

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

María-Luisa Gómez-Moreno<sup>1</sup>

<sup>1</sup> Universidad de Málaga

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

Mikiyas Mulugeta, Nidhi Nalwaya

## 1. Problems with readability

### 1. Inconsistency

- p. 4: "As the former EPRDF established its land leasing policy, introduced in 1993 but changed over time (Adam, 2014), private housing contractors began to show a rising role", doesn't make sense with p. 4 "consequently, the function of the private sector in real estate development was restricted, and conversely, the enactment of the public sector was discouraged": Does it mean that neither the private sector nor the public one participated in real estate development?

p. 5: "It is clear which option most diaspora have chosen in their pursuit of investment; despite numerous official government incentives to invest in productivity and none for real estate, the reality is that many diasporas have emerged as independent industrialists in the metropolis. Sixty percent of all investment by the diaspora in the period between 1994 and 2014 was in real estate development and related businesses, which was four times more than the sum they invested in manufacturing and factory plants, and ninety-one percent of all diaspora investment was located in the capital, Addis Ababa. It, therefore, comes as little surprise that even in Ethiopia, where the government has pursued a policy of industrialization, manufacturing still constitutes just five percent of the Gross Domestic Product (Duroyaume, 2017)".

p. 5: "The need to resolve both the issues of land tenancy and, where state possession is the preferred style, endure the burden that public possession places by creating the necessary capacity to manage; and allocate lands according to needs and in a manner that such a strategy aims to achieve, hence becomes of paramount importance2.

1. There are several blurry phrases in different sections:

p. 3. This descriptive study is intended to advance how to reduce the restraints while endorsing the utilisation of current prospects, which produce a favourable condition for real estate housing development and progress the land-dwelling stock means.

p. 5 Yet, the amplified burden that public possession places upon the public has, in numerous cases, proven to be beyond the ability to manage, and allocate lands according to needs. In nations where governments favoured private land possession, exorbitant charges and unsuitable regulatory agendas limited access to land.

p. 6: The need for proper housing is acute, as confirmed by the peculiar contribution rates for the Integrated Housing Development Program and administration housing, as well as the thriving leasing and subsidiary markets within Integrated Housing Development Program extensions.

p. 6. Findings from the World Bank Housing Review suggest that there are significantly more private tenant families than owners in the Integrated Housing Development Program compared to any other type of housing.. The enormous requirement for proper shelter is also shown by the exceptional families that are ready to pay for an Integrated Housing Development Program.

p. 7: Also, they are frequently reasonable with regard to the investment requirements and are associated with wealth.

p. 8. Hereafter, if real estate contractors aggressively engage in housing commercialization, real estate developers shall exploit their market portion through mass intervention in the economy.

## 2.-Suggestions

-p. 5: “Among the varied methods regarding land tenancy, public land possession, as opposed to private estate proprietorship, became common in numerous nations, particularly in the early 1980s. Several countries in Sub-Saharan Africa, for example, had state-owned all lands at the stated period”. This idea must be nuanced. Public land possession allocated to public housing was a widespread policy in several European countries in the welfare state context from 1950 until 1980 approx.

-Regarding the section “3.6. The Benefits of Public-Private Partnership in Housing Development”, Authors should explain in a more detailed way what they are and how they are implemented:

- p. 6 Integrated Housing Development Program and administration housing:
- p. 7 extensively practised market-centred land administration scheme

-p. 8 This paragraph could be replaced in Introduction or in 1.1. Statement of the Problem; it's not a prospect of the real estate investment: “The real estate business and investment in most developing nations have been undergoing significant progress. Presently, half a billion African people reside in urban areas, accounting for forty percent of the population. In the previous five decades, this was only about three percent, and it is expected to reach over two billion after twenty-seven years. Attaining a house for a household might be an essential need for people and a responsibility for every government in a developing nation, particularly in Sub-Saharan regions. The African continent's exodus represents significantly over thirty million individuals globally. Their remittances account for forty billion dollars annually for their native nations. This currency is typically utilized for disaster relief for relatives, as well as for investments. For these diasporas' communities, real estate is the first asset class, underlining the desire to own a space in their home nation. The speed of expansion of

towns is directly proportional to the demand for houses. It is predicted that as a rural area develops into a more urban area, additional houses will be needed to accommodate the growing population in urban hubs.”

-p. 10-11: This paragraph could be replaced in the Introduction or in 1.1. Statement of the Problem; it’s not a conclusion: “The real estate sector in Ethiopia is by default characterized as being in its early infant stage due to several factors. As the nation has passed many land reform policies since the notable Imperial regime led by Haile Selassie I, which characterized the land for the bourgeois landlords by ignoring peasants and local farmers. After the overthrow of the government by the military junta called Derg, using the slogan “Land to the Tiller,” the aim was to provide the land to locals and distribute extra houses as per the tenets of socialist ideology. However, after the downfall of the Derg regime, with extensive and almost two decades of military operations from the North and the overtaking of the Arat Killo palace in 1991, the political and economic paradigm changed under the EPRDF led by Meles Zenawi, who was a prime supporter of a market-oriented economy.”

-These paragraphs are more a desideratum than a scholarly argumentation: p. 5: “The assessment of land use projection.”

-p. 8 3.5. “Prospects of the Real Estate Investment”. In this section, items devoted to both prospects and diagnostics are mixed. Diagnostic ones could be removed to other previous sections.

### **3.-Main shortcomings**

As can be seen from the precedent section, the paper lacks both strong statistical sources and grey literature analysis.

### **4. Main contributions**

An elemental knowledge of the housing problem in the study area.