Ababa housing Development Corporation and condo house developers need to take steps to capitalize on functionality in housing design to accommodate our customary routine household activities and socio-cultural heritages in to the specific condo houses and community features to ensure smooth housing transition.
- The city authorities need to consider a range of options for financing access to condominium families who simply cannot afford the condominium housing costs and the changed lifestyle spending requirements; for example,
 - turning the twenty years loan scheme in to more flexible, longer-term, inter-generational loan.
 - authorities can work out schemes that can facilitate sources of finance with affordable bank interest rates to help condo winners meet housing cost needs. Furthermore, there is also the need for continuous capacity building programs to encourage the saving culture of the community and

- linking to iqube and iddir associations
- The city authorities and AAHDC need to consider alternatives to the condominium model, since it does not seem to be a realistic option for the very poor without subsidies.
- The researcher has also learned that the study could have been a lot better if many more specific condo housing features have been included in the study. It is therefore recommended that future research in connections between lifestyle and housing preference, especially condo housing preference should consist of elements of interior design such as space, forms, light, colour, texture and patterns; and exterior design features such as wall materials, structure and other aesthetics etc.

REFERENCES

- Agus, M. R., Doling, J., Lee, D.-S. (2002). Housing policy systems in south and east Asia. Palgrave: McMillan.
- Azeb Kelemework Bihon(2007). Bihon, K. (2007). Housing for the poor in Addis Ababa. Addis Ababa. Retrieved on July 4,2010 from <http://www.lth.se/fileadmin/hdm/alumni/papers/sdd2006/sdd2006-12.pdf>.
- Andersson, R. and Musterd,S. (2005). HOUSING MIX, SOCIAL MIX, AND SOCIAL OPPORTUNITIES.Retrieved from <https://journals.sagepub.com/>
- Aragónés, J. I., Francescato,G., & Gärling, T. (2002). Evaluating residential environments. In J. I. Aragónés, G. Francescato, & T. Gärling (Eds.), Residential environments: Choice, satisfaction, and behavior (pp. 1-13). Westport, CT: Bergin & Garvey.Retrieved from <https://www.researchgate.net/>
- Arku, G.(2006). Housing and Economic Development: The Evolution of An Idea Since 1945. Habitat International 30 (2006) 1007–1017
- Alula. Pankhurst, and , A. Tiemelissan(2013). Moving to Condominium Housing: Views on the Prospect among Children and their Families. Retrieved from <https://www.scinapse.io/>
- Babatunde F. (2017). DETERMINING FACTORS FOR HOUSING AFFORDABILITY IN IBADAN, NIGERIA. Ethiopian Journal of Environmental Studies & Management 10(5): 642 – 653, 2017.
- Beamish, J. O.,Goss, R. C., & Emmel, J. (2001). Lifestyle influences on housing preferences. Housing and Society, 28(1&2). Retrieved from <https://www.researchgate.net/>
- Beyer, G. H. (1959). Housing and personal values (Memoir 364). Ithaca, NY: Cornell University Agricultural Experiment Station.Retrieved from <https://www.researchgate.net/>
- Beyer, G. H., Mackesey, T. W., & Montgomery, J. E. (1955). Houses are for people (Research Publication No. 3). Ithaca, NY: Cornell University Housing Research Center.
- Belay W. Getachew (1996). Economic Analysis of inflation from the short run and long run, perspectives (the case of Ethiopia).
- Bihon, K. (2007). Housing for the poor in Addis Ababa. Addis Ababa. Retrieved on July 4, 2010 from <http://www.lth.se/fileadmin/hdm/alumni/papers/sdd2006/sdd2006-12.pdf>
- Clark, W. and Huang, Y.(2003). The Life Course and Residential Mobility in British Housing Markets. *Environment and Planning* , 2003, vol. 35, issue 2, 323-339
- Chapman,T. and Hockey, J.(1999). Ideal Hmes?Social Change and Domestic Life. Psychology Press,
- Chaney, D. (1996) Lifestyles, Routledge, London. Retrieved from <https://www.researchgate.net/>

- Charitonidou, M.(2021). Housing Programs for the Poor in Addis Ababa: Urban Commons as a Bridge between Spatial and Social. *Journal of Urban History* 1–20. Retrieved from <https://journals.sagepub.com/>
- Clark, W. and Huang, Y.(2003). The life course and residential mobility in British housing markets. *Environment and Planning A* 35 (2). Retrieved from <http://scholar.google.de/>
- Coolen, H. and Hoekstra, J. (2001) Values as Determinants of Preferences for Housing Attributes, *Journal of Housing and the Built Environment*.Retrieved from <https://www.researchgate.net/>
- Coolen,H.(2004). Culture, Lifestyle and the Meaning of a Dwelling. OTB Research Institute for Housing, Urban and Mobility Studies Delft University of Technology. Retrieved from <https://www.researchgate.net/>
- Coetzee,T.P.(2016). An analysis of housing preferences among middle-income buyers in Potchefstroom. Retrieve from <https://dspace.nwu.ac.za/>
- Cunningham ,M. K. and MacDonald, G.(2012). Housing as a Platform for Improving Education Outcomes among Low-Income Children. Retrieved from <https://www.urban.org/research/>
- Cutler, V.F. (1947). Personal and Family Values in the Choice of a Home. Cornell University Agricultural Experiment Station Bulletin No. 840.
- CSA (2010), the 2007 Population and Housing Census of Ethiopia, Results for Addis Ababa City Administration.Statistical Report. Addis Ababa, Ethiopia.
- City Government of Addis Ababa Bureau of Finance and Economic Development(2013). Socio-Economic Profile of Addis Ababa For the Year 2004 E.C/2011/12G.C.
- Dawit Gorems. (2016). Public Housing Provision: The Current Housing Condition of Condominium Applicants in GulleleSub-city,Addis Ababa, Ethiopia. Retrieved from <http://etd.aau.edu.et/handle/123456789/931>.
- Delz,S.(2014). ETHIOPIA’S LOW-COST HOUSING PROGRAM: How Concepts of Individual Home-Ownership and Housing Blocks Still Walk Abroad. Department of Architecture, Institute of Urban Design,
- Dillman, D. A., Tremblay, K. R., Jr., & Dillman, J. J. (1979). Influence of housing norms and personal characteristics on stated housing preferences. *Housing and Society*, 6(1).
- FDRE National Planning Commission (2016, May).Growth and Transformation Plan II (2015/16-2019/20). Retrieved from: <http://www.npc.gov.et/>
- Femi A. et al, (2015). Socio-Economic Factors in Measuring the Demand for Residential Neighbourhood in Nigeria. Retrieved <https://www.researchgate.net/>

Getachew Mequanent(1996).The Role of Informal Organizations in Resettlement Adjustment Process: A Case Study of Iqubs, Idirs and Mahabers in the Ethiopian Community in Toronto.

Generalov, V P and Generalova, E M.(2019). Influence of human lifestyle on creating typological structure of residential urban environment. Samara State Technical University, 244, Molodogvardeyskaya st., Samara, 443100, Russia.

Giuliano,G. et al.(2019). Agglomeration economies and evolving urban form. The Annals of Regional Science; Heidelberg Vol. 63, Iss. 3. Retrieved from <https://www.researchgate.net/>

Gauvain, M., Altman, I., Fahim, H. (1983). Homes and social change: A cross-cultural analysis. In N. R. Feimer & E. S. Geller (Eds.), Environmental psychology: Retrieved from <https://www.researchgate.net/>

Gokce D and Chen F (2018). Sense of place in the changing process of house form: Case studies from Ankara, Turkey. Environment and Planning B Urban Analytics and City Science. Retrieved from <https://www.researchgate.net/>

Hartley, D.(2014). Endogenous gentrification and housing price dynamics. Journal of Public Economics Volume 100, April 2013, Pages 45-60

Hendrix, J.(2015). The Dialectics of Form and Function in Architectural Aesthetics. Retrieved from <https://journals.openedition.org/>

Hoover, E. M., & Vernon, R. (1959). Anatomy of a metropolis. The changing distribution of people and jobs within the New-York metropolitan region. New York: Harvard University Press.

Felix Heisel, “Housing Typologies: A Case Study in Addis Ababa,” in Building Ethiopia: Sustainability and Innovation in Architecture and Design, ed. Zegeye Cherenet and Helawi Sewnet (Addis Ababa: Ethiopian Institute of Architecture, Building Construction and City Development, 2012),

Femi, B. et al. (2015). Socio-Economic Factors in Measuring the Demand for Residential Neighbourhood in Nigeria. Retrieved from <https://www.researchgate.net/>

Ingwani et al.(2010). Design Considerations and Sustainable Low Cost Housing Provision for the Urban Poor in Addis Ababa, Ethiopia. Tendayi Gondo, Department of Urban and Regional Planning, University of Venda, South Africa.

Kai, Z. (2020).The Correlation Research between Lifestyle Changes and Evolution of Residential Communities – Based on a Survey of Shanghai, China. ARCHITECTURAL RESEARCH, Vol. 22, No. 1(March 2020). pp.1-11

Keller, E.J.; Mukudi-Omwami, E.(2017) Rapid urban expansion and the challenge of pro-poor housing in Addis Ababa, Ethiopia. Afr. Rev. 2017, 9, 173–185

- Kwon, H., and Kim, S.(2019). Characteristics of Residential Space in Response to Changed Lifestyles: Focusing on the Characteristics of Residents and the Relationship between Individual and Family. Retrieved from <https://www.tandfonline.com/>
- Jansen ,T. (2012). What is the worth of values in guiding residential preferences and choices? Retrieved from <http://www.Springerlink.com>.
- Jansen ,T. *et al.* (2011). The Measurement and Analysis of Housing Preference and Choice. Springer Netherlands. VI, 272. Retieved from <https://www.springer.com/>
- Jabareen, Y. (2005). CULTURE AND HOUSING PREFERENCES IN A DEVELOPING CITY. ENVIRONMENT AND BEHAVIOR, Vol. 37 No. 1. Retieved from <https://www.researchgate.net/>
- Janetius, S.T., Alemayehu Tibebe & Mini TC, (2016). Abyssinia in the New Millennium (Revised Edition), Amazon CS Publication.
- Jansen, S.J.T. What is the worth of values in guiding residential preferences and choices?. *J Hous and the Built Environ* **27**, 273–300 (2012).
- Jenning, V. and Bamkole, s.(2019). The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion. Retrieved from <https://www.researchgate.net/>
- Keil, R., et al. (2016). Governing cities through regions: Canadian and European perspectives. Wilfrid Laurier Univ. Press.
- Keivania, R. and Wernab, E.(2001). Modes of housing provision in developing countries. Research and Development Unit, Headquarters of the United Nations Volunteers Programme, Postfach 260 IIID-53153, Bonn, Germany.
- Kriese a. & Scholz, Roland. (2011). The Positioning of Sustainability within Residential Property Marketing. Retrieved from <https://journals.sagepub.com/toc/usj/48/7>
- Karsten, L.(2006). Housing as a Way of Life: Towards an Understanding of Middle-Class Families' Preference for an Urban Residential Location. *Housing Studies*, Vol. 22, No. 1, 83–98. Retrieved from <https://www.researchgate.net/>
- Larcombe, D. *et al.* (2019). High-Rise Apartments and Urban Mental Health—Historical and Contemporary Views.
- Larsen, L.*et al.* (2019). The Impact of Rapid Urbanization and Public Housing Development on Urban Form and Density in Addis Ababa, Ethiopia. Retrieved from <https://www.researchgate.net/>
- Lehrer, U., Keil, R., & Kipfer, S. (2010). Reurbanization in Toronto: Condominium boom and social housing revitalization. *disP-The Planning Review*, 46(180).

- Lee, Amanda(2005). Affordability of current, and healthy, more equitable, sustainable diets by area of socioeconomic disadvantage and remoteness in Queensland: insights into food choice. *International Journal for Equity in Health*, 20 (1) 153, 1-17. doi: 10.1186/s12939-021-01481-8
- LiMbuMba,T. (2010). Exploring social-cultural explanations for residential location choices: The Case of an African City - Dar es Salaam. *Built Environment analysis* Stockholm, Sweden.
- Lindberg, E., Gärling, T. and Montgomery, H. (1989) Belief- Values Structures as Deter- minants of Consumer Behavior: A Study of Housing Preferences and Choices, *Journal of Consumer Pol.*
- Mary, C and Graham, M.(2012). Housing as a Platform for Improving Education Outcomes among Low- Income Children. Urban Institute.Harvard University's Joint Center for Housing Studies, New York University's Furman Center for Real Estate and Urban Policy. Retrieved from <https://www.urban.org/>
- Maarten van Ham(2016).Urban Socio-Economic Segregation and Income Inequality. Retrieved from <https://papers.ssrn.com/>
- Mazdak, Irani etal. Evolution of Residential Building in Iran based on Organization of space. *Asian Culture and History* 9 (2):46-59 (2017)
- Mittelbach, Frank G. and Ebin, Joe (1975) "Condominium Housing: Some Social and Economic Implications," *The Journal of Sociology & Social Welfare* : Vol. 3 : Iss. 2 , Article 9. Retrieved from <https://scholarworks.wmich.edu/jssw/vol3/iss2/9>
- Mikyoungha & Margaret J. Weber (1992) Housing Values Patterns and Orientation of Households, *Housing and Society*, 19:3, 21-30, DOI: 10.1080/08882746.1992.11430141
- Ming, N. and Chen, Y.(2021).The role of housing in China's social transformation.
Housing Studies .Volume 36, 2021 - Issue 4
- Morris, E. W., &Winter, M. (1978). *Housing family and society*. New York, NY: John Wiley & Sons, Inc.Retrieved from <https://www.researchgate.net/>
- Musterd ,S. and Andersson, R.(2005). *Housing Mix, Social Mix, and Social Opportunities*. Retrieved from <https://www.researchgate.net/>
- Muth, R. F. (1973). A vintage model of the housing stock. *Papers of the Regional Science Association*, 30(1), 141–156. doi:10.1007/BF01941811
- MWUD.(2007, December).Plan For Accelerated and Sustained Development To End Poverty: Plan for Urban Development and Urban Good Governance. Retrieved October 26, 2015, from www.ldphs.org.za/
- MWUD.(2015).National Report on Housing & Sustainable Urban Development. Retrieved from <https://uploads.habitat3.org/>

- Montgomery, J. (1966). Family housing values – Meaning and implications. Unpublished manuscript, Florida State University, Tallahassee, FL.
- Mahdavi, A. and Habib F. (2016). Explaining the role of cultural, social and economic factors on quality of residence in urban neighborhoods: A case study of Kerman. *Journal of Geography and Regional Planning*. Retrieved from <http://www.academicjournals.org/JGRP>
- Modai-Snir, T. and Maarten, v. Structural and Exchange Components in Processes of Neighbourhood Change: A Social Mobility Approach. Retrieved from <https://ideas.repec.org/>
- Ngai Ming Yip & Jie Chen (2021) The role of housing in China's social transformation, *Housing Studies*, 36:4, 449-454, DOI: 10.1080/02673037.2021.1914410
- ORAAMP, (2002). Socio-economic sectoral Report. The Revised Addis Ababa Master Plan.
- Park, R. E. (1952). *Human communities*. Glencoe, IL: Free Press.
- Plummer, J.T. (1974) 'The Concept of Life Style Segmentation', *Journal of Marketing*. Retrieved from <https://www.researchgate.net/>
- Plummer, J. T. (1974). The concept and application of life style segmentation. *Journal of Marketing*, 38(1), 33-37.
- Kriese, U. and Scholz R. W. (2011) The Positioning of Sustainability within Residential Property Marketing . Retrieved from <http://usj.sagepub.com/content/48/7/1503>
- Why Housing Matters for Upward Mobility: Evidence and Indicators for Practitioners and Policymakers
- Ramakrishnan, K. (2021). Why Housing Matters for Upward Mobility: Evidence and Indicators for Practitioners and Policymakers. Retrieved from <https://www.urban.org/research>
- Rapoport A (1969) *House form and culture*. Englewood Cliffs, NJ: Prentice Hall. Retrieved from <https://www.researchgate.net/>
- Reynolds, F. and Darden, W. (1972) Intermarket Patronage: A Psychographic Study of Consumer. *Journal of Marketing* Oct., 1972, Vol. 36, No. 4 (Oct., 1972), pp. 50-54. Retrieved from <https://www.researchgate.net/>
- Rosen, G. and Walks, Alan (2013). Rising Cities: Condominium Development and the Private Transformation of the Metropolis. *Geoforum*. Retrieved from <https://geography.utoronto.ca/profiles/>
- Rosen, G., & Walks, A. (2015). CASTLES IN TORONTO'S SKY: CONDO-ISM AS URBAN TRANSFORMATION. *Journal of Urban Affairs*, 37(3), 289-310.
- Rosen, G., & Walks, A. (2013). Rising cities: Condominium development and the private transformation of the metropolis. *Geoforum*, 49, 160-172.

- Saunders, P. (1990). *A Nation of Homeowners*. London: Unwin. Retrieved from <https://www.researchgate.net/>
- Samuel, S. Weldemariam. (2017). Success of high-rise residential condominium housing development program in meeting its objectives and its liveability in Addis Ababa: A case of Bole sub city. *Journal of Geography and Regional Planning*. Retrieved from <http://www.academicjournals.org/>
- Sirgy, M., Grzeskowiak s., and SU, C. (2005). Explaining housing preference and choice: The role of self- congruity and functional congruity. *Journal of Housing and the Built Environment*, 2005, Vol. 20, No. 4 (2005), Retrieved from <http://www.Springerlink.com>.
- Schwartz, S. H. (1994). Are there universal aspects in the structure and contents of human values? *Journal of Social Issues*, 50(4). Retrieved from <https://psycnet.apa.org/>
- Schelling, T. C. (1971). Dynamic models of segregation†. *The Journal of Mathematical Sociology*, 1(2), 143–186. doi:10.1080/0022250X.1971.9989794
- Sharma, A. K.(2018). Influence Of ‘Culture’ On Affordable Housing Typologies. Retrieved from <https://www.researchgate.net/>
- Sixsmith, J. (1986). The meaning of home: An exploratory study of environmental experience. *Journal of Environmental Psychology*, 6(4), 281–298. <https://www.researchgate.net> ›
- Sweeney, J. L. (1974a). Quality, Commodity Hierarchies, and Housing Markets. *Econometrica*, 42(1), 147. doi:10.2307/1913691
- Sweeney, J. L. (1974b). A commodity hierarchy model of the rental housing market. *Journal of Urban Economics*, 1(3), 288–323. doi:10.1016/0094-1190(74)90010-2
- Tarekegn, A. (2004). *Urban development and Housing for Low income Groups in Ethiopia*, London; published by RICS Foundation publishing.
- Tao, S.(2003). A Cross-Cultural Comparison Of Life Style Between Taiwanese and US Consumers. Fu Hsing Kang College, Taiwan. Retrieved from <https://web.uri.edu/iaics/files/05-Sheng-Ping>.
- Tebarek, L. (2013). Inner city Housing and urban Development – Induced displacement: Impact on Poor Female-Headed Households in AradaSubcity of Addis Ababa, Ethiopia. *Journal of Sustainable Development in Africa* (Volume 15, No.2, 2013)
- Tekelehaimanot, A.(2015).Challenges and Prospects of Communal Service Governance: The transferred Condominium Houses in Addis Ababa (Yeka sub-city)
- Tsion Getachew.2016. Assessment of living condition and affordability of condominium housing in Addis Ababa. Addis Ababa, Ethiopia.
- Terefera, D. and Yanyi K. (2015). Overcrowding of Residential Houses in Ethiopia: A Study of Selected Demographic and Socio-Economic Correlates.

- Tesfaye, Abera. (2007). Problems and Prospects of Housing Development in Ethiopia. *Property Management*, 25 (1), 27-53. Addis Ababa, Ethiopia.
- Thomas, M. (2017). The Benefits Of Affordable Housing An Assessment Of Recent Literature For Municipalities Retrieved from <https://www.semanticscholar.org/>
- UNCHS (1996). *An Urbanizing World: Global Report on Human Settlements*. Oxford: Oxford University Press. Retrieved from <https://www.oecd.org/dev/pgd/46837274.pdf>
- UN General Assembly, Universal Declaration of Human Rights(1948). available at: <https://www.refworld.org/>
- UN-HABITAT.(1991). Ethiopia Urban Profile.Retrieved February 25, 2016, from <http://www.unhabitat.org/pmss/listItemDetails.aspx?publicationID=2719>.
- UN-HABITAT.(2008). Ethiopia Urban Profile.Retrieved February 22, 2016, Retrieve from <http://www.unhabitat.org/pmss/listItemDetails.aspx?publicationID=2719>.
- UN-HABITAT (2003).*The Challenge of Slums - Global Report on Human Settlements*. Retrieve from <https://unhabitat.org/>
- UN-HABITAT. (2011). *The Ethiopia Case of Condominium Housing: The Integrated Housing Development Programme*. Nairobi: United Nations Human Settlements Programme.
- UN-Habitat (2018). *ADEQUATE HOUSING AND SLUM UPGRADING*. Retrieved from <https://unhabitat.org/>
- UN-Habitat (2016). *World Cities Report 2016: Urbanization and Development - Emerging Futures*. Retrieved <https://unhabitat.org/world-cities-report>
- UNHRP. 2003. *The Housing Right program*. New York.
- van Ham, M.(2016). *Socio-Economic Segregation in European*. Retrieved from <https://papers.ssrn.com/>
- V P Generalov and E M Generalova. 2020 IOP Conf. Ser.: Mater. Sci. Eng. 775 012045. Retrieve from
- Vyncke, P.(2002). *Lifestyle Segmentation From Attitudes, Interests and Opinions, to Values, Aesthetic Styles, Life Visions and Media Preferences*. European Journal of Communication SAGE Publications (London, Thousand Oaks, CA and New Delhi), Vol 17(4).
- Von Hoffmna,A.(1996). *High Ambitions: The Past and Future of American Low- Income Housing Policy*. *Housing policy Debate*, volume 7, issue 3.
- van Diepen, A. M. L., & Arnoldus, M. (2003). *De woonvraag in de vraaggestuurde markt. Bouwstenen uit het woonmilieuanalyse en leefstijlonderzoek (rapport 23)*. Utrecht: DGW/Nethur partnership.

Villamil, J. (2010). HOW DO AGGLOMERATION ECONOMIES AFFECT THE DEVELOPMENT OF CITIES?. Retrieve from <http://www.scielo.org.co/>

Wang, L. (2016). Cultural effects on real estate market: an explanation of urbanization. An Explanation of Urbanization.

Wang, D. and Li, S. (2006). Socioeconomic differentials and stated housing preferences in Guangzhou, China. *Habitat International* 30(2):305-326

Wells W. and Tigert D. (1971). "Activities, Interests, and Opinions," *Journal of Advertising Research*, Vol. 11, No.4.

Weldemariam, S. S. (2017). Success of high-rise residential condominium housing development program in meeting its objectives and its liveability in Addis Ababa: A case of Bole sub city. *Journal of Geography and Regional Planning*, 10(5), 92-109.

World Bank (2013). End Extreme Poverty Promote Shared prosperity. Retrieve from <https://openknowledge.worldbank.org/>

Wirth, L. (1983). *Urbanism as way of Life*. The American Journal of Sociology, Vol. 44, No. 1. The University of Chicago Press.

Williams, J. (2005). Designing Neighbourhoods for Social Interaction: The Case of Cohousing. *Journal of Urban Design*. Retrieved from <https://www.tandfonline.com/>

Zavei, P. and Jusan, M. (2010). Exploring Housing Attributes Selection based on Maslow's Hierarchy of Needs. Elsevier Ltd. Selection and peer-review under responsibility of Centre for Environment-Behaviour Studies (cE-Bs Malaysia). Retrieved from <http://www.sciencedirect.com>

APPENDICES

APPENDIX I

ቀን: _____/_____/_____

የጋራ መኖሪያ ቤት ባለቤቶች ሆነው በቤቶቹ ለማይኖሩ ሰዎች የተዘጋጀ መጠይቅ

የዚህ መጠይቅ ዋና ዓላማ በአዲስ አበባ ከተማ አስተዳደር በተለይ በልደታ ክ/ከተማ በሚገኙ የጋራ መኖሪያ ቤቶች የዕጣ ዕድለኞች በቤቶቹ የመይኖሩበት ምክንያት የቤቶቹ አገነባብ፣ ይዘት እና ከባቢያዊ ሁኔታ ከባለ-ዕድለኞቹ የአኗኗር ዘይቤ ልማድ እና ባህል ጋር ባለመጣጣሙ ይሁን አይሁን ለማየት ሲሆን የጥናቱ ትኩረት የሚያደርገው በልደታ የጋራ መኖሪያ

መንደር ነው። በመሆኑም ይህ ጥናት በአዲስ አበባ ዩኒቨርሲቲ በአገር ልማት ጥናት ኮሌጅ የቀጠናዊ እና አካባቢያዊ ልማት (Regional and Local Development Studies) ትምህርት ክፍል ለድህረ ምረቃ የመመረቂያ ጽሁፍ የሚሆን መረጃ ለመስብሰብ የተዘጋጀ መጠይቅ ሲሆን እርስዎም ጊዜዎን መስዋዕት አድርገው ስለተባበሩኝ ክልብ አመሰግናለሁ።

ማሳሰቢያ :- በመጠይቁ ላይ ስምዎን መፍቶ አያስፈግም።

መልስዎን በሳጥን ውስጥ “✓ ” ምልክት በማድረግ እና በተሰጠው ክፍት ቦታ ማብራሪያ በመስጠት ምላሽዎን ያስቀምጡ።

ክፍል 1 አጠቃላይ መረጃ

1. ዕድሜ ----- 2. ያታ -----

3. የትዳር ሁኔታ

ሀ/ ያላገባ ለ/ ያገባ፣ የልጆች ብዛት :-.....

ሐ/ ባል/ሚስት የሞተበት/ባት መ/ የፈታ

4. የትምህርት ደረጃ

ሀ/ ያልተማረ ለ/ ማንባብና መፍፍ የሚችሉ ሐ/ የመጀ/ደ/ት/ት መ/ የ2ኛ ደረጃ ትምህርት

መ/ ዲፕሎማ/ ዲግሪ ሰ/ ሌላ ካለ /ያብራሩ/ -----

5. የቤተሰብ አባላት ብዛት -----

6. የሥራ ሁኔታ

ሀ/ ሥራ አጥ ለ/ የግል ንግድ ሐ/ የመንግስት ሰራተኛ መ/ የግል መስሪያ ቤት ሰራተኛ

ሠ/ መንግስታዊ ያልሆነ ድርጅት ሰራተኛ ረ/ ሌላ /ይብራሩ/ -----

7. የስንተኛው ዙር ኮንዶሚኒየም ቤቶ ዕጣ አሸናፊ ነዎት

8. በኮንዶሚኒየም መኖሪያ ቤቶ ለምን ያህል ዓመታት ኖሩ

ሀ) ምንም አልኖርኩም ለ) ከ1 አመት በታች ሐ) ከ 1 እስከ 2 ዓመት መ) ከ 2 እስከ 3 ዓመት ሠ) ከሶስት ዓመት በላይ

9. ወርሃዊ የገቢ መጠን ? ሀ/ ≤500 ለ/ 501-1000

ሐ/ 1001-1500 መ/ 1501-2000 ሠ/ 2001-2500 ረ/ ≥ 2501

10. አሁን የሚኖሩበት መኖሪያ ቤቶ ሁኔታ

ሀ) የራሴ ቤት ነው

ለ) የኪራይ ቤት ነው፣ ከሆነ እባክ ኪራዩን መጠን ቢገልጹ

.....

ሐ) ከቤተ- ሰቦቹ ጋር ነው የምኖረው

መ) ሌላ ከሆነ እባክ ይግለጹ

11. ከመኖሪያ ቦታዎ በተያያዘ በቀጣይ ያሉት ዕቅድ ምንድን ነው ?

ሀ) ወደ ኮንዶሚኒየም ቤቱ መግባት

ለ) ሌላ ቤት መከራየት

ሐ) እዛው በቀድሞ ሰፈር እና ቤት መኖር

12. ለእርሶ የቤት ባለቤት መሆንን አስፈላጊነት እንዴት ይገልጹታል ?

ሀ) ዕጅግ በጣም አስፈላጊ ነው

ለ) በጣም አስፈላጊ ነው

ሐ) አስፈላጊ ነው

መ) አስፈላጊ አይደለም

13. ተከራይ ለመሆን አልያም ወደ ቀድሞ መኖሪያ ለመመለስዎ ዋናው ምክንያት ምንድን ነው ?

ሀ) የኮንዶሚኒየም ቤቱ ስላልተመቸኝ

ለ) የኮንዶሚኒየም ቤቱ ሊፍት ስለሌለው መውጣት መውረድ ስለሰለጠኝ እና መሬት ላይ መኖር ስለፈለኩ

ሐ) የተሸለ እና ምቹ ቤት ስለፈለኩ

መ) የኮንዶሚኒየም ቤቱ ጉርብትና ስላልተመቸኝ

ሠ) በቀድሞ ቤቱ ጎረቤቶቹ ጋር ያለኝ የዕቁብ፣ ዕድር እና ማህበር/ጀማዓ ግኑኝነቴ ስለበለጠብኝ

ረ) የቅድመ-ክፍያውን መክፈልባለመቻሌ

ሰ) ባለሁብት የዕድሜ ደረጃ ቤት ስላላስፈለገኝ

ሸ) ማረፊያ ስላለኝ እና የኪራዩን ብር ስለፈለኩት

ቀ) ሌላ ምክንያት ካሉት እባክ ይግለጹ:-.....

ክፍል 2 በቀድሞ ዘመን በተሰሩ ቤቶች (slum dwellings) እና በኮንዶሚኒየም ኑሮ የአለት ተዕለት ተግባራት

የሚከተሉትን የቤት ውስጥ ስራዎች አሁን በሚኖሩበት በቀድሞ ዘመን የተገነባ ቤቶች እና በኮንዶሚኒየም ቤቶች እያሉ ያከናውኑ ነበር :: አሁን በሚኖሩበት ቀድሞ ዘመን በተገነባ ቤት እና በኮንዶሚኒየም ቤቶች እያሉ ያከናውኗቸው ስለነበሩ ስራዎች አይነትና ባህሪ ከሚከተሉት ምርጫዎች ውስጥ ይምረጡ:-

1. በኮንዶሚኒየም ቤት

ሀ) ቁርስ ምሳ እና እራት ቤት እናዘጋጅ ነበር ለ) ከውጭ እንጠቀማለን

ሐ) ወደ ቤት ይዘን እንገባ ነበር ሠ) ሌላ ካለ

ያብራሩ.....

2. አሁን በምኖርበት የቀድሞ ዘመን ቤት

ሀ) ቁርስ ምሳ እና እራት ቤት እናዘጋጃለን ለ) ከውጭ እንጠቀማለን

ሐ) ወደ ቤት ይዘን እንገባለን ሠ) ሌላ ካለ

ያብራሩ.....

3. በኮንዶሚኒየም ቤት ለምግብነት የምን ጠቀመውን ሽሮ እና በርበሬ

ሀ) እራሳችን እናዘጋጅ ነበር ለ) የተፈጩ እንዣ ነበር ሐ) አንዳንድ ጊዜ
እናዘጋጃለን

አንዳንድ ጊዜ የተዘጋጀ እንዣለን መ) ሌላ ካለ

ያብራሩ.....

3. አሁን በምኖርበት የቀድሞ ሰፈር ቤት ለምግብነት የምንጠቀመውን ጤፍ

ሀ) እራሳችን አዘጋጅተን እናስፈጫለን ለ) የተፈጩ እንዣለን

ሐ) የተጋገረ እንጀራ እንዣለን መ) ሌላ ካለ ይብራሩ

.....

4. በኮንዶሚኒየም ቤቶች እያለሁ የቤተ - ሰብ ልብስ

ሀ) በልብስ ማሸን እናጥባለን፤ እናደርቅ ነበር ለ) በእጅ በማጡብ በማንጠልጠያ እናሰጣ ነበር

ሐ) ልብስ ቤት እናሣጥባለን
ያብራሩ.....

መ) ሌላ ካለ ይብራሩ ሌላ ካለ

5. አሁን በምኖርበት የቀድሞ ሰፈር ቤት የቤተ - ሰብ ልብስ

ሀ) በልብስ ማሸን እናጥባለን፤ እናደርቃለን

ለ) በእጅ በማጠብ በማንጠልጠያ እናሰጣለን

ሐ) ልብስ ቤት እናሣጥባለን
ያብራሩ.....

መ) ሌላ ካለ ይብራሩ ሌላ ካለ

5. በኮንዶሚኒየም ቤት እንደ ጠላ፣ አረቄ፣ ሻሜታ ቦርዴ ያሉ ባህላዊ መጠጦችን

ሀ) እቤት ይዘጋጃል

ለ) ከገበያ እንገዛለን

ሐ) በፍጹም አናዘጋጅም

መ) ሌላ ምክንያት ይግለጹ.....

5. አሁን በምኖርበት የቀድሞ ሰፈር ቤት እንደ ጠላ፣ አረቄ፣ ሻሜታ ቦርዴ ያሉ ባህላዊ መጠጦችን

ሀ) እቤት ይዘጋጃል

ለ) ከገበያ እንገዛለን

ሐ) በፍጹም አናዘጋጅም

መ) ሌላ ካለ ይግለጹ.....

6. በኮንዶሚኒየም መኖሪያ ሰፈር የከብት እርድ እና ስጋ ቅርጫ በተመለከተ

ሀ) አርድን እንከፋፈል ነበር

ለ) ከስጋ ቤት እንገዛ ነበር

ሐ) ሌላ ሌላ ካለ ይግለጹ.....

7. አሁን በምኖርበት የቀድሞ ሰፈር ቤት የስጋ እርድ እና ስጋ ቅርጫ በተመለከተ

ሀ) አርድን እንከፋፈል ነበር

ለ) ከስጋ ቤት እንገዛ ነበር

ሐ) ሌላ ካለ ይግለጹ.....

8. በኮንዶሚኒየም መኖሪያ ቤት ውስጥ ቡና ለማፍላት

ሀ) ቡናውን ቤት ውስጥ እንቆላ እና እንወቅጥ ነበር

ለ) የተወቀጠ የታሸገ ቡና እንገዛ ነበር

ሐ) ውጭ እንጠጣለን

መ) ቡና አንጠጣም ነበር

9. አሁን በምኖርበት የቀድሞ ሰፈር ቤት

ሀ) ቡናውን ቤት ውስጥ እንቆላ እና እንወቅጣለን

ለ) የተወቀጠ የታሸገ ቡና እንገዛለን

ሐ) ውጭ እንጠጣለን

መ) ቡና አንጠጣም

10. በኮንዶሚኒየም መኖሪያ አካባቢ

ሀ) ቤተክርስቲያን/ መስጊድ ሄደን እንጸልይ/እንሰግድ ነበር እቤት አንጸልይ ነበር ያስኬዳሉ

ለ) ቤተክርስቲያን እና መስጊዶች በቅርበት ስለሌሉ ሐ) ቤተክርስቲያን እና መስጊዶች ርቀት

መ) ሌላ ካለ ያብራሩ.....

11. አሁን በምኖርበት የቀድሞ ሰፈር ቤት

ሀ) ቤተክርስቲያን/ መስጊድ ሄደን እንጸልያለን/እንሰግዳለን እቤት እንጸልያለን/እንሰግዳለን ያስኬዳሉ

ለ) ቤተክርስቲያን እና መስጊዶች በቅርበት ስለሌሉ ሐ) ቤተክርስቲያን እና መስጊዶች ርቀት

መ) ሌላ ካለ ያብራሩ ሌላ ካለ ያብራሩ.....

12. በኮንዶሚኒየም መኖሪያ አካባቢ የነበረው ጉርብትና እና ትውውቅ

ሀ) በጠም ጠንካራ የሚባል ነበር

ለ) ጠንካራ የሚባል ነበር

ሐ) ደካማ ነበር

መ) በጣም ደካማ የሚባል ነበር

13. አሁን በምንኖርበት የቀድሞ ሰፈራችን ያለው ጉርብትና እና ትውውቅ

ሀ) በጠም ጠንካራ የሚባል ነው

ለ) ጠንካራ የሚባል ነው

ሐ) ደካማ ነው

መ) በጣም ደካማ የሚባል ነው

14. በኮንዶሚኒየም መኖሪያ

ሀ) ከጎርቤት እና ዘመድ አዝማድ ጋር ቡና እንጠራራለን ፤ የተለያዩ ክብረ በዓላትን በጋራ እናከብራለን

ለ) ከጎርቤት እና ዘመድ አዝማድ ጋር ቡና እንጠራራም ነበር፤ የተለያዩ ክብረ በዓላትን በጋራ አናከብርም

ሐ) ቡና ለብቻችን እንጠጣለን ፤ የተለያዩ ክብረ በዓላትን ለብቻችን እናከብራለን

መ) ቡና አናፈላም ፤ በዓላትን አናከብርም ነበር :: ይህ ከነበረ ምክንያት ያብራሩ.....

15. በኮንዶሚኒየም መኖሪያ ውስጥ

ሀ) ከአያቴ፣ ወላጆቼ እና ልጆቼ ጋር እኖር ነበር

ለ) ከ ወላጆቼ እና ልጆቼ ጋር እኖር ነበር

ሐ) ከ ልጆቹ ጋር እኖር ነበር ማ) ብቻዬን እኖር ነበር ሠ) ከሌሎች የቤተ-ሰብ አባላት ጋር እንኖር ነበር

16. አሁን በምኖርበት የቀድሞ ቤት ውስጥ

ሀ) ከአያቴ፣ ወላጆቼ እና ልጆቼ ጋር እንኖራለን ለ) ከ ወላጆቼ እና ልጆቼ ጋር እኖራለሁ

ሐ) ከ ልጆቼ ጋር እኖራለሁ ማ) ብቻዬን እኖራለሁ ሠ) ከሌሎች የቤተ-ሰብ አባላት ጋር እኖራለሁ

17. በኮንዶሚኒየም መኖሪያ ቤት ውስጥ ስሆን ብዙውን ጊዜዬን

ሀ) በስራ አሳልፋለሁ ለ) ቴሌቪዥን በማየት አሳልፋለሁ

ሐ) ከቤተ-ሰብ ጋር በመጨዋወተው አሳልፋለሁ ሠ) ሙዚቃ በማዳመጥ አሳልፋለሁ

ረ) ኢንተርኔት በማየት አሳልፋለሁ

18. በኮንዶሚኒየም መኖሪያ አካባቢ ዕድር፣ ዕቁብ፣ ማህበር/ጀመጫ በመሰባሰብ

ሀ) እንደቀድሞው በሰፊው ይከናወናል ለ) እንደ ቀድሞው ጥልቀት እና ስፋት አይካሄድም

ሐ) እንደነገሩ ነው ማ) ከነጭራሹ አይተገበሩም

19. በኮንዶሚኒየም መኖሪያ አካባቢ እንደ ክልኔክ፣ ት/ቤት፣ ባንክ የመሳሰሉ የአገልግሎት መስጫ ተቋማት

ሀ) በቅርበት ይገኛሉ ለ) በትራንስፖርት ካልተኬደ በቅርበት አይገኙም

ሐ) አልተገለገልኩም

20. ከኮንዶሚኒየም መኖሪያ ወደ ቀድሞ ቤቶ እና የኑሮ ዘይቤዎ በመመለሶ ጥቅም አስገኝቶሎታል?

ሀ/ አዎ ለ/ አይ

21. መልስዎ አዎ ከሆነ ካገኙት ጥቅም ትልቁን ቦታ የሚሰጡት ለየትኛው ነው?

ሀ/ ደረጃ የመውጣት የመውረድ እንግልት ቀርቶልናል ለ/ ከቀድሞ ጎረቤት፣ ዕቁብ እና ዕድርተኞቻችን ጋር የመቀላቀል ዕድል አግኝተናል ማ/ ከቤት ውስጥ ስራዎች ጋር በተያያዘ ተፈጥረው የነበሩ ችግሮች ተቃለውልናል ሠ) ላሊ/ይብራራ/.....

22. በኮንዶሚኒየም መኖሪያ ቤቱ አካባቢ አካላዊ እንቅስቃሴ እና እስፖርታዊ ማዘውተሪያ ቦታዎች ይገኛሉ ?

ሀ) አዎ ለ) የሉም ሐ) ቢኖሩም በቂ አይደሉም ማ) ሌላ ካለ ይብራራ.....

23. መልሶ የሉም ከሆነ የትኛው አይነት እስፖርታዊ ማዘውተሪያ እንዲኖር ይመኛሉ ?

ሀ) እግር ኳስ ለ) መረብ ኳስ ሐ) ቴኒስ ኳስ መ) ቅርጫት ኳስ ሠ) ሌላ ከሆነ ይግለጹ

ክፍል 3 ኮንዶሚኒየም መኖሪያ ቤቶች እና አካባቢያቸው እንዲያካትት የሚፈልጓቸውን ከበጠም እፈልጋለሁ (6) እስከ በጣም አልፈልግም (1) ድረስ በማክብብ ይግለጹ

1 = በፍጹም አልፈልግም 2 = አልፈልግም 3= ቢኖር ባይኖር ደንታ የለኝም 4= እፈልጋለሁ 5= በጣም እፈልጋለሁ

24. ኮንዶሚኒየም መኖሪያ ቤቱ የህጻናት ፍላጎቶችን ከግምት ያስገባ እንዲሆን እፈልጋለሁ

1 2 3 4 5

25. ኮንዶሚኒየም መኖሪያ ቤቱ አካባቢ የተለያዩ እስፖርታዊ እንቅስቃሴዎች ማዘውተሪያ ሜዳዎች እንዲኖሩት እፈልጋለሁ

1 2 3 4 5

26. ኮንዶሚኒየም መኖሪያ ቤቱ የኢትዮጵያውያንን አኗኗር ዘይቤ የሚያግዙ የግል መገልገያ ቦታዎች እንዲኖሩት እፈልጋለሁ

1 2 3 4 5

27. ኮንዶሚኒየም መኖሪያ ቦታው፣ ዲዛይኑ እና ማስዋጫዎችን በራሴ ምርጫ እንዲሆን አልፈልጋለሁ

1 2 3 4 5

28. ኮንዶሚኒየም መኖሪያ ቤቱ አካባቢ ጠንካራ ጉርብትና እንዲኖር አልፈልጋለሁ

1 2 3 4 5

29. ኮንዶሚኒየም መኖሪያ ቤቱ ከቤተ-ሰቦቹ ጋር ጊዜዬን በጋራ የማሳልፍበት እንዲሆን እፈልጋለሁ

1 2 3 4 5

30. ኮንዶሚኒየም መኖሪያ ቤቱ ከዕቁብ፣ ማህበር/ጀማዕ እና ዕድርተኞቹ ያልራቀ እንዲሆን እፈልጋለሁ

1 2 3 4 5

31. ኮንዶሚኒየም መኖሪያ ቤቱ ከጎራቤቶች የተከለለ እና የተጠበቀ እንዲሆን እፈልጋለሁ

1 2 3 4 5

32. ኮንዶሚኒየም መኖሪያ ቤቱ ሽሮ እነ በርበሬ መዘጋጃ የግል ቦታ እንዲኖረው እፈልጋለሁ

1 2 3 4 5

33. ኮንዶሚኒየም መኖሪያ ቤቱ አካባቢ እንደ ጠላ፣ጠጅ፣ አረቄ ፣ሻሜታ እና ቦርዴ የመሳሰሉ ባህላዊ መጠጦች ማዘጋጀት የምችልበት የግል ቦታ እንዲኖረው እፈልጋለሁ

1 2 3 4 5

34. ኮንዶሚኒየም መኖሪያ ቤቱ አገራዊ ወጣ፣ ባህልን የሚያንጸባርቁ ውስጣዊ እና ውጫዊ ገጽታዎች እንዲኖሩት እፈልጋለሁ

1 2 3 4 5

ክፍል ሶስት :- የኮንዶሚኒየም መኖሪያ ቤት ገጽታዎች(features) ላይ ያሉት አስተያየት

በዚህ ክፍል ለእርሶ ተመራጭ የሆነ የኮንዶሚኒየም ቤት ሊያሟላ ይገባል የሚሏቸውን ገጽታዎች ይጠቁማሉ። በዚህ መሰረት ለእርሶ በጣም ጥሩ እና ተመራጭ ነው የሚሏቸውን የኮንዶሚኒየም መኖሪያ ቤት ገጽታዎች እና ባህሪያት በመምረጥ እና በማክበብ መልሶን ያስቀምጡ።

35. ተመራጭ ነው ብለው ባመኑት የኮንዶሚኒየም መኖሪያ ቤት የትኛው ገጽታው የተሸለ ይማርኩታል

ሀ) የውስጥ እና የውጭ ዲዛይን

ለ) ቤቱ ያለበት አካባቢ ማራኪነት

ሐ) ዋጋው

መ) የቤቱ ስፋት

ሠ) ለትምህርት ቤት፣ ለስራ ቦታ እና ለመሳሰሉት አገልግሎት መስጫ ያለው ቀረቤታ

ረ) ለዘመድ አዝማድ፣ ጎረቤት እና ማህበርተኞች ያለው ቀረቤታ

ሰ) ለዕለት ተዕለት የቤት ውስጥ ስራዎች ማለትም ምግብ ማብሰል፣ ልብስ አጠባ እና ሌሎች ዝግጅቶች ያለው ምቹነት

ሸ) ሌላ ነው ካሉ እባክ ይግለጹ _____

36. የኮንዶሚኒየም መኖሪያ ቤቶች የት ቢሆን ይመርጣሉ ?

ሀ) መሃል ከተማ (ከከተማ ወጣ ያለ አካባቢ) ገጠራማ አካባቢ መ/ሌላ ነው ካሉ እባክ

ይግለጹ.....

37. ተመራጭ ነው ብለው ባመኑበት የኮንዶሚኒየም መኖሪያ ቤት አካባቢ ለየትኛው የጋራ የሆነ መጠቀሚያ የተሸለ ዋጋ ይሰጣሉ ?

ሀ) ለነዋሪዎች አገልግሎት መስጫ ተቋማት (ለመኖሪያው አካባቢው) ለነዋሪዎቹ ታዋቂነት

መ) ለመዝናኛ እና አረንጓዴ ስፍራው ሠ) ሌላ የተለየ አለ ካሉ ይግለጹ :-.....

38. የኮንዶሚኒየም መኖሪያ ቤቶችን ከመምረጥ አኳያ ከሚከተሉት አማራጮች ውስጥ ለየትኛው ቅድሚያ ይሰጣሉ

ሀ) ለትምህርት ቤት ወይም ለስራ ቦታ ያለውን ቀረቤታለ) መሃል ከተማ ከመሆን አኳያ

ሐ) ለገበያ ቦታ ካለውን ቀረቤታ አኳያ መ) ለትራንስፖርት ካለው አመቺነት አንጻር

ሠ) ለሆቴሎች እና ካፌዎች ካለው ቀረቤታ አንጻር (በማህበር/ጀማሳ፣ እቁብ እና እድር አንድ ከሆኑት ጎረቤቶች አንጻር

ሸ) በዕምነት እና ባህል ከሚመሰጠው ሰዎች ጉርብትና አንጻር

ቀ) ሌላ የተለየ አለ ካሉ ይግለጹ :-.....

39. የኮንዶሚኒየም መኖሪያ ቤቱ አገልግሎት ኢትዮጵያዊ ወጣ፣ ልማድ እና ባህልን

ሀ) በደንብ ያንጸባርቃል ለ) በከፊል ያንጸባርቃል ሐ) አያንጸባርቅም መ) በፍጹም አያንጸባርቅም

45. ከኮንዶሚኒየም መኖሪያ ቤቱ ግንባታ በፊት በግንባታው ዲዛይን፣ ቦታ እና አብረናቸው ስለ ምንኖር ጎረቤቶቻችን ላይ

ሀ) ውይይቶች አድርገን ነበር ለ) ውይይቶች አላደረግንም ሐ) ውይይቶች እንድንገኝ ተጠይቀን አልተገኘንም

40. ከኮንዶሚኒየም መኖሪያ ቤቱ ግንባታ በፊት በግንባታው ዲዛይን፣ ቦታ እና የመሳሰሉ ጉዳዮች ላይ

ሀ) አስተያየቶቻችን ተካተዋል ለ) አስተያየቶች አልተካተቱም

41. በተለምዶ ኮሙዩናል ተብሎ የሚጠራው የጋራ ቦታ/ ኩሺና

ሀ) ለታለመለት ዓላማ በመዋል ላይ ይገኛል ለ) ለሌላ ዓላማ ውሏል ሐ) ተከራይቷል መ) ሌላ ካለ

ይግለጹ.....

41. ከጋራ መኖሪያ ቤት ከአገነባብ እና ሌሎች የቤቶቹ ገጽታዎች አንጻር ለመልቀቅ ያበቃኝ ትልቁ ችግር ነው ብለው የሚያምኑት የትኛውን ነው ?

ሀ) ደረጃ መውጣት መውረዱ ለ/ ለኢትዮጵያውያን ለምንታወቅባቸው ሽሮ፣ በርበሬ እና የመሳሰሉ ዝግጅቶች አመቺ ባለመሆኑ ሐ) ከጎረቤቶች ጋር የለው ግንኙነት ጥሩ ባለመሆኑ መ) ሽንት ቤቱ፣ ኩሺናው፣ሳሎኑ እና መኝታው ያላቸው አደራደር ወይም አገነባብ አመቺ ባለመሆኑ ሠ) ሌላ ካለ ይብራራ.....

42. የጋራ መኖሪያ ቤቱ ሥፋት፣ የክፍልች ብዛት እና የጣሪውን ርዝመት በቂ ነው ብለው ያምናሉ?

ሀ/አዎ ለ) አይደለም ሐ) ሌላ ካለ ይብራራ.....

43. የኮንዶሚኒየም መንደሩን ዲዛይን(sight plan) እንዴት ይገልጹታል ?

ሀ) ዝብርቅርቅ ያለ ለ) ቅርጽና ስርዓት ያለው ሐ) ሌላ ካለ ይብራራ.....

44. የኮንዶሚኒየም መንደሩን ህንጻዎች ለመኖሪያነት ምቹ ከመሆን አንጻር የህንጻዎ/የፎቁቹ ርዝመት እንዴት ይገልጹታል

ሀ) በጣም ረዝሟል ለ) መካከለኛ ነው ሐ) አጭጭር ናቸው መ) ሌላ ካለ ይብራራ.....

የኮንዶሚኒየም መኖሪያ ቤቶችን ይምረጡ ቢባሉ እንዲሟሉለት ከሚፈልጓቸው ገጽታዎች ወይም አገልግሎቶች መካከል እንደ አስፈላጊነታቸው ደረጃ ፊደላቱን በመክበብ ያሳዩ።

45. የቤት ውስጥ መገልገያ፡- የግል የልብስ ማጠቢያ እና መድረቂያ ማሸን

ሀ. የግድ ሊኖረው ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

46. የግል በረንዳ

ሀ) የግድ ሊኖረው ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

47. የራሱ የሆነ ሽንት ቤት ኩሺና እና እቃ ማከማቻ

ሀ. የግድ ሊኖረው ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

48. የጋራ የሆነ መኪና ማቆሚያ ቦታ

ሀ. የግድ ሊኖረው ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

49. የግል መኪና ማቆሚያ ቦታ

ሀ. የግድ ሊኖረው/ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

50. ሸክላ ጣሪያ

ሀ) የግድ ሊኖረውይገባል) ቢኖረው ዕመርጣለሁ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

51. የኮምፒዩተር ማስቀመጫ እና መጽሃፍት መደርደሪያ

ሀ) የግድ ሊኖረውይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

52. በዘመናዊ ቴክኖሎጂ የታገዘ ጥበቃ

ሀ) የግድ ሊኖረው ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

53. ከተፈቀደላቸው ሰዎች ውጪ ሌሎች የማይገቡበት የጥበቃ ስርዓት

ሀ) የግድ ሊኖረው ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እርጣለሁ

54. የግል ሽሮ፣ በርበሬ ሌሎች ቅመሞች ማድረቂያ እና መውቀጨያ ቦታ

ሀ) የግድ ሊኖረው ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

55. የጋራ የኩብት ዕርድ እና ቅርጫ መከናወኛ ቦታ

ሀ) የግድ ሊኖረው ይገባል) ቢኖረው ዕመርጣለሁ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እመርጣለሁ

56. የጋራ የመዋኛ ገንዳ

ሀ) የግድ ሊኖረውይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

57. ዎክ ማድረጊያ ስፍራዎች

ሀ) የግድ ሊኖረውይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

58. ለዕቅብ ፣ዕድር እና ማህበር ተግባራት የሚሆን ስፍራ

ሀ) የግድ ሊኖረው ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እመርጣለሁ

59. የጋራ ጸሎት እና ክብረ-በዓላት ማከናወኛ ስፍራ

ሀ) የግድ ሊኖረው ይገባል) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እርጣለሁ

60. ከመዝናኛ እና አረንጓዴ ቦታዎች አኳያ

ሀ) የግድ ሊኖረው ይገባል) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝምመ) ባይኖረው እመርጣለሁ

61. እስፖርታዊ እንቅስቃሴዎች ማዘውተሪያ አኳያ

ሀ) የግድ ሊኖረው ይገባል) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም)ባይኖረው እመርጣለሁ

62. ሊፍት

ሀ) የግድ ሊኖረው ይገባል) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም)ባይኖረውእመርጣለሁ

63. መውጫ እና መውረጃ ደረጃው ላይ ወይንም የጋራ ቦታዎች ጣሪያ በሳር እንዲከደን ከማድረግ አኳያ

ሀ) የግድ ሊኖረውይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ)ባይኖረው እመርጣለሁ

64. ውስጣዊ ግንባታው ላይ ወለሉ አልያም ኮርኒሱ በዕንጨት እንዲሆን ከማድረግ አኳያ

ሀ) የግድ ሊሆን ይገባል ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እመርጣለሁ

65. አጠቃላይ የህንጻው ውጫዊ እና ውስጣዊ ቅርጽ ባህላዊ ቤቶቻችንን ቢመስል

ሀ) የግድ ሊሆን ይገባል ለ) ቢሆን ዕመርጣለሁ፣ ሐ) ቢሆንም ባይሆንም ግድ የለኝም መ) ባይሆን እመርጣለሁ

66. በሳይቱ የህንጻዎቹ አደራደር የተለየ ቅርጾች ወይም ፎርሞች ቢኖሩት

ሀ) የግድ ሊኖረው ለ) ቢኖረው ዕመርጣለሁ ሐ) ቢኖረውም ባይኖረውም ግድ የለኝም መ) ባይኖረው እመርጣለሁ

67. መኝታ ክፍሉ፣ ሳሎኑ፣ኩሺናው እና ሸንት ቤቱ አገነባባቸው ወይንም አቀማመጠቸው

ሀ) የግድ ቢስተካከል ለ) ባይስተካከል ዕመርጣለሁ ሐ) ቢስተካከልም ባይስተካከልም ግድ የለኝም መ) እንዳለ ቢሆን እመርጣለሁ

68. በኮንዶሚኒየም ቤቶ ላይ ሌላ ቢጨመር ቢቀነስ የሚሉት የተለየ ግንባታ ወይም ገጽታ ካሎት ይግለጹ:-

.....

APPENDIX II

Interview Guide for the study participants

Dear respondent, the objective of this questionnaires is to collect information in order to identify *The Role of Changing Life Style on Condo Housing preference among condowinners slumdwellerers in Addis Ababab: The Case of Lideta condominium*, for the completion of master's degree in Regional and Local Development Studies from Colledge of Development Studies in Ababa University. The study is for research purposes and the collected information obtained through this questionnaire will be used for research purposes only and will be handled and stored with the highest order of confidentiality. I would like to appreciate your honesty and cooperation in fulfilling this survey questionnaire.

Thanks a lot!

Instructions:

No need of writing your name.

Please answer the open ended questions on the space provided

Thank you in advance!!

Questionnaire number: _____

Date: ____/____/____

Interview Guide for Addis Ababa Housing Development Corporatin (AAHDC)

Name of Organization-----

Location-----

Designation of the interviewees -----

1. How do You assess condo housing in Addis Ababa in terms of availability of services, facilities and infrastructure ?

2. Do you think the condo housing construction in Addis Ababa has taken our culture and mode of life in to account? Forexample, interms of accomodating daily household activites, hobbies, social events, community gatherings, etc.

3. Do You remember any consultations with the will be residents over the houses's design, features or locations ?

4. What does our society values mostto guideits decision making interms of housing choice and preference ? Are these sets of values and standards recognized and reflected during the inception and implementation of the IHDP ?

5. Many complain locations of the condo housing schemes asbeing cut off from employment opportunities, health- care services, schools, childcare centres and other social facilities. What is your view on these critics ?

6. How far do you think the condo housing schemes in Addis Ababa are culturally adequate in terms of expressing our cultural identity and ways of life ?

7. Studies indicated that majority of the condo houing units are rented out by the owners who remain living elsewhere.What do you think is the major reason for condo winners to becoming slum dwellers ?

8. When condo winners relocated to the new condominium houses they are probably forced to cut off traditional social relations, such as mahiber/Jemmat, Iqube and idire etc. How far has housing mobility been cautious of these ties ? What has been done to mitigate the challenges ?

9. The condo housing scheme seem to emphasize the socioeconomic characteristics(as it is labelled for 'low and Middle income') of the family, while the congruence with the neighborhood and community environments left aside. What is your view on this ?

10. Is Gentrification over the condo houses permitted; for instancethe use of particular colour, element, paintings, ornamentation etc on the interior or exterior surfaces reinforcing the residents taste and sense of belongingness?

11. Do you think the social requirements of residents as beneficiaries of housing units (in terms of their needs, habits and demands) has been taken into account?

12. Do you think the layout and structure of the condo dwellings help to reinforce social interaction in particular and social life in general?

APPENDIX III

Field observation checklist

No	Lists of Observation Statements	Yes	F	%	No	F	%
1	Majority of the condo winners are slum dwellers/renters						
2	The residents can not modify their condos to fit their tastes						
3	There were cuts of social networkings						
4	No signs of expression of local culture and identity in the housing designs and features						
5	Slums are fit to daily household activites whiles condos not						
6	Slums are better in terms of habitability						
7	The condos interior and exterior design features reinforce social interactions						
8	Community features are present in condodwellings						
9	Condos manifest residents opinions and preferences						
10	At the site social services, facilities and infrastructures are present						
11	Communal service centers are present in condodwellings						