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COLLEGE OF BUSINESS AND ECONOMICS
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FINANCE

MA IN PROJECT MANAGEMENT AND FINANCE

THE CONTRIBUTION OF CONDOMINIUM
HOUSING PROJECT IN ADDRESSING THE
HOUSING PROBLEMS OF ADDIS ABABA CITY
(THE CASE OF YEKA SUB-CITY)

BY

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DECLARATION

I, the undersigned, declare that the research report entitled “***The Contribution of Condominium Housing Project in Addressing the Housing Problems of Addis Ababa City: The Case of Yeka Sub-city***” submitted to the Research and Postgraduate Studies Office of Business and Economics College is original and it has not been submitted previously in part or full to any other university, and the materials referred in the process have been duly acknowledged.

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CERTIFICATE

We hereby certify that the research entitled “***The Contribution of Condominium Housing Project in Addressing the Housing Problems of Addis Ababa City: The Case of Yeka Sub-city***” is undertaken by Samson Workneh Yifru under our guidance and supervision. In our opinion, the research is original and meets the minimum standard set by the School of Graduate Studies of Jimma University for submission in partial fulfilment of the requirements for the award of Master of Arts (MA) Degree in Project Management and Finance.

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ACRONYMS

AABOFED:	Addis Ababa Bureau of Finance and Economic Development
AAHA:	Addis Ababa Housing Agency
AAHDPO:	Addis Ababa Housing Development Project Office
AALAA:	Addis Ababa Land Administration Authority
CGAA:	City Government of Addis Ababa
CSA:	Central Statistical Authority
FUPI:	Federal Urban Planning Institute
GTZ:	German Technical Co-operation
HDPO:	Housing Development Project Office
LDCs:	Least Developed Countries
MDCs:	More Developed Countries
MDG:	Millennium Development Goal
MOFED:	Ministry of Finance and Economic Development
MWUD:	Ministry of Works and Urban Development
ORAAMP:	Office for the Revision of Addis Ababa Master Plan
PADCO:	Planning and Development Co-operative International
PASDEP:	Plan for Accelerated and Sustained Development to End Poverty
UIDD:	Urban Information and Documentation Development
UNCHS:	United Nations Center for Human Settlement
UNPD:	United Nation Population Division
WB:	World Bank
YHTO:	Yeka Housing Transfer Office

DEFINITIONS OF LOCAL TERMS

Birr: Ethiopian official currency.

Gulit: An informal and small scale trading system mostly performed along street and pedestrians.

Idir: An informal financial and social institution that is almost ubiquitous throughout Ethiopia.

Injera: Ethiopian staple food made from a local cereal called “teff”.

Iqub: A form of traditional saving institution.

Kebele: The lower administrative unit of Ethiopia.

ABSTRACT

The Addis Ababa City Government has launched a low-cost housing program as part of urban renewal and densification programs for the city. Since the start of the program over 180,000 condominium housing units have been constructed and transferred to beneficiaries. The main objective of the study is to assess the contribution of condominium housing project in the city in addressing the housing problems. The study includes three sites of condominium housing in Yeka sub-city which were considered using purposive sampling techniques. From the target population of 1796, a sample of 80 household heads (4.5%) was selected using proportional sampling techniques from each site. Data were collected using questionnaires, interviews and observations. The survey result shows that 45% of the respondents fall within the age group of 26 and 40, which are productive groups. On the other hand, 61.25% of the respondents were female-headed, addressing the issue of gender. For this study Qualitative and quantitative research design methods were employed to collect data and analyze the result. The study revealed that the wide range of implementation of condominium housing development program particularly encourages the low and middle income groups to access the new condominium houses. It was found that 40% of the household heads were earning a monthly income of between 3001-4500 Eth birr,. Only 25% of the household heads were earning a monthly income of >4,500 Eth. Birr, .There exist better housing units in the new houses than the previous (old) houses. When we consider the accommodation of the house, 66% of the respondents had no enough accommodation in their old area, while 36 % and 41% of the respondents have enough and more than enough accommodation respectively in their new condominium houses. There exist weak social interaction related to traditional institutions and neighbourhood in the new condominium areas. The study also revealed that there is appreciable residential satisfaction through the provision of houses in general and through provision of water, electricity and other services in particular.

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the Study

The City of Addis Ababa has been rapidly growing since its foundation in 1886 when it had only 50,000 inhabitants (UNCHS Habitat, 2000:40). In 2007 the city had 2,738,248 population and an estimated population of 4 million by 2015; life expectancy is estimated at 46 for males and 49 for females (CSA, 2008). Even though Addis Ababa is currently experiencing one of the lowest national population growth of its history (6.37 in 1976, 3.95 in 1994, 2.92 in 2004), the capital city continues to attract 90,000 to 120,000 new inhabitants every year, mainly due to net immigration (UN-Habitat, 2007:37-41).

Addis Ababa, however, is one of the least developed cities in Africa facing major challenges such as urban poverty and slum proliferation. Addis Ababa is also a city where high urbanization (8% per annum) is occurring due to in- migration and natural increase of the city's population. The urban economy of the city is expected to accommodate the rapidly growing population and provide housing, urban services and employment opportunities (Yewoynshet, 2007:5).

Addis Ababa is not only facing the problems associated with increasing urbanization. According to the latest UN projections, by the year 2025 over 60 percent of the Third- World's population would live in urban areas. In reaction to this actual and projected increase, city authorities are under increasing pressure to invest their time and energy in the provision and maintenance of urban infrastructure and services (Oberai, 1993:25). This would be realized with consistent housing policies on the dynamics of city development (Cheema, 2003:20-27).

Shortage of housing is among the most visible problems in Addis Ababa. It could be understood in terms of its qualitative and quantitative dimensions (Andargachew, 1992:25-28). Similar to other poor countries, the urban

housing problem in Addis Ababa is mainly attributed to continuous population increase, low level of economic performance, inefficient service delivery (particularly land) and inadequate urban management and regulatory framework (Mathewos, 2005). The accumulated housing backlog needs the construction of additional 300,000 units while 50,000 units per annum are needed to accommodate the 8% increasing population of the city, which calls for housing schemes that address the urban poor (IHDPA, 2007:4-7).

Good housing can help to improve people's social, environmental and economic well-being, and can create better communities that attract investment and skilled workers- this is why housing is one of the Government's top priorities. The housing policy issue by and large tries to address four objectives: enabling the low and middle income residents own a decent housing that ensures a fair income distribution; create a wide range of employment opportunities and increase income of the beneficiaries; strengthen the construction industry; improve vocational training system to strengthen the professional capacity to individuals working in small scale enterprises; and regenerate the city centre thereby create a favourable development opportunity (IHDPA, 2007:44).

According to the Office for Revision of Addis Ababa Master Plan (ORAAMP, 2002:18), priority areas are set. These include the inner city development and urban upgrading strategies and others to realize the ten- year policy direction of the country. The city government had designed and adopted a strategy to implement Integrated Housing Development Program (IHDP) since 2003/04, which is consistent with poverty reduction objectives. This is true on the current condominium housing project having the common objectives of poverty alleviation and economic growth which is accompanied by a massive supply of housing units, large number of job opportunities, strengthen informal sectors by providing adequate work place, capacity building, and credit facilities and introduces the development of saving culture in the program (IHDP, 2004:35).

The Addis Ababa Housing Development Project Office has been engaged in the construction of cost effective houses (low- cost housing) from 2005-2008/9 with a mission to address the housing shortage of the urban poor. According to Addis Ababa Housing Agency (AAHA, 2007:27) in the due course of the construction process, 66,276 housing units have been constructed. Of which 51,367 units were transferred based on ballot, the remaining housing units are left for those who are dislocated due to development activities as well as for commercial purposes. Despite the housing construction progresses, it is said that the condominium housing program seems misrepresenting its initial objective of addressing the poor homeless society in the city. Because, most of the beneficiaries are found to be middle and high income groups. Hence, studies are needed to analyze the issue of income aspects of affected citizens which can produce evidences that shows comprehensiveness of the housing development policy. In addition it is important to study the housing quality components such as stair case structure, electrical and sanitary, facilities as there are many concerns in this regard.

1.2. Statement of the Problem

Housing is one of the basic needs for life in general and it is a critical problem of most of the urban dwellers of developing countries in particular. It is among the basic needs like food and clothing and has multifaceted implications interms of socio- economy and culture. In the city of Addis Ababa the housing sector is characterized by massive shortage and dilapidated nature. This is mainly attributed to the actual growth of population with due consideration of the impact of rural–urban migration on top of natural increase and the expected family composition to cater for new needs; and to replace new housing units for the demolitions (CGAA, 2004:30).

In principle, housing- sector investment should link the macro- economic performance of a nation; though there is a limit on physical capital at household level for many reasons. It is important to raise the productivity and income of the urban poor to bring an increased access to social

services. And hence, the housing program has the potential to reduce urban poverty and facilitate sustainable urbanization that extends to contribute towards achieving the MDGs and PASDEP programs. In due course upgrading sub- standard housing is one part of slum upgrading, which is one of the UN- Habitat Agenda and set in MDG7, Target 11- improving the quality of lives of slum dwellers. It is the major vision and agenda for Ethiopia, Addis Ababa to meet the target- Addis Ababa will be a slum free city by the year 2025 (UN- Habitat, 2007:27). Here, information on the progress of Condominium Housing Project in the country is required to reflect policies and practices; because, as to development programs, Oberai (1993:55) stated that, focus on such kind of urban programs alleviate poverty.

In Addis Ababa, the Integrated Housing Development Program is designed in such a way that it improves the income of the city residents and thereby reduces poverty. In the process of making those groups to become house owners, the Program gives emphasis and insures fair wealth creation and distribution to low- and middle- income residents (IHDP, 2004:25).

Condominium housing program is a low-cost housing that has been undertaken by the city administration working closely with GTZ/LCH (GTZ Low Cost Housing) and different local private consulting firms for preparation of housing designs as well as for the implementation of the program. The Addis Ababa Housing Project Office has decentralized its power and resource to the ten Sub Cities and is managing the construction and supervision of the project. Most housing units are completed with functioning water, electricity, and sanitation and infrastructures where the apartments making residents homeowners with the essential utilities. On the other hand, because of cost effective construction methodology, it is creating thousands of job opportunity throughout the city (Ibid).

In the processes of inner- city redevelopment the issues concerning the urban poor are the most fundamental ones. It is true in a situation where inner- city is under constant pressure due to its specific locational

advantage (UNHCHS- Habitat 1992:45). And hence, the nature of inner city redevelopment program and the absence of participation of the urban poor in decision making process regarding their housing situation, shortage of housing and others, can influence the living situation of the urban poor in the inner- city. In most instances, the urban poor live under harsh conditions manifested in the form of high unemployment or underemployment and even have limited access to modern economic sectors.

Practically, as international experiences have proven that, urban growth positive effect is for the majority of urban inhabitants but negative effects will occur for a much low income groups (Cernea, 1995:75). In the case of Addis Ababa, looking to the present situation of the inner- city housing development programs, there is the transfer or displacement of the people to the new housing. This kind of city development trend is likely to continue in the future and it is vital to assess the consequence of such condominium housing programs on the livelihood of the poor in the inner- city.

The majority of the city's population is unable to buy or construct their own housing unit. Out of the total of 389,000 families of the city, 50% (194,555 households) earn a monthly income of below \$20, about 24% (93,360 households) between \$20-40 and the remaining 26% (101,140 households) above \$40 (PADCO, 1996).

80 percent of the Addis Ababa city dwellers are low- income groups who have no financial capacity to afford the minimum standard of housing. This implies that the gross sum of the residents can not afford to acquire land, build houses and the ever- increasing cost of building materials (ORAAMP, 2000).

The low- income groups are not eligible to borrow money from banks and formal financial institutions, due to the fact that they cannot meet the collateral of fixed assets. The overall situations have become the major obstacle to the majority of the city dwellers not to have their own house (ORAAMP, 2000).

The government has declared proclamation of condominium No 370/2003 in the year 2003 having the purpose of promoting construction of condominium houses. According to the proclamation of transfer of condominium house, No 19/2005, the main objective being to ease the critical shortage of shelter for the lower and middle income groups of the city dwellers and thereby alleviating housing problem of the urban poor. The program also aims at creating employment and income to the poor.

1.3. Scope of the Study

As condominium housing program is a new introduction to the city of Addis Ababa, and even to Ethiopia; much studies have not done to assess its role towards the reduction of housing problem. However, this study focuses on the contribution and performance of condominium houses project in reducing the housing problem in the city of Addis Ababa, taking Yeka sub-city as a study area.

1.4 The Significance of the study

It is obvious that housing has a key role to every one's quality of life and health with a considerable economic, social, cultural and personal significance. The study, therefore contributes to:

- the formulation of effective condominium housing strategies.
- the contribution and performance of condominium houses project towards addressing the housing problems in Addis Ababa, the case of Yeka sub city.
- solve construction of condominium houses related problems.
- tackle urban poverty through the provision of houses, water, clean environment and other.
- serve as a source of reference for further research works.

1.5. Limitation of the Study

- Financial constraints, however, affected not to consider other sub-cities. The research also doesn't include non-owner occupiers.
- Most respondents understate their age, monthly income, personal information etc.
- Concerned key officials hesitate to speak out the challenges faced during the project implementation.

1.6. Objectives of the Study

1.6.1. General Objective

The general objective of the study is to assess the contribution and of condominium houses project in the city of Addis Ababa in addressing the housing problems of the city.

1.6.2. Specific Objectives

The specific objectives of the study are to:

- assess how condominium housing project contribute in addressing the housing problems of Addis Ababa city and its overall performance;
- examine the opinion of the beneficiaries in terms of how they are satisfied by the condominium houses received.
- forward some recommendations based on the findings.

1.6.3. Research Question

- What is the contribution of condominium houses project in the city of Addis Ababa in addressing the housing problems of the city?
- What is the opinion of the beneficiaries in terms of how they are satisfied by the condominium houses received?
- What is the overall performance of the project?

1.7. Research Methodology

1.7.1. Location and Description of the Study Area

Yeka sub-city, the study area is located in the north eastern part of Addis Ababa. It is found south of Oromiya region, North of Bole Sub- city and North East of Kirkos and Nifas Silk Lafto Sub- cities. (See figure 1&2).

The sub-city is one of the ten sub-cities in Addis Ababa which covers an area of 81,231.66 km², with a population size of 346,484 (CSA, 2008).

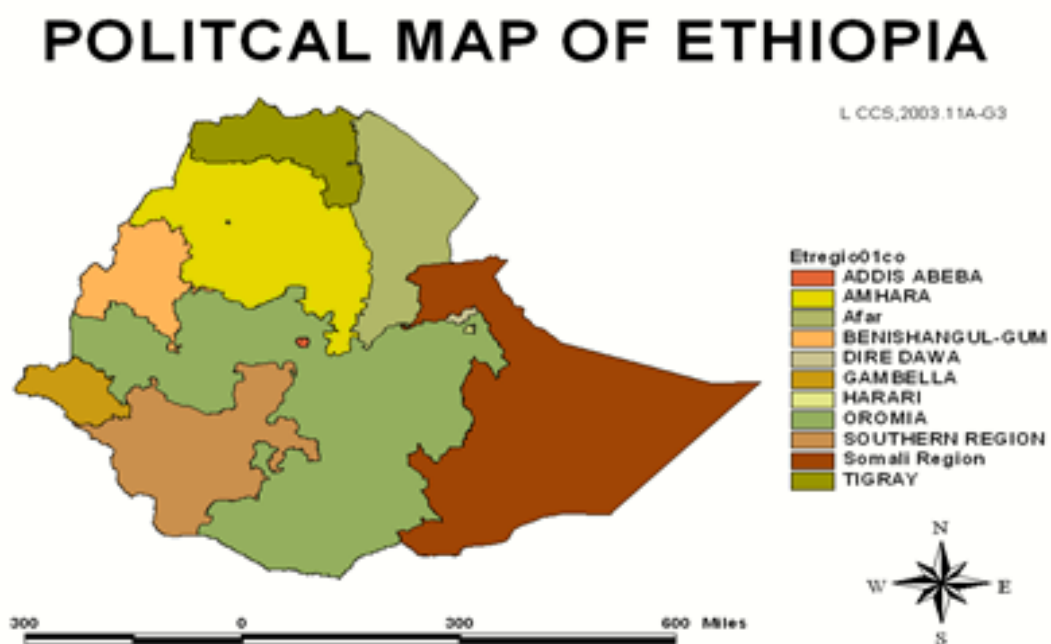


Figure 1 – Regional Map of Ethiopia, **Source:** CC school, GIS laboratory
(Solomon Addisu)



Figure 2 – Map of Addis Ababa and the study area (Yeka sub-city)

Source: Addis Ababa University, GIS laboratory.

1.7.2 Research Design

Qualitative and quantitative research methods were employed to collect both primary and secondary data. The researcher had collected the primary data from government officials of the city as well as by submitting questionnaires to selected beneficiaries of condominium houses. The secondary data collection is mainly based on books, publications, seminar papers, proclamation as well as websites.

1.7.3. Sampling Techniques and Procedure

Yeka Sub city was selected purposively due to the reason that many of the previous studies focused on the inner city and there exist outer city development strategy perspective itself. Yeka sub- city is selected purposively as a case study from the point of view of being a reserved and a city center expansion area which is found within a strain situation of two contrasting images. i.e. the well developed city center and the slum residential area of Yeka than other inner sub- cities (ORAAMP, 2002) and other matters: accessibility.

The sub-city consists of 21 sites of apartments with 32,804 houses; so far over 30,000 houses have been successfully transferred to the owner-occupiers. To satisfy the objective of the study, the sample population was considered from the ten sites. From the ten sites, three sites namely, Yekamichael No 1, Yeka No 2 and Signal were selected by using purposive sampling technique with a target population of 1,796 household heads. The three condominium sites were highly accommodated by dislocated people who were transferred from distant place due to condominium housing lottery and development activities (Yeka sub-city Housing Agency, 2007).

From the target population of 1,796, a sample population of 80 household heads (4.5% of the target population) were selected based on proportional sampling technique from each three sites - Yeka Michael No 1, 120, Yeka No 2, 1,580, Signal, 96, and the sample of 6, 70 and 4 were selected respectively.

1.7.4. Data Collection Method

To acquire the required information from the respondents, both quantitative and qualitative data collection method were employed. The method is summarized as follows:

- Structured questionnaire:- to gather information from resident of Yeka condominium houses and the sub-city's housing project officials.
- In-depth Interview: - Interviews were conducted with two condominium housing owner- occupiers from the selected sites and one interview was conducted with Yeka sub- city Housing Transfer Office- YHTO.
- Secondary data sources: were employed to make the study more comprehensive which include published and unpublished works such as relevant case studies, official reports, and statistics and other relevant sources.

1.7.5. Data Analysis Method

To analyze the data that were collected using various methods, descriptive statistical method of analysis, such as frequencies, percentages were employed and the findings described and presented in a tabular form.

1.6.6. Operational Definitions

- **Accessibility to social services:** refer to the existence of social service giving centers in or around the vicinity of condominium housing residents (Owner-occupiers).
- **Beneficiaries:** Condominium house users who had a chance of getting condominium housing unit or owner- occupiers.
- **Condominium:** a building for residential or other purposes with five or more separately owned units and common elements, in high- rising buildings, or in a row of houses, and include the land holding of the building' (According to condominium proclamation no. 370/2003).
- **Housing area/settlement:** Residential area, consisting of neighborhood services, compatible urban functions and the required physical infrastructure.
- **Housing condition:** The nature of the housing quality, which includes the size of the housing unit relative to the number of household size, the quality of construction materials, the extent of provision for water supply, electricity, sanitation, space and drainage, including the availability and provision of social services and amenities: infrastructure, schools, etc.
- **Housing units:** Residential building both in the existing and built- up areas of the city; or a residential unit, which has at least one main multipurpose room, private or shared toilet and bathing facility. Kitchen, electric light, tap-water and access road of minimum width of 4,6, and 10 meters, in core, intermediate and expansion area respectively.
- **Income group** - the classification of income groups as low. middle and high group is based on the researcher's assumptions considering various factors such as civil servants pay-scale.
- **Inner city:** Central part of the city (topographically).
- **Slum:** (in developing countries), it may refer to lower quality housing and is used interchangeably with spontaneous settlements, shanty houses, squatter settlements, informal settlements and low-income housing (UN-Habitat, 2003).

- **Studio:** a kind of condominium house with a single room and, a kitchen and a toilet.
- **Urban upgrading or renewal:** the removal of some or all previous structures and re-building of an area to significantly higher order of urbanity in terms of economy, urban forms, employment. etc. with the purpose of alleviating urban deficit or poverty.

CHAPTER TWO

2. REVIEW OF RELATED LITERATURE

2.1. The Concept of Housing

Housing is a basic and indispensable human need that determines healthy living conditions. It encompasses and determines developmental, psychological, health, social and economic aspect of human life. Moreover, there is a clear correlation between housing quality and development status of a country. Decent housing is a precondition for productive and stable society. Support services and community facilities, social amenities, and services form an integral part of the housing concept (Jorgensen, 1977:16)

Adequate housing also means adequate privacy, space physical accessibility, security, secure tenure, structural stability, adequate lighting, heating, ventilation, basic infrastructure such as water supply, sanitation and waste management facilities, suitable environmental quality and health related factors, adequate and accessible location with regard to work and basic facilities and all of which should be available at an affordable cost (Neilson, 2005:39).

Housing is defined as the residential neighbourhood and the services required. Its component at the structure plan level consists of not only the residential units but also the supporting services and compatible urban functions. Housing within this context therefore consists of:-

- residential units for all income groups: high, middle and low
- street, open space, schools, health services, worship places, markets, shops and non- polluting small manufacturing activities (ORAAMP, 2000).

CGAA (2004) stated that housing is important factor for social equity as well as household and nationwide development. Housing as a shelter and place of social development has significant contribution for individual, family and nation's well- being and stability.

Housing consumers, housing producers, housing finance institutions, local and central governments are important actors to develop a normative view of

housing sector. Housing supply is affected by the availability of resources such as residential land, infrastructure and construction material. Both the demand and supply sides of housing are affected by regulatory, institutional and policy conditions (The World Bank Group, 2001).

It is recognized that there are no universal solutions to the housing problems in the developing world, systematic studies of how housing schemes perform in widely differing economic and cultural contexts are needed (CGAA, 2004).

2.2. Housing Satisfaction

Aristotle said that, “happiness and safety are the main aim of human settlement” (Mambogunje, 1978; as cited in Nebiyu, 2000:20). This is one of the ways that happiness comes to exist in human circumstances. It is accepted fact that shelter provision can cause this fact in the process of man’s striving for a better life. It is also explained that the ultimate happiness of man (in terms of physical body, mind and soul) is measured based on the interplay of man and his environment. It has the nature of dynamic balance- which can be happened without affecting the happiness of others. In the context of housing here every one is satisfied without affecting man- nature relationship and the legitimate interest of other people (Nebiyu, 2000:20-25).

In physical terms shelter acts as an intermediary between man and nature and between man and society in the social sense. On one hand, climate is among the environmental factors that determine the form of shelter while it also creates prestige and status in most societies reflecting one’s personality, identity as well as the technological, economic and social status (Mambogunje, 1978; as cited in Nebiyu, 2002:20). However, the basic question remains what the relation is between housing definition, its relation and access to internal and external facilities and habitability of a house whether it is intended for low, middle or high-income groups. It is said that the meaning of housing depends on everyone’s interpretation and life experience and influenced by both engineering elements and socio-

cultural and other elements in the entire societal- environmental system (Onboker, 1974; Glaser, 1985; Shewanesh, 1994, as cited in Nebiyu, 2006:20-35).

Regarding housing satisfaction in Addis Ababa, Ethiopia, the Addis Ababa Master Plan Project Office made a study on the causes of housing dissatisfaction in Addis city resident in 1984, and had found out that the main factors were problem of drainage and sanitation, lack of water supply, lack of schools and health facilities and so on (ORAAMP, 2002:15-25). Similarly, on the residential satisfaction of government housing occupants in Addis Ababa, the reasons for housing dissatisfaction were household size, number of rooms, distance between home and work place, and feelings of privacy (Shawanesh, 1994, as cited in Nebiyu, 2000:20-25). Nebiyu (2000:25-35) also strengthens the above points through his study on the living situation of people in condominium houses in Addis, and stated that residential satisfaction is not only influenced by the availability of housing unit, but also by the services attached to the dwelling unit, the setting or the surrounding neighborhood, as well as social bonds within the residential community.

2.3. Developed Countries' Housing Experience

There are a number of literatures that best practices public housing worldwide that might be applicable to Ethiopia's context. Citing experience from the United States of America, the government today faced with the negative social and economic consequences of public programs since 1960s and 70s. Poor maintenance, inadequate social amenities, and lack of economic opportunities essentially locked the poor in the vicious cycle of poverty, turning the multi- story low- cost public housing in to centers of poverty, and deny of crime and abuse. The US Housing and Urban Development Office are now engaged in the improvement of those housings to be more "livable" low-rise, mixed- income groups under the HOPE VI program (World Bank 2004:16-25).

The development of the condominium sector in Japan is also bound up with the state commitment to mass homeownership. Prior to 1945, around 70 per cent of Japanese urban housing was rented. Following post-war political and administrative re-orientation, government plans for economic and social development necessitated the transformation of the housing and tenure system to one where most households would become homeowners and self-reliant in satisfying housing and family welfare needs. By 1955, the establishment of new government corporations, and policies seeking to promote home ownership and undermine profits from private renting more than 60 per cent of urban housing was owner occupied (Hayakawa, 1990 as cited in World Bank, 2004:9-17). The expansion of home ownership was facilitated by critical legislation instituted after 1945, remained as the pillars of the Japanese housing system.

2.4. Overview of Housing in Developing Countries

The Philippines presents condominium housing program which is conducted by PADCO in 2002, as a “Metro Manila Urban Services for the Poor”. The government of the Philippines invested large sums of money into 4-5 storey condominium housing, years after completion of the project; many of these condominiums have faced vacant or occupied by non-paying residents. This is attributed largely to affordability issues and the usability of the layout/design of these units for low-income families. On the contrary, upgrading projects involving re-blocking and micro financing under the community Mortgage program, that facilitated incremental housing improvement by the households themselves, have proved extremely successful (World Bank, 2004:45).

Housing insecurity, anarchical neighbourhoods, and illegal settlements on non buildable areas are the most commonly observed urban problems in the process of rapid urban growth of the third world countries. In the process of urban development and housing policy in those countries, specific surveys reveal that, there is relation between lacks of money on the one hand and limited access to “basic service” and comprehensive urban policy that

cannot better address those issues on the other hand, which can better address the multifaceted challenges facing urban centers. The connection between lack of income and other expression of poverty is obviously quite strong when it comes to the provision of necessary urban amenities. The reason for this is that, contrary to what is generally said there cannot be satisfaction of any need, in urban life, without consideration of the effective income of households. No public policies can substitute this arbitrage or can decide, in place of the households, what is good or not for them. If it was possible to afford all urban households with a normative level of services, without consideration of local revenue, there would be effectively as “urban bias” and such an arrangement, is not feasible given the economic conditions of Less Developed Countries. It is argued that relevant and efficient standardization must, in a specific city at a specific moment, start with the registration of services level that the majority of households are able to pay, without any public aid. It is, then, possible (and recommendable) to call for solidarity in order to allow the poorest minority to access this level of services, via some form of public intervention. Obviously, public agencies have to make urban services as cheap as possible. However; the idea of making a very small and rich minority to pay services more than they cost to allow the poor majority pay less is mathematically unviable (EEA, 2003:20-40).

Housing service is not only owned by building one’s own house, but also by renting a house from an owner who has built it to rent- or who rents it when he leaves for a better one. Renting is the most common housing situation among the urban population all over the world and building for rent is, consequently, the mechanism to provide housing, using the investment capacity of a minority to house the majority. As recent housing survey shows that 140,000 kebele- houses were privately owned and rented before the nationalization and, presently private housing production is mainly supplying for the rent up demanded (ORAAMP, 2002:35-55).

No government can provide directly or impose standards of housing above the capacity of households to be housed. Housing level in a city follows

necessarily the evolution of incomes. It is yet possible and recommendable for a government to favor the production of houses of all standards, leaving the market makes the adjustment between supply and demand. Any due intervention to this mechanism results, in a reduction of lack of housing and illegal settlements. It is also recommendable to help people upgrade their dwellings progressively with respect to the ownership status of the dwellers. The process of constructing shelter first and progressively servicing the urban fabrics by different networks, beginning from zero service, is the logic that reproduces the historic (the present) evolution of cities. It is possible and necessary to accelerate the provision of services, not to avoid it. This implies that cities need to give prior to the provision of non serviced land at the rate of the urban growth, which requires little investment and offers opportunity for an indefinite upgrading of services (EEA, 2003:35-45).

2.5. The Concept of Condominium Housing

The concept of condominium housing dates back to early Roman times. The word condominium comes from a combination of two Latin words: con means together; and dominium means property. Hence, in a condominium there is always property owned in common with others as well as the individual units that are owned out right (Pollick, 2006:18).

McHenry, (1993:77) defined condominium housing as apartment block, or block of flats are designed for residential use and sometimes including shops and other nonresidential features. He continues saying that the increasing popularity of condominium in the United States and elsewhere is based on the fact that unlike members of a cooperative condominium owners are not financially interdependent and can mortgage their property.

Large numbers of inexpensive apartment houses were under construction to house swelling number of industrial laborers in cities and towns across Europe and the United States by the middle of 19th century. However, multiple ownership of units on a single site has become much more common in the 20th century. Condominium denotes the individual ownership of one

dwelling unit in an apartment house or other multi dwelling building (McHenry, 1993:477).

Condominium makes it possible to provide more living space on less land. Thus, as land price rises and population increases, condominium housing becomes more and more popular. When somebody buys a condominium unit he/she takes title to his/her unit and has all the privileges and burdens of ownership, including the payment of taxes. He/ she would also be required to pay a monthly fee representing the proportionate share of the cost of servicing, maintaining and repairing those areas the person shares in common with other (King, 2003:123).

Different countries also use the word condominium or condo as a legal term. In the United States and in most provinces of Canada for instance, condominium is assumed to be a type of joint ownership of real property in which part of it is commonly owned and the rest is individually owned. In other countries like Australia and British Columbia, the legal term is referred to as strata title. Syndicates are also form of co-ownership in Quebec. Condo also replaces the term apartment, all of which signifies ownership of the property (Neilson. 2005:47).

2.6. Urban Housing Problems and the Role of Condominium Housing

More than two billion people would be added to the number of urban dwellers in the developing countries over the next 25 years. This implies an unprecedented growth in the demand for housing, water supply, sanitation and other urban infrastructures. This challenge exists in a context of the already widespread poverty and inequality in cities with millions of people living in slums without adequate basic services. Provision of the services to new residents will be essential if the additional population is not to be trapped in urban poverty, poor health and low productivity that results in urban problem with significant macroeconomic consequences (Okpala, Mangiza and Moisseev, 2006).

The poor in urban slums therefore have to be assisted to solve their housing problems such as by developing condominium housing units, private real states and by developing improved access to urban lands. Urban areas of less developed countries will absorb the expected population increases during 2000-2030. Hence two billion persons are expected in these poor regions of the world; nearly as much as will be added to the world population, 2.2. billion. The urban growth rate will continue to be particularly rapid in the urban areas of less developed regions, averaging 2.4 percent per year during 2000-2030, consistent with a doubling time of 29 years and there by aggravating the supply of housing for the urban poor (UNPD, 2002).

According to the latest UN Habitat publication (2002), sub- Saharan Africa hosts the largest proportion 71.0 percent of urban population resident in slums. In terms of sheer numbers, Africa also has the second largest number of slum dwellers in the world (187 million or 20% of the world total) after Asia, which in 2001 hosted a total of 554 million slum dwellers (about 60 percent of the world's total slum population). Latin America and Caribbean, despite being one of the most urbanized regions in the world, was in the third place with 128 million slum dwellers. (Warah, 2003)

2.7. Rational to Develop Condominium Housing as a Strategy for the Urban Poor

Housing is often perceived as a welfare issue requiring the transfer of resources to households unable to house themselves adequately. This can be realized by providing subsidized condominium housing development program (AABOFED, 2006).

There are different reasons why the urban poor are unable to house themselves without the assistance of government. Some of the reasons are:

- Problem of access to land
- Problem of access to housing finance
- Problem of access to basic infrastructure and services

- Problem of access to low cost building materials.

Land availability and its price are important factors on the availability of housing. The key parameter therefore is appropriate policy reforms.

According to (Munkerd, et al, 1999) solving the problems of access to land means breaking the vicious circle of misery and despair. They added that no safe home means passivity and fear, no motivation to make improvements to one's shelters which end up with no bright future.

Many urban poor engaged in illegal housing construction due to the inappropriate regulations and unaffordable cost of land and other legalities that will not consider the urban poor. Hence, policies and/or regulations as well as public authorities approach are not conducive to regularization of tenure which can be summarized in the following points:

- there is a widespread assumption by authorities that regularization may encourage illegal practices.
- issuance of land documents can create considerable conflict, especially in places with multiple forms of property rights.
- authorities may prefer to retain the informal status of some spontaneous settlements, as the land may be demanded by other uses, and informal occupation provides a sufficient ground for eviction. (The World Bank Group, 2001).

It is widely recognized that the effective operation of land market has been affected by existing legal and regulatory framework, lack of infrastructure, and the slow pace of release of serviced land by local governments.

This along with other financial factors has led to high increase in a land price and housing construction and wide spread speculation especially in large cities.

For example, in Indonesia, one of the major problems facing the national agency responsible for land sites and service schemes was land scarcity; while the government has power to condemn land, it is reluctant to do so and relies a negotiating patches with land owners (Cheema, 1993 cited in

Hargamo, 2002). Hence, problem of access to land remains as an obstacle to acquire adequate housing.

2.8. The Role of Integrated Housing Development Programs as a Response to Solve Housing Problem in Ethiopia

Currently, 16 percent of the country's total population i.e., 11.7 million people live in urban areas. The urban population of the country is growing at a rate of about 4.3% per annum or increasing by more than half a million people per annum (MWUD, 2006). The combination of urban growth that is amongst the highest in the world with highest prevalence of urban poverty suggests a rapidly growing number of urban poor.

Achieving MDG, Goal 7, and Target 11- improving the quality of lives of slum dwellers- is of special importance to urban development in the country. According to the ministry of Work and Urban Development, studies made in the last five years conclude that 30% of the urban housing stock is in good or fair condition; but about 70% of the urban population of the country is living in slums. Conditions in many slum areas are appalling: in adequate shelter combined with poor sanitation; extreme overcrowding and a high proportion of vulnerable women, youth, children, elderly and destitute with very low incomes and high unemployment; results in a high risk of disease and an extreme poverty trap for many urban residents (MWUD, 2006:3).

To reverse the situation, plan for Accelerated and Sustained Development to End Poverty (PASDEP) has been developed by the government. The strategy has four pillars as an urban development strategy. These include:

- support for small and micro enterprise and job creation.
- integrated housing development.
- improved access to land, infrastructure, services and facilities.
- promoting urban- rural and urban- urban linkages.

In the second pillar, integrated housing development, it states that improving the lives of slum dwellers (MWUD, 2004) estimated that the additional housing units that will be needed due to population growth or

formation new households between 2005 and 2015 will be 2,250,831 units approximately 1.125 million during the PASDEP period or 225,000 each year.

The government's housing objective, in terms of provision of housing and basic services, will focus only on lower middle and lower income households. For the upper middle and upper income households, the government is to ensure adequate provision of serviced land, mortgage finance and supporting legal and regulatory frame work for condominiums and co-operatives (MWUD, 2006:32).

Of the MDG needs Assessment target of 225,000 new housing units required per annum the government assumed the responsibility through the integrated housing development program for financing and constructing 100,000 housing units in large and medium sized cities targeted at middle and low income households.

The remaining requirement for 125,000 housing units per annum will be provided by property developers, employers, housing co-operatives and private home builders (MWUD, 2006:33).

CHAPTER THREE

3. FINDING AND DISCUSSIONS

3.1. An Overview of Recent Condominium Housing Development in Addis Ababa

In order to solve the housing problem in Addis Ababa, the city government has constructed houses of various typologies. Since 2003 onwards, the city government has engaged extensively in the provision of housing via setting a housing development as a priority field of intervention to be addressed. For this, the government has declared the condominium proclamation No. 370/2003 in the Year 2003 in order to promote condominium housing contraction. The city targeted as much of 50,000 housing unit per year (AAHA, 2006).

The principal objective is to ease the critical shortage of shelter and also revitalize the slum and decayed corners of the capital (AABOFED, 2006). Based on this, between the years 2003 to 2020, over 180,000 condominium houses have been constructed (AAHDPO, 2020).

Out of this total number of housing units, over 152,000 is constructed by the Housing Development Project Office (HDPO), and the rest around 28,000 are constructed by German Technical Co-operation (GTZ).

Table 1: Distribution of constructed condominium houses in Addis Ababa Sub- Cities from 2003 to 2020

Sub- City	No Houses
Addis Ketema	1105
Akaki Kaliti	42269
Arada	3005
Bole	48705
Gulelle	1325
Kirkos	4298
Kolfe Keranio	11584
Lideta	3704
Nifas Silk Lafto	33025
Yeka	32804
Grand Total	181824

Source: Addis Ababa Housing Agency

Table 1. Shows the distribution of constructed condominium houses in Addis Ababa Sub-Cities from 2003 to 2020. Although, the construction of condominium houses have conducted in all ten Sub-Cities of Addis Ababa, the number varies from Sub-City to Sub-City. For instance; the largest number of houses with a total of 48,705 housing units have been constructed in Bole Sub-City. 42,269 and 33,025 housing units have been constructed in Akaki Kaliti and Nifas Silk Lafto Sub-Cities respectively. The least number of condominium houses have been constructed in Addis Ketema and Gulelle Sub-Cities. Generally speaking, the table shows the largest number of condominium housing construction have done in outer Sub-Cities than the inner Sub-Cities.

Table 2: Total number of condominium houses constructed from 2003 to 2020 in Yeka Sub-City

No	Site Name	No of Communal	No of Blocks	Type of housing units				Commercial	Total no of houses constructed
				Stu.	1B	2B	3B		
1	Yeka Abado 13	54	354	1,985	3,616	2,373	988	452	9,414
2	Yeka Abado 14	76	289	970	3,925	2,033	1,377	907	9,212
3	Yeka Ayat 1	4	19	48	242	176	-	42	508
4	Yeka Ayat 2	50	368	1,181	4,161	2,657	961	269	9,229
5	Yeka Ayat 3	4	20	86	226	133	67	24	536
6	Yeka Turist	2	11	29	136	101	-	30	296
7	Kotebe	4	8	19	94	119	22	12	266
8	Yeka Michale 1.	1	3	60	60	-	-	-	120
9	Yeka Michael 2	1	2	10	30	30	-	-	70
10	Yeka 1	3	9	60	104	75	-	12	251
11	Yeka 2	6	43	288	931	302	1	58	1,580
12	Biruh Tesfa 1.	3	7	10	70	106	28	6	220
13	Biruh Teffa 2	1	3	-	32	36	10	12	90
14	Adwa	3	6	10	68	92	20	-	190
15	Karalo	1	6	54	55	1	52	18	180
16	Signal	3	6	19	58	19	-	-	96
17	Enderassie	1	2	8	25	35	4	16	88
18	Mirtzer	1	2	-	20	30	10	-	60
19	Janmeda	-	3	23	37	50	-	-	110
20	Eyesus Kebele	1	5	50	50	-	50	-	150
21	Eyesus Nebar	2	4	15	31	68	15	9	138
Grand Total		221	1,170	4,925	13,971	8,436	3,605	1,867	32,804

Source: Yeka Sub-City Housing Transfer Office- YHTO

Note: B= Bed Room
Stu= Studio

Table 2. Shows the total number of condominium houses constructed from 2003 to 2020 in Yeka Sub-City. In Yeka Sub-City 32,804 condominium houses in 21 different sites have been constructed from 2003 to 2020. Of which the largest number of condominium houses have been constructed in Yeka Abado condominium site, followed by Yeka Ayat 2 and Yeka 2. The least number of condominium houses have been constructed in Mirtzer condominium site.

3.2. Survey Results

The results of the survey administered using structured questionnaire and case studies are shown below.

Table 3: Demographic and Socio-economic Characteristics of Respondents

Attributes	Category	Frequency	Percentage
Sex	Male	31	38.75
	Female	49	61.25
Age	18-25 Years	5	6.25
	26-40 years	36	45
	41-50 years	24	30
	51-60 years	15	18.75
	> 60 years	-	-
Household size	Mean	4	-
	Minimum	1	-
	Maximum	8	-
Marital status	Married	46	57.50
	Single	21	26.25
	Divorced	10	12.50
	Widowed	3	3.75
Educational status of the house head	Illiterate	6	7.50
	Literate (read & write)	14	17.50
	Primary (1-8)	16	20
	Secondary (9-12)	34	42.50
	College Diploma	6	7.50
	First degree and above	4	5
Employment type	Government Employee	30	37.50
	Private Employee	12	15
	Self Employed (formal)	24	30
	Self Employed (Informal)	8	10
	Laborer	6	7.50
	Other	-	-
Monthly Income (in Eth. Birr)	<1500	2	2.50
	1501-3000	21	26.25
	3001-4500	32	40
	4501-6000	20	25
	>6000	5	6.25

Source: Own Survey, 2020

As presented in table 3, out of the total of 80 samples, 61.25% of the respondents are female households, while the rest 38.75% are male headed households. Towards the age category of the respondents, 45% fall within the age group of 26-40 years, which indicates productive age groups were dominant, while 30% falls between the age group of 41-50 years.

From the sample population of 80, 57.5% of them were married household heads while the rest were single, divorced and widowed accounting respectively 26.25%, 12.5% and 3.75%. The average family size of the sample household heads was 4, which is less than the national average household family size (HHFS) of the country 5.9 (CSA, 2004). The minimum size was 1 and the maximum house hold size is 7. Accordingly, the mean and the range household size of the sample household heads were 4 and 6 respectively.

As indicated in various literatures, education is vital strategic need for any development process. According to the review of Tebarek (2006) low education level still prevents low-income people from accessing economic opportunities and could lead to discrimination or exploitation in the labor market. The data for this study also shows that, out of the total sample household heads, 7.5% were illiterate; 17.5% had no or little schooling, but were literate (read and write), 20% had completed primary school (i.e. grades 1-8). 42.5% had completed secondary school (grade 9-12), and 7.5% of the respondents had college diploma. The remaining 5% had first degree and above. From this data, it is clear that 17.5% of the respondents had either no school or a little primary education and thus are very unlikely to join formal employment sectors, but lesser- paid jobs in the informal sectors.

As can be seen from table 3, 25% of the respondents were earning a monthly income between 4501-6000 Ethiopian birr. While the lowest and the highest income groups were 2.50% and 6.25% respectively. It can be concluded that the majority of the household heads can cover the house fee by themselves. This is because, very insignificant percentage (2.50%) of the respondents earn a monthly income of less than 1500 Ethiopian birr.

Case 1: YEKA No. 2, CONDOMINIUM HOUSING, YEKA SUB- CITY

Interviewee: Lakech Masresha

Lakech Masresha is a 37 years old woman, living on the ground floor of the Yeka no. 2 condominium housing among the 4-story blocks. She was born in 1967 E.C. in Addis Ababa at Kirkos Sub-City in a neighborhood called “Kazanchis”. At the age of 12 she started to live with her uncle around Mexico. Because of her family’s low income, she stayed without education and rather her uncle made marriage arrangement with one of the Derg time soldier who later died in Ethio- Eritrean war of 1992 E.C. She had taken adult education and literate well now. She was living in her uncle’s home until she got subsidized studio condominium housing unit, done without lottery method and payment, made by the government and NGOs like “Missionary of charity”, which covered the whole payment required for the housing units in the case of support to the poor.

She had been engaged in “Gulit” (selling vegetables and others) on the veranda of her uncle’s kebele house. At the moment she has left her previous “Gulit” to her uncle and remained to work ironing cloths in her studio though it is illegal which generates about 1000 birr a month. She also gets pension of her husband about 1085 birr a month; totally her income accounts about 2085 birr.

The new house has all the basic modern amenities such as electric ammeter, water tap, flash toilet, kitchen and others. She has appreciated the quality of the building including the building materials used. Refer table 8 to see the variation in access to public services.

She had good neighbourhood relation with her neighbours in her previous house and makes cultural elements like; coffee ceremony. The finding on table 8, also reveals that 73.75% of the respondents had excellent neighbourhood relation in their old house, but only 3.75% of the respondents have excellent neighbourhood relation in their new houses. She is not also a member of “equb” and “idir” associations for the reasons that,

on one hand most people highly need their privacy, on the other hand the existing “equb” and “idir” associations are not inviting and to be a member as to her opinion. This can be consolidated by the finding on table 8, 83.75% of the respondents had excellent availability of traditional institutions in their old house. However, only 7.50% of the respondents have excellent availability of traditional institutions in their new house.

Finally, she recommended that, the condominium housing project should provide place to enable the low-income groups to continue their small scale activities and even prepare other situation which can be done together with project. She especially referred her own “Gulit” case that she could not continue; this is because the housing administration allows condominium houses for only living purpose. The finding on table 6 also reveals that 36.25% of the respondents used their old house for both residence and commercial purpose, but no house is officially used for commercial purpose in the new condominium housing.

Source: Own Survey, 2020 (Names are pseudonym)



Photo 1: Yeka Michael No.1 Site Condominium Houses

Table 4: Sources of money to pay the new condominium houses monthly fee

Sources of Income	Frequency	Percentage
Monthly wage	41	51.25
Loan from the bank	5	6.25
Loan from Microfinance Institutions	19	23.75
Income from daily wage	2	2.50
Equb	13	16.25
Aid from family	-	-
Others	-	-
Total	80	100

Source: Own Survey, 2020

Based on table 4 above, the majority of the respondents i.e. 51.25% of them responded that their source of money to pay the new condominium houses is monthly wage. And 23.75% of the respondents have loan from small scale enterprises to pay the monthly fee of the houses. 16.25 and 6.25% of the respondents, responded that their source of money to pay the fee of the new condominium houses were *equb* and loan from bank respectively. Only 2.5% of the respondents earn income from daily wage.

Table 5: Types of housing units in old and new houses (excluding kitchens and toilets)

Housing units	Old house		New house	
	Frequency	percentage	Frequency	percentage
One	47	58.75	9	11.25
Two	31	38.75	36	45
Three	6	7.50	24	30
Four and above	2	2.5	11	13.75
Total	80	100	80	100

Source: Own Survey, 2020

Respondents were asked how many rooms excluding kitchens and toilets they had in the old and now in the new sites. From the total of 80 respondents, 58.75% of households had one room, while 38.75% had only two rooms and 7.5 % had three rooms and 2.5% had four rooms and no household head had four or more rooms in the houses. On the other hand, Table 5 also shows that, 11.25% of the respondents have one bed room houses, 45% have two bed rooms, 30% have three bed rooms and the rest 3.75% have three or more rooms housing types in their new houses. In general the household heads have greater number of rooms in their new condominium houses than their older houses.

Table 6: The purpose of the old and the new houses

Purpose of the houses	Old house		New house	
	Frequency	percentage	Frequency	percentage
Residence	48	60	64	80
Residence and commerce	29	36.25	-	-
Residence & renting	2	2.50	16	20
Residence, commerce and renting	1	1.25	-	-
Other	-	-	-	-
Total	80	100	80	100

Source: Own Survey, 2020

According to the survey result on table 6 above, the household heads used their previous houses for many purposes. The majority of respondents (60%) used their old site houses for residence, 36.25% for both residence and commerce and 2.5% for residence and renting. Only 1.25% of them used their old houses for residence, commerce and Renting. Regarding the new houses, the majorities 80% use their houses for residence and 20% of them use for residence and renting. No houses in the new condominium sites are used for commercial purpose.

Case 2: SIGNAL CONDOMINIUM HOUSING, YEKA SUB-CITY

Interviewee: Tenagne Adugna

Tenagne Adugna is a 42 years old widow living in the third upstairs of condominium building in signal site of Yeka Sub- City. She is the head of the household consisting five children: four boys and a daughter. The boys aged 20, 17, 15, and 10. The daughter aged 5 years. She has lived for 30 years in Lideta Sub-City, Kebele 09/10. It was the condominium lottery that made her the owner of the house in the site.

Tenagne is a cook who makes “injera” in private households, getting roughly 105 birr a day, 3150 birr a month. Her two sons were school drop-outs; they are employed as construction workers earning a wage of 80 birr a day on average, or 2400 birr in a month (totally 7,950 birr a month). However, the construction work is seasonal, and keeps them employed for about 6-8 months in a year. They are contributing payment for the new housing unit. All the other children attend government primary school. In addition to attending to school these two children sell plastic bags and earn at least 1000 birr a month. The household income amounts to roughly 10,000 birr a month. Although the amount of money earned by the family in a month seems enough, it is not sufficient to fulfill their basic needs since they are six in number.

She explained her new condominium house in comparison to her previous house as follows: Our social ties were good in the old site, we were members of “equb” which had helped us to pay the first payment to the new house; our former “idir” membership is disconnected due to distance. Now it’s started a year ago in the new site and I am one of the members of the females “idir”. “Equb” is not yet started here.

Concerning expenses on electricity and water, cost has increased mainly because; we use water and electricity for many of our household activities. For example; water for flush toilet, and other hygienic purposes; electric for baking “injera” and other things. We have ownership right of different utilities in the new houses, although these result additional expense. In the

case of old house electric power was drawn from a neighbor with a little price. There was a communal pit, in the old houses which was covered by the municipal, but now because we are not using communal pit, we pay 50 birr per month for solid waste disposal.

Generally speaking, Tenagne is very happy with the new condominium houses and she also spoke out that condominium houses play a key role in solving the housing problem of the poor in the city of Addis Ababa. She also feels much better off in all conditions and infrastructures in the new condominium houses than in her previous residential areas. Table 8, summarizes how access to public services has shown positive change in the new condominium houses.

Source: Own Survey (Names are pseudonym)



Photo 2: Yeka 2 Site Condominium Houses

Table 7: Accommodation of the House

Response	Old house		New house	
	Frequency	percentage	Frequency	percentage
More than enough	3	3.75	41	51.25
Enough	24	30	36	45
Not enough	53	66.25	3	3.75
Total	80	100	80	100

Source: Own Survey, 2020

Table 7 above shows that, there is a tendency that in old house the level of accommodation was not enough for their family. Thus, the majority, 66.25% of the respondent's rooms were not enough to accommodate their family. From this the researcher can conclude that the majority of the respondents were highly dissatisfied by the old house. Only 30% and 3.75% of the respondents in the old house stated previous houses had enough and more than enough space to accommodate the family respectively. However, when we observe the level of accommodation in the new house, the majority i.e. 41% of the respondents replied that they have more than enough accommodation in their new house and 36% of them replied that they have enough accommodation in their new house. Only 3% of respondents in the new house had stated no enough accommodation. From this it can be concluded that the new condominium houses had much better accommodation than the old houses. This fact partly indicates how the construction of condominium houses has played a vital role in receiving better housing accommodation.

Table 8: Access to Public Services

Description of public services	Response	Old house		New house	
		Frequency	percentage	Frequency	percentage
Water provision	Excellent	4	5	17	21.25
	V. Good	5	6.25	61	76.25
	No Change	8	10	2	2.50
	Unhappy	29	36.25	-	-
	V/Disappointed	34	42.50	-	-
Availability of Electricity	Excellent	19	23.75	32	40
	V. Good	37	46.25	12	15
	No Change	22	27.50	36	45
	Unhappy	2	2.50	-	-
	V/Disappointed	-	-	-	-
Access to Telephone	Excellent	-	-	-	-
	V. Good	27	33.75	31	38.75
	No Change	51	63.75	49	61.25
	Unhappy	2	2.50	-	-
	V/Disappointed	-	-	-	-
Health Services	Excellent	2	2.50	23	28.75
	V. Good	22	27.50	2	2.50
	No Change	50	62.50	55	68.75
	Unhappy	5	6.22	-	-
	V/Disappointed	1	1.25	-	-
Educational Centers	Excellent	3	3.75	14	17.50
	V. Good	11	13.75	3	3.75
	No Change	46	57.50	53	66.25
	Unhappy	20	25	-	-
	V/Disappointed	-	-	-	-
Transportation Facilities	Excellent	7	8.75	13	16.25
	V. Good	13	16.25	16	20
	No Change	32	40	24	30
	Unhappy	28	35	27	33.75
	V/Disappointed	-	-	-	-
Sewage Facilities	Excellent	-	-	43	53.75
	V. Good	5	6.25	27	33.75
	No Change	16	20	3	3.75
	Unhappy	32	40	7	8.75
	V/Disappointed	27	33.75	-	-
Neighborhood Relation	Excellent	59	73.75	3	3.75
	V. Good	21	26.25	9	11.25
	No Change	-	-	2	2.50
	Unhappy	-	-	29	36.25
	V/Disappointed	-	-	37	46.25
Peace and Security	Excellent	6	7.50	34	42.50
	V. Good	12	15	31	38.75
	No Change	-	-	-	-
	Unhappy	24	30	13	16.25
	V/disappointed	38	47.50	2	2.50
Availability of traditional	Excellent	67	83.75	6	7.50
	V. Good	13	16.25	25	31.25

Institutions (Equb and Edir)	No Change	-	-	3	3.75
	Unhappy	-	-	38	47.50
	V/Disappointed	-	-	8	10
Sanitation	Excellent	4	5	24	30
	V. Good	8	10	51	63.75
	No Change	-	-	1	1.25
	Unhappy	29	36.25	4	5
	V/Disappointed	39	48.75	-	-
Job opportunity	Excellent	7	8.75	9	11.25
	V. Good	29	36.25	18	22.50
	No Change	36	45	53	66.25
	Unhappy	7	8.75	-	-
	V/Disappointed	1	1.25	-	-

Source: Own Survey, 2020

3.3. Access to Public Services

As can be seen from table 8, access to public services has shown a positive change more in the new house than the old house. Although the program prioritizes the case to solve housing problem in the city, its logic is supported in the literature part by EEA (2003) that, the process of constructing shelter first and progressively servicing the urban fabrics by different networks, beginning from zero service, is the logic. Hence, almost all service giving sectors are showing positive change access to the new houses (sites) as compared to their previous houses. This can be seen as follows:

Regarding water provision, responses on table 8 shows there is excellent (21.25%) and very good (76.25) water provision in the new houses. Whereas, in the old house the majority of the respondents, 42.50% were very disappointed by the water provision. In addition, only 5 percent of the respondents had excellent water provision in their old houses.

When we come to the availability of electricity, though there is better access to electricity in the new house, there is no as such a significant difference between the two houses, 10% of the respondents in the new houses replied there is no change on the availability of electricity between their old and new houses, although 5% of them witnessed there is an excellent access to electricity in their new houses.

Regarding the availability of telephone, there is no change between the new condominium houses and the old houses. As can be shown on table 8, the majority of the respondents (61.25) and (63.75) percent in the new and old houses respectively stated that there is no change on the availability of telephone access between the old and new houses.

As shown on table 8, regarding the health services, there is no significant variation between the new and the old houses. 68.75 and 62.50% of the new and the old houses respectively, responded that, there is no change on the availability of health services between the new and old houses.

Like that of health services, distribution of educational and transportation facilities do not show significant variation between the new and the old houses. Regarding educational services (66.25) and (57.50) percent of the respondents in the new and old houses responded there is no change on the availability of educational services. Only 3.75 and 17.50% of the respondents in old and new sites respectively, replied there is an excellent facility of educational services. In addition, 40 and 30 percent of the respondents in old and new houses respectively, responded there is no change on the availability of transport facilities. Only 8.75 and 16.25 percent of the respondents in old and new sites respectively, replied there is an excellent facility of transportation facilities. From this, it is possible to conclude that there is no special development of educational and transportation facilities around the new condominium houses.

As can be seen from table 8, the sewage facilities in the old houses were very poor, it is because 40 and 33.75 percent of the respondents respectively were unhappy and very disappointed with the availability of sea wages facilities, but 53.75 and 33.75 percent of the respondents replied there is an excellent and very good sewage facilities respectively in their new houses. This implies that there are a much better sewage facilities in the new condominium houses than the old houses.

Table 8, shows that neighborhood relation among the households of the old houses was reported as excellent and very good by 73.75 and 26.25 percent

respectively of the respondents.. In other words, 100% of the respondents replied that neighborhood relation in the old houses was excellent and very good. Whereas, neighborhood relation among the households of the new houses is very weak. To consolidate this fact, 46.25 and 36.25 percent of the respondents are very disappointed and unhappy respectively, by the neighborhood relation in the new condominium houses.

From table 8, 47.50 and 30 percent of the respondents in the old house were very disappointed and unhappy with the peace and security respectively. Only 7.50% of the respondents in the old house had excellent peace and security. While 42.50 and 38.75 percent of the respondents had excellent and very good peace and security in their new houses and only 2.50% of the respondents are very disappointed with the peace and security situation in their new houses (sites).

According to the data in table 8, 83.75% of the respondents had excellent availability of traditional institutions (*iqub* and *edir*) in the old houses. While 47.5% of the respondents in the new house were unhappy with the availability of traditional institutions, such as *equb* and *idir*.

Case 3: YEKA SUB - CITY HOUSING TRANSFER OFFICE- YHTO

- Name: Ayelech Adinew
- Position in the Office: Record Officer
- What are the criteria of registration of condominium houses?

Answer according to Ayelech, Yeka Sub- City housing office record officer, the criteria of registration of condominium houses are being an Ethiopian, aged above eighteen years old, have no private or kebele house registered by name, being a legal person (not under prison), lives for a minimum of two years in the specified kebele, etc.

- What are the forms you used to register beneficiaries?

Answer. To register the condominium houses beneficiaries and also the total number of registered people, we use both hard and soft copies. These hard and soft copies are formulated by the project's office

- The number of people registered for condominium houses in the old registration.

Answer- The number of people registered for condominium houses is more than 450,000 (20/80) in Addis Ababa and greater than 34,000 people in Yeka Sub-City.

- How do you manage and keep data of registered people?

Answer. The data of registered people are kept confidential. They are managed carefully by the national level in central data base service. There is no space at all to delete the registered people and replace them by other new people.

- How do you work with other concerned bodies?

Answer- Initially, there was no strong co-ordination among different stakeholders, but recently there exist strong co-ordination among the Addis Ababa Housing Agency, Addis Ababa Housing Development Project Office, the Sub-City Housing Transfer Office and the Sub-City Land Development and Management Office during the transfer, recording and documentation process of condominium housing units. In addition, we also work with the national bank to arrange loan.

- How do you observe the willingness and capacity of people to pay any necessary payment?

Answer- According to our office, all condominium houses lottery winners are willing to pay their monthly fee of condominium houses. The capacity of the majority of the people is very less, since most of them are low or middle income people. To solve this problem, the Addis Ababa housing development project office has arranged them a loan from the commercial bank of Ethiopia. The bank provides them with 80% of the house's fee for 20 years loan by a minimum interest.

- Do you think your office is capable enough to manage its responsibility?

Answer- yes, as you know, there is always a challenge when you begin something new. Similarly; our office has faced so many challenges to implement the program, but still we are capable enough to manage our responsibility to make the program practical. As to me, our office's arrangement and coordination is good compared to other Sub- Cities.

- Major problems you faced.

Answer- There are some problems we are facing. For instance, the price rise of most construction materials, shortage of construction materials, delaying of contractors to finish the houses etc.

- Measures taken to solve the problems.

Answer- The Addis Ababa housing development project office has taken so many measures to solve the problems faced. Such as, the office decided to give only two blocks to a single contractor, award contractors who finish their project before the deadline, assign professionals at every step, modify the design etc.

- Your overall view towards condominium houses in general and that of Yeka Sub-City in particular.

Answer- My overall view towards condominium houses is the program encourages the low and middle income groups to access the condominium houses in general, and trying to tackle urban poverty through the provision of houses, water, clean environment and others that leads to meet the satisfaction level of the people in particular.

Source: *Own Survey, 2020*



Photo 3: Signal Site Condominium Houses

Table 9: Source of Water

Response	Old house		New house	
	Frequency	percentage	Frequency	percentage
Private Tap	21	26.25	80	100
Communal/public Tap	32	40	-	-
Purchased from other areas	27	33.75	-	-
Other	-	-	-	-
Total	80	100	80	100

Source: Own Survey, 2020

As can be seen from table 9, 40% of the respondents had communal/ public water source in their old house. In addition, 33.75% of the respondents in old house had purchased water from other areas. Whereas, in the case of new house, hundred percent of the respondents have private tap water although there are some irregularity in accessing water like other areas of the city.

Table 10: Trash Disposal Method

Response	Old house		New house	
	Frequency	percentage	Frequency	percentage
Communal	29	36.25	75	92.50
Private	11	13.75	6	7.50
Open area	40	50	-	-
Other	-	-	-	-
Total	80	100	80	100

Source: Own Survey, 2020

As presented on table 10, when we compare the trash disposal method in the old and new houses, the majority, i.e., 50% of the respondents in the old house had disposed their trash in open area. In addition, 36.25 and 13.75% of the respondents had communal and private trash disposal method respectively. In the new houses, 92.5% of the respondents have communal

trash disposal method and only 7.5% of the respondents have private trash disposal method. No respondents in the new house have disposed their trash in open area. From this the researcher can conclude that the construction of condominium houses has positive effect in reducing trash disposal on open area.

CHAPTER FOUR

4. CONCLUSIONS AND RECOMMENDATIONS

4.1. Conclusions

Is still too early to understand the overall performance and role of the condominium housing project in Addis Ababa, due to it being in the infancy stages of its development. However, the wide range of implementation gives opportunity to assess the role of the program. In addition to solving the housing shortage, the program plays a significant role in the overall urban development of the lives of the potential beneficiaries. The program is trying to tackle urban poverty through the provision of houses, water and clean environment that aims to meet the needs of the respondents. However, because of various constraints such as financial and technical, the program could not reach the very low income groups. For instance; 40% of the household heads have income between 3001-4500 Eth birr (\$93-140). Only 2.50% of the household heads had low income earning < 1500 Eth birr (\$46) a month. The findings of this research are highlighted as follows:

- The condominium housing program opts to improve the standards of living of the low income groups, through affordable housing.
- Demographically, 45% of the respondents fall within the age group of 26-40, which are economically productive groups. Addressing the issue of gender; within 49% of the families who took part in this research, the main earner was female.
- Based on the classification made by the Addis Ababa City Administration (2001), 60% of the respondents fall in to the low and middle income categories. A finding in this research also reveals that 40% of the household heads are earning a monthly income of between 3000-4500 Eth. Birr. In addition, 25% of the household heads are earning a monthly income of >3000 Eth. Birr.
- Support had remained only at the first phase of condominium housing distribution otherwise; without some kind of support provision with housing, home ownership offering remains only as a driving force for developing pride of possession (Cenea (1997) and Tebarek (2006).

- The research also highlighted that those respondents who had been re-housed through the condominium housing program were unable to continue with their previous economic activities. For example table 6 shows that 36.25 of the respondents used their previous homes for business as well as residency.
- There exists weak social interaction related to traditional institutions and neighborhood in comparison to the old housing. For instance, based on this research see table 8, 67 and 6 percent of the respondents have excellent availability of traditional institutions (Equb and Edir) in their old and new houses respectively. In addition, 59% of the respondents in previous housing had excellent neighborhood interaction, whilst 37% of the respondents in the new housing were very disappointed with their neighborhood interaction.
- Water and electricity facilities are readily available in the neighborhood. However electricity remains of high cost, widely being used for activities such as bakery and cooking. For example, shown by table 8, only 5% of the respondents had sufficient water provision in their old housing, in comparison to 61% of the respondents who have sufficient water provision in their new homes.
- There is a better housing unit (excluding kitchens and toilets) in the new houses compared with the previous houses. For example table 5, 58.75% of the respondents had one room house in their old house, whilst 45% of the respondents have two rooms in their new condominium housing.
- When we consider space requirements, based on table 7, 66% of the respondents stated that in their old homes, there was not sufficient space to accommodate their family. However, 36 and 41 percent of the respondents respectively have enough and more than enough space in their new condominium houses.
- The respondents state their new houses provide them with better access to the social services sector, than in their previous housing. As shown on table 8.

To conclude, the condominium housing development program, encourages the low and middle income groups in particular to access the new condominium housing units. Tenure security is the major merit of the program, especially to those who do not have their own houses. The survey result shows that, the construction of condominium houses plays a vital role in creating a clean and attractive environment and removing unplanned and old housing in Addis Ababa in general and Yeka sub- city in particular.

4.2. Recommendations

Based on the findings of this research, it is possible to recommend policy makers and implementers of housing development to revise all phases of the program, in particular development of city progress and improvement of the housing policy. Thus, contributing to the improvement of the standard of living for the residents of Addis Ababa:

- The condominium housing program seems misrepresenting its initial objective of addressing the poor homeless society in the city. Because, the study shows that on average 70% of the beneficiaries in the study area were middle and high income groups. Hence, the housing policies, strategies and practices of housing designs should consider the issue of income aspects of affected citizens. This may lead to comprehensiveness of the housing development policy.
- The findings of the research has also revealed that housing quality components such as stair case structure, electrical and sanitary, facilities are poor in quality. Therefore, quality inspection during the overall constructional process by qualified professionals and improved workmanship system must be implemented.
- Strengthen the implementation phase of existing integrated housing development program. In regards to the post implementation assessment, especially through full participation of the affected groups as well as collaborating with all stakeholders.
- There has to be strong coordination among the Addis Ababa Housing Agency, Addis Ababa Housing Development Project Office, Sub- city Housing transfer office and the Sub- city Land Development and Management Office during the transfer, recording and documentation process of the condominium housing units.
- Improve the provision of the new condominium housing units' quality, service and communal utilities in such a way it ensures the continuation and sustainability of the affected groups' livelihood.

- Provide capacity building to the housing project staffs (training program, finance, etc) on the existing social institutions to hold on the program for the development of proposal to establish income generating schemes.
- The formulated rules and regulations of the housing transfer office must be known by any home seeker using mass media, and other means to effectively carry out the work of the agency. These rules must be detailed and complete enough so that it will be comprehensible and practical.

4.3 Suggestions for Further Research

Despite the financial and other resource limitations, this study has attempted to produce some evidences on the contribution of condominium housing projects in addressing the housing problems in Addis Ababa. However, in order to produce better evidences and impact policy makers, further studies are needed. Some of the research areas for future research could be;

- A wider survey should be considered including housing projects in other sub cities of Addis Ababa.
- Other stakeholders of the housing projects should be incorporated in the study such as project contractors, consultants, city government administration officials, etc.
- A study that includes non-owner occupiers could also produce better results.
- The use of advanced econometric models could also be considered in order to get better results.

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APPENDICES

Jimma University

College of Business and Economics

Department of Accounting and Finance

ABH Campus

MA in Project Management and Finance Program

Questionnaire for Sample Condominium Household

Respondents

Dear respondents: The objective of this questionnaire is to get information about the “Contribution of condominium houses project in addressing the housing problems of Addis Ababa City, the case of Yeka Sub-City”. The information you are going to give will help the researcher to assess the required information on the mentioned topic. Whatever information you provide will be kept confidential and will not be shown to other person.

Thank you in advance!

Part- I Socio- Cultural and demographic information of households

- Sex;
 - Male
 - Female
- Age a. 18-25 years b. 26-40years c. 41-50
 d. 51-60 year’s e. above 60 year
- Marital Status:
 - Single
 - Married

- Divorced
 - Widowed
 - Separated
- Total number of household members:
 - Male
 - Female
 - Educational level:
 - Illiterate
 - Read and Write
 - Primary school
 - Secondary school
 - College diploma
 - First degree and above
 - Occupation:
 - Civil servant
 - Private employee
 - Own business formal
 - Own business- informal
 - Daily laborer
 - Other, specify _____

 - Monthly income of the house hold head (in Birr): _____

 - Means of transport currently used:
 - Own car
 - Government car
 - Taxi
 - City bus
 - Others, specify _____

 - Do you have school age children?
 - Yes

- No
- If your answer for question No. 9 is yes, where do they learn?
 - Private school
 - Government school
 - Public school
 - They are not learning
 - Other, specify _____

- What is the source of money to pay the cost of your house?
 - Own business
 - Bank credit
 - Credit from micro financing institutions
 - Monthly wage
 - IQUB
 - Help from family members living in some other areas
 - Other, specify _____

Previous housing condition and new house acquisition:

- Had you been the owner of your own house in the previous residence?
 - Yes
 - No
- If your answer for question number 12 is yes, how did you get the house?
 - Rented from private owner
 - Temporary gift from relatives
 - Bought from private owner
 - Other, specify _____
- Where was your residential house before acquiring the present dwelling unit? Specify,

15. Why do you change your previous location? It is due to the:

- Problem of enough space to live

- Problem of access
- Problem of flooding
- Drainage problem
- Other, Specify _____

16.How do you characterize the manner of your relocation?

- Truly voluntary
- Induced- involuntary
- Forced
- Other, please specify _____

17.Did you get enough time to prepare yourself for leaving your previous house? (optional)

- Yes
- No

18.How do you evaluate the registration and screening process of condominium houses?

- Fair
- Not fair
- No response
- Other, please specify _____

19.Do you feel comfort with the structure of the stair case of your building?

- Yes
- No

20.If your answer for question No 19 is No, why?

- It can easily be damaged
- It is outside the building structure
- It is exposed for weather condition
- Other, specify _____

21.Compare the housing condition in your previous and new house:

Question	Item	Previous housing	New housing	Remark
1. Number of rooms	a. One			

(excluding kitchens and toilets)	<ul style="list-style-type: none"> b. Two c. Three d. Four e. More than four 			
2. Accommodation of the house to your family	<ul style="list-style-type: none"> a. More than enough b. Enough c. Not enough 			
3. Purpose of your housing unit	<ul style="list-style-type: none"> a. Residence b. Residence and commerce c. Residence and renting d. Residence, commerce & renting e. other 			
4. Availability of water	<ul style="list-style-type: none"> a. Private tap b. Shared (public) tap c. Purchased d. other 			
5. Availability of electric power	<ul style="list-style-type: none"> a. yes b. No 			
6. If yes, types of connection	<ul style="list-style-type: none"> a. Own b. Communal 			
7. Dust disposal method	<ul style="list-style-type: none"> a. Municipal dustbin b. Own dustbin c. Open air dumping d. other 			

22. Using the following table, how do you state your level of satisfaction in the new condominium housing site and the old residence? Use the following alternatives?

1= highly satisfied 3= no change 5= highly dissatisfied
 2= Satisfied 4= Di-satisfied

Situation	Old Housing					New Housing				
Water provision										
Electricity										
Telephone										
Health Service										
Educational service										
Drainage system										
Neighborhood relation										
Peace and security										
Sanitation										
Traditional institution										
Job opportunity										

- Your overall evaluation of condominium houses towards tackling the housing problem of the city?
 - Excellent
 - Not good
 - No response
 - Other, Specify _____

Questionnaire for Yeka Sub City Housing Transfer Office- YHTO

- Name (optional)
- Your position in the office
- What are the criteria of registration of condominium houses?
- What are the forms you used to register beneficiaries?
- The number of people registered in the old registration for the houses?
- How do you manage and keep data of registered people?
- How do you work with other concerned bodies?
- How do you observe the willingness and capacity of people to pay any necessary payment?
- Do you think your office is capable enough to manage its responsibility?
Yes _____
No _____
Why? Why not?
- Major problems you faced
- Measures taken to solve the problems
- Your overall view towards condominium houses in general and that of Yeka sub city in particular

(Please use separate page to write some more opinions)

Thank you for your cooperation!

ክቡራን የ ዚህ መጠይቅ ምድቶች መጠይቁ አላ ማድኮን ዲሚዮ የ ምቤቶች ግንባታ ቤትን ችግር ከመቅረፍ አንጻር በአዲስ አበባ ከተማ አስተዳደር ይህን ዲህም የ ካክፍለ ከተማ ለ ወን ማግኘት መዳሰስ ነ ወ::

በ መሆኑ ምእናንተ የ ምትሰ ጠቅሚ ጃ በ ዚህ ጉዳይ ላይ ለ ምክር ቤቱ ፈ ወደ መመሪያ ቤቱ ጥናት ፅሁፍ ማሰብ አትብሉም እያንዳንድን ጉዳይ ጥያቄ በ ጥሞና በ ማን በ ብብ ጉዳይ ላይ ለ ልዎትን ግንዛቤ እንዲያካፍሉኝ በትህትና እጠይቃለሁ::

የ መዝገብ ማሻሻያ ማሻሻያ ጥራዊነት ተጠባብሮ ከአኔ በስተቀር ማንም ወደ ማዕከላዊ ወመሆኑን ላረጋግጥሎት እወዳለሁ::
ላደረጉልኝ ትብብር በቅድሚያ አመሰግናለሁ::

ክፍል አንድ

የ መላሽ ችግር ጠቃላይ መረጃ

- ያታ
 - ሀ. ወንድ
 - ለ. ሴት
- እድሜ

ሀ. ከ 18-25	ለ. ከ 26-40	ሐ. ከ 41-50
መ. ከ 51-60	ሠ. ከ 60 በላይ	
- የ ጋብቻ ሁኔታ
 - ሀ. ያላገባ
 - ለ. ያገባ
 - ሐ. ለ ጊዜ ወደ ተለያዩ
 - መ. የ ተፋቱ
 - ሠ. ባሏ/መዝገብ ተደርጎ/ የ ሞት ቤት
- ጠቅላላ የ ቤተሰብ ብዛት
 - ሀ. ወንድ
 - ለ. ሴት
- የ እርስዎ የ ትምህርት ደረጃ
 - ሀ. ጭረት ስልተምት
 - ለ. ማን በ ብና መጣ ፍብቻ የ ማሻሻላ
 - ሐ. አንደኛ ደረጃ
 - መ. ሁለተኛ ደረጃ

ሠ. የኮሌጅ ዲፕሎማ

ረ. የመጀመሪያ ድግሪና ከዚያ በላይ

- የአርስዎ የስራሁኔታ

ሀ. የመንግስት ስራተኛ

ለ. ከመንግስት ወጪ ቀጣይ

ሐ. መጽበኛ የሆነ የግል ስራ

መ. መጽበኛ ያልሆነ የግል ስራ

ሠ. የቀን ስራተኛ

ረ. ከተጠቀሰው ወጪ ሆነ ቢያብራሩልኝ -----

የአርስዎ ወርሃዊ ገቢ / በኢትዮጵያ ብር /

ሀ. ከ1500 ብር በታች

ለ. ከ1501-3000

ሐ. ከ3001-4500

መ. ከ4501-6000

ሠ. ከ6000 በላይ

- አሁን አዘወትረው እየተጠቀመበት ያለ የትራንስፖርት አይነት

ሀ. የግል መኪና

ለ. የመንግስት መኪና

ሐ. ታክሲ

መ. የከተማ አውቶብስ / ሃይገር ባስ /

ሠ. ከተጠቀሰው ወጪ ሆነ ቢያብራሩልኝ -----

- እድሜዎ ቸውለት ምህርት የደረሰ ልጆች አለዎት?

ሀ. አዎ

ለ. የለኝም

- ለዘጠነኛው ጥያቄ የሰጡት መልስ አዎ ከሆነ የትኑ ውጭ ሚሳሌት

ሀ. የግል ት/ቤት

ለ. የመንግስት ት/ቤት

ሐ. የህዝብ ት/ቤት

መ. ጭራሽ አይሆንም

ሠ. የተለየ መልስ ካለዎት ቢያብራሩልኝ -----

- የኮንዶሚኒየም ወርሃዊ ክፍያ ለመክፈል የሚያስችሉት የገንዘብ ብምንጭምን ድነው?

ሀ. በግሌ በመስራት ከማገኘት ጋር

ለ. የባንክ ብድር

ሐ. ከአነስተኛና ጥቃቅን ተቋማት ከተገኘ ብድር

መ. ወርሃዊ ደመወዝ

ሠ. በእቁብ እያጠራቀሙ

ረ. ከቤተሰብ ከማገኘት ድጋፍ

ሰ. የተለየ መልስ ካለዎት ቢያብራሩልኝ -----

ቀደም ሲል ይኖሩበት የነበረው የቤት ሁኔታና አሁን የኮንዶሚኒየም ቤቱን

ያገኙበት መንገድ

- ቀደም ሲል ይኖሩበት በነበረው አካባቢ የራስዎ ቤት ነበረዎት?

ሀ. አዎ

ለ. አልነበረኝም

- ለአስራሁለተኛው ጥያቄ መልስዎ አዎ ከሆነ ቤቱን እንዴት አገኙት?

ሀ. ተከራይቼ

ለ. በጊዜያዊነት ዘመድ እንደኖር በትፈቅዶልኝ

ሐ. ገዝቼው

መ. መንግስት ቦታ ሰጥቶኝ ሰርቼ

ሠ. የተለየ መልስ ካለዎት ቢያብራሩልኝ -----

- አሁን ወደሚኖሩበት ኮንዶሚኒየም ከመምጣትዎ በፊት ይኖሩበት የነበረውን አካባቢ

ቢገልጹልኝ -----

- የቀድሞ መኖሪያዎን የለቀቁበት ምክንያት ምን ድነው?

ሀ. ለመኖር የሚያስችል በቂ ቦታ ስላልነበርዎት

ለ. አካባቢው ለተለያዩ ነገሮች አመቺ ስላልነበረ

ሐ. አካባቢው በቂ የፍላጎት ማስወገጃ ስላልነበረው ጎርፍና ዝናብ አስቸግሮኝ

መ. የተለየ ምክንያት ካለዎት ቢያብራሩልኝ -----

- ከቀድሞው መኖሪያዎ ተነስተው ወደ እዚህ ቦታ የመጠበቅን መንገድ እንዴት ይገልጹታል?
 ሀ. ፍጹም በፍቃድኝነት
 ለ. ያለፍቃዳችን አስገዳጅ በሆኑ ምክንያቶች
 ሐ. ፍጹም ተገደንና ሳንፈልግ
 መ. የተለየ ምክንያት ከነበረት ቢያብራሩልኝ -----
- የቀድሞ መኖሪያዎን በሚለቁበት ወቅት በቂ የዝግጅት ጊዜ ተሰጥቶብኝ ነበር?
 ሀ. አዎ
 ለ. አልተሰጠኝም
- የኮንዶሚኒየም ቤቶች ለተጠቃሚው ለማድረስ የተደረገ በትን የምዝገባና የእጣ አወጣጥ ሂደት እንዴት ይገመገማል?
 ሀ. ፍጹም ፍትሃዊ ነበር
 ለ. ፍጹም ፍትሃዊ አልነበረም
 ሐ. መልስ ከመስጠት እቆጠባለሁ
 መ. የተለየ መልስ ካለዎት ቢያብራሩልኝ -----
- በኮንዶሚኒየም ቤቶቹ ላይ የተሰራው መወጣጫ/ደረጃ/ ምቹና አስተማማኝ ነው ይላሉ?
 ሀ. አዎ ለ. አይደሉም
- ለአስራዘጠነ ፍውጥ ያቀደው ስጦት መልስ አይደሉም ከሆነ ለምን ይመስሉታል?
 ሀ. በቀላሉ የሚሰበሩና የሚወድቁ ስለሚመስሉ
 ለ. ከመኖሪያ ቤቶቹ ውጪ በመገንባታቸው
 ሐ. ለፀሀይና ለዝናብ የተጋለጡ መሆናቸው
 መ. የተለየ መልስ ካለዎት ቢያብራሩልኝ -----
- ቀጥሎ የተሰጠትን መስፈርቶች ተጠቅመው የቀድሞውንና የአሁኑን መኖሪያዎን ያወዳድሩልኝ::

ጥያቄ	ዝርዝር	የቀድሞው መኖሪያ	የአሁኑ መኖሪያ	አስተያየት
1. ቤቱ ያሉት ክፍሎች ብዛት / ማዕዘንና ሽንት ቤትን ሳይጨምር /	ሀ. አንድ			
	ለ. ሁለት			
	ሐ. ሶስት			

	መ. አራት			
	ሠ. ከአራት በላይ			
2. ቤቱ ካሉዎት ቤተሰብ ጋር ሊነፃፀር	ሀ. ከበቂ በላይ ነው			
	ለ. በቂ ነው			
	ሐ. በቂ አይደለም			
3. የቤቱ አገልግሎት	ሀ. መኖሪያ ብቻ			
	ለ. ለመኖሪያና ለንግድ			
	ሐ. መኖሪያና ኪራይ			
	መ. መኖሪያ ንግድና ኪራይ			
	ሠ. ለሌላ ተግባር			
4. የሠላም አገልግሎት ምን ጭምር	ሀ. የግል ሲንሲ			
	ለ. የጋራ/የህዝብ/ሲንሲ			
	ሐ. ግዥ			
	መ. የተለየ ምን ጭምር			
5. በቂ የኤሌክትሪክ አገልግሎት አልዎት	ሀ. አዎ			
	ለ. የለኝም			
6. ለአምስተኛውጥያቄ መልስዎ አዎ ከሆነ ምን ጨል	ሀ. የግል			
	ለ. የጋራ			
7. ቆሻሻ የሚያስወግዱበት መንገድ	ሀ. የጋራ ቆሻሻ መጣያ			
	ለ. የግል ቆሻሻ መጣያ			
	ሐ. ከፍት በታላይ መድፋት			
	መ. ከተጠቀሱት ሁሉ የተለየ ነው			

- ቀጥሎከተራ ቁጥር 1-5 የተዘረዘሩትን መስፈርቶች ተጠቅመው በቀድሞ መኖሪያዎ እና በአዲሱ መኖሪያዎ ውስጥ ባሉት የአገልግሎት መስጫዎች ምን ያህል ደስተኛ እንደሆኑ ይግለፁልኝ።

1 እጅግ በጣም ተደስቻለሁ	4 አልተደስትኩም
2 ተደስቻለሁ	5. በጣም ተከፍቻለሁ
3 ምንም ለውጥ አላየሁም	

የአገልግሎቶቹ አይነት	የቀድሞውቤት	አዲስ ቤት
ሀ. የወሃ አቅርቦት		
ለ. የኤሌክትሪክ አቅርቦት		
ሐ. ስልክ		
መ. የጠፎ ተቋማት		
ሠ. የትምህርት ተቋማት		
ረ. የመንገድ አቅርቦት		
ሰ. የፍሳሽ አገልግሎት		
ሸ. ከጎረቤት ጋር ያለው ግንኙነት		
ቀ. በአካባቢው ያለው የፀጥታ ሁኔታ		
በ. በአካባቢው ያለው የንፅህና ሁኔታ		
ተ. በአካባቢው ያሉ ባህላዊ ተቋማት /እድር እቁብ ወዘተ/		
ቸ. በአካባቢው ያለው የስራ እድል		