

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

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Potential competing interests: No potential competing interests to declare.

REVIEWER COMMENTS

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

General comments

The paper is interesting, and the issues raised are relevant to discussions surrounding urban housing provision in the 21st Century. The paper tries to explain the difference between housing demand as a market-driven activity and housing need as a function of housing shortfall in Ethiopia. The findings show that population growth is likely to exacerbate housing deficit in Ethiopia.

However, the paper requires major language editing and there are challenges with citation of statements. Few have been pointed out under the specific comments. The author has to introduce paragraphs in the essay. Each paragraph should ideally be about 200 words. The major challenge with the paper is the use of dated references (1943, 2012, 2010, 2009 etc.). This gives the impression that the research is not situated in contemporary discourses on urban housing provision. Another weakness in the paper is that the author has not cited a number of works and documents. Although the author mentioned that a content analysis and review of secondary sources will be the approach for the paper, very few secondary sources have been cited. Every document used must be cited. The paper does not discuss what the findings mean for the housing situation in Ethiopia. It has not thoroughly engaged with the literature to discuss the implications of the findings. That is a major shortfall in the paper.

The argument in the paper is not very clear. What does the author want to achieve with this paper? What is the guiding research question? What is the aim and objectives of this research? The objective that the paper seeks to 'review and supply demand for land and real estate housing markets in metropolitan Ethiopia' is not clear. Is the author reviewing literature on land issues and literature on housing markets and real estate development in the country? What is the period that is being considered? Say from 2000 – 2020??? The second objective is clear...from 1991 to date.

Methodology: What is 'blended observation' in research methodology? The first sentence under methodology.

Specific comments

1. Has the housing situation remained the same in Ethiopia since early 2000s? Is there a recent housing census data?
2. “dearth of strength” This expression is incomplete.
3. “The necessity for housing in the metropolitan segment of Ethiopia, principally in the capital, Addis Ababa, has disturbingly risen over the last three decades due to numerous factors.” This is a very bold statement that need to be referenced.
4. This statement under problem statement should be extended where statistics are used to justify the statement – ‘The families in Ethiopia are expected to grow, and additional shelter will need to be built to accommodate not only the demands but also the essential needs of households.’ By what margin households growing in Ethiopia? What has been the trend over some time that warrants this assertion?
5. ‘As publicized in 2019 by the United Nations Economic Commission for Africa, urbanization in Ethiopia is rising and is projected to triple.’ So what is the current population of Ethiopia?