

# Review of: "Navigating Urban Housing Dynamics: Exploring the Interplay Between Real Estate Development and Housing Demand in Post-1991 Ethiopia"

Abenezer Wakuma Kitila<sup>1</sup>

<sup>1</sup> Haramaya University

Potential competing interests: No potential competing interests to declare.

Date 05/12/2023

Qeios Journal

Title: **Navigating Urban Housing Dynamics: Exploring the Interplay between Real Estate Development and Housing Demand in Post-1991 Ethiopia**

Review Report

## Title, abstract, and keywords

- It is recommended that slight amendments be made to enhance its appeal and better reflect the major themes of the research. Specifically, it is suggested that the study area, Addis Ababa, be mentioned in the title to provide a clearer focus. Furthermore, the current title does not effectively convey the purpose of the study as outlined in the objectives, which address key issues such as the role of the housing sector, determinant factors for housing provision, and public-private partnerships. Therefore, it is essential that the title and objectives align to accurately represent the scope and focus of the study.
- The abstract of the manuscript requires moderate revision in order to meet the standards of our publication. The authors should include a brief background information about the gaps in the existing literature, the novelty of their study, and justify why further study is required on the topic. The purpose of the study must be clearly stated in a way that reflects the title and the depth of analysis. The purpose and objectives presented in the abstract seem too lengthy and should be presented more succinctly. Additionally, the methodological elements of the study, such as the research design and approach, data sources, and data analysis methods, should be provided. We encourage the authors to make these revisions in order to enhance the clarity and impact of their work. The findings presented in the report are lacking depth and fail to provide a comprehensive analysis. Therefore, it is necessary for the authors to succinctly present the findings in accordance with the specific objectives outlined. It is important to ensure that the findings accurately reflect the intended goals of the study and provide a thorough understanding of the subject matter. By adhering to the specific objectives, the authors can effectively convey the results of the research in a manner that is clear and informative.

- In order to enhance the effectiveness of the keyword list, it is recommended to include 'housing dynamics' as an additional keyword. While the current keywords are properly identified and listed, the inclusion of 'housing dynamics' will help to further refine the search and capture a more comprehensive range of relevant content. By incorporating this term into the keyword list, it will ensure that the search results are more targeted and reflective of the specific housing-related dynamics being considered.

## Introduction and objectives

- The lack of adequate background information on the issue under study is a notable weakness in the authors' work. In order to provide a comprehensive understanding of the topic, it is recommended that the authors broaden their discussion to encompass a wider context rather than focusing solely on a specific geographical location. This could include providing an overview of the current state of knowledge related to housing dynamics, housing supply and demand, real estate development, and housing policy at varying scales, from the global to the local context. Doing so would not only enhance the depth of their analysis but also provide a more robust foundation for their research.
- The limitation of this section lies in the reliance on a small number of references to support the study's foundation. The references cited are outdated and fail to reflect the current developments in areas such as housing dynamics, housing supply and demand, and policy frameworks. It is recommended that the authors conduct a thorough review of recent literature to ensure the inclusion of up-to-date information on the topic. Additionally, proper acknowledgment of sources is essential to avoid plagiarism. Therefore, it is advised that the authors pay close attention to citing their sources accurately.
- In order to improve the overall structure and coherence of the document, it is recommended to remove the title "statement of the problem" and integrate this section into the introduction. By doing so, the flow of the document will become more logical and the coherence among paragraphs and sentences will be maintained. This will also help to create a smoother transition between the introduction and the problem statement, ensuring that the reader can easily follow the progression of the document. Additionally, merging these sections will help to streamline the overall presentation of the information and make the document more reader-friendly.
- The rationale and contribution of the study are essential aspects that need to be clearly discussed in any research work. It is important for the authors to provide a paragraph describing the motivation of their study by identifying the gaps in the literature. This will help to establish the significance of the research and demonstrate how it adds to the existing body of knowledge. By clearly articulating the motivation behind the study and highlighting the gaps in the literature, the authors can effectively justify the need for their research and demonstrate its potential impact. This will also help to provide context for the study and guide the reader in understanding the relevance and importance of the research findings. Therefore, it is crucial for the authors to thoroughly discuss the rationale and contribution of their study in order to provide a comprehensive understanding of its significance.
- It appears that the objective presented in the introduction does not align with the abstract. The authors introduced the topic of land demand and supply, which was not mentioned in either the title or abstract. It is important to ensure that the objectives of a study are clearly stated and aligned with the title. To improve clarity, the authors should consider listing specific research objectives or basic research questions. This will help to focus the study and ensure that the

objectives are clearly understood by the reader. Overall, it is recommended to be cautious when presenting objectives and to ensure that they accurately reflect the scope of the study.

## Methodology

- The methodology in question is in need of significant revision and improvement. It is recommended that a thorough and detailed description of all essential methodological aspects be provided, including the research design and approach, data sources and collection methods, and data analysis methods. Additionally, if the study is a review of previous research, the authors should consider utilizing either a systematic review or meta-analysis to ensure the rigor and clarity of the methodology. Without these revisions, it is difficult to fully understand the approach taken in this study. It is essential to ensure that the methodology employed in a study is robust in order to produce reliable findings. In the case of this particular study, the authors have stated that they utilized phenomenological methods, however, it is unclear whether all the necessary steps for conducting a phenomenological study were followed. As a result, it is imperative for the authors to consider utilizing appropriate research design and analysis methods to thoroughly investigate the issue at hand.

## Results and discussion

- Upon reviewing this section, it is evident that there is potential for improvement. To begin with, it is essential to ensure that the findings align with the defined research questions. Additionally, the discussion would benefit from a more comprehensive analysis, supported by recent and relevant references to provide a broader context for the issue at hand. Furthermore, it is imperative to clarify the geographical scope of the study, whether it pertains specifically to Addis Ababa or encompasses a broader scope within Ethiopia.

## Conclusion

- It is important to emphasize that the conclusion of a study is not simply a summary of the findings, but rather an opportunity to provide the implications of those findings for policy, research, academics, and institutions. Authors should take the opportunity to briefly discuss the implications of their study and its potential contributions to other countries, rather than solely focusing on its implications for Ethiopia. It is also important for authors to acknowledge the limitations of their study in terms of design, data, and analysis methods. Furthermore, it is crucial for authors to identify potential future research areas that stem from their study.

## References

- It is recommended that the authors review and update the references used in their study, particularly in the introduction and discussion sections, to ensure a more comprehensive and current foundation for their research. The references provided are inadequate and outdated, and it is essential to incorporate more recent sources to support the study's claims and findings. Additionally, the authors are advised to adhere to the formatting guidelines provided by the journal to ensure that their manuscript meets the publication's standards.

