

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.

Abstract

The abstract provides a clear overview of the research focus, methodology, and key findings related to the interplay between real estate development and housing demand in post-1991 Ethiopia, with a specific emphasis on metropolitan areas, particularly Addis Ababa.

Limitations of the Study: The abstract does not explicitly mention the limitations of the study. It's important to acknowledge any constraints, such as data limitations, methodological challenges, or potential biases, to provide readers with a more nuanced understanding of the research findings.

Temporal Context: The abstract mentions that the study focuses on post-1991 Ethiopia, but it would be beneficial to briefly explain the significance of this time frame. Providing context on the specific changes or events that occurred in Ethiopia during this period would help readers understand why this timeframe was chosen for the study.

Introduction

The introduction and objectives of the research are generally well-crafted, providing a comprehensive overview of the housing challenges in metropolitan Ethiopia and outlining the goals of the study. However, there are a few potential drawbacks or areas for consideration.

Clarity on Policy Impact: While the introduction mentions the urban land lease holding scheme, it could benefit from further clarification on how this policy has impacted the housing sector. More details on the successes or failures of this policy could add depth to the understanding of the challenges faced by the urban population.

Data Sources: The introduction relies on general statements and references to reports without specific details on the sources of data. Providing more information about the specific studies, reports, or sources used to establish the housing challenges and policy context would enhance the credibility and transparency of the research.

Link between Challenges and Objectives: The connection between the challenges presented in the introduction and the specific objectives of the study could be more explicitly articulated. Clearly outlining how the objectives directly address the identified challenges would enhance the logical flow of the research design.

The sources cited in the introduction are a decade old or more. It would be beneficial if you considered incorporating more recent research findings to enhance the relevance and currency of the information.

Methodology and Results and Discussion:

The methodology and results/discussion sections of the research provide valuable insights into the real estate dynamics in Ethiopia. However, there are a few potential drawbacks or areas for consideration:

Methodology

- The methodology mentions the use of descriptive phenomenological research but provides limited details on how this approach was specifically applied in the context of the study. A more explicit description of how the data were collected, analyzed, and interpreted using the phenomenological lens would enhance the transparency of the research process.
- The methodology mentions a wide-ranging review of various documents, including government policies, scholarly articles, and theses. While this approach is valid, it would be beneficial to provide more details on the **selection criteria for these documents, ensuring transparency and allowing readers to assess the reliability and relevance of the sources.**

Results and Discussions:

- The section on "Challenges for the Practical Development of the Real Estate Sector" and "Prospects of the Real Estate Investment" contains a wealth of information, but the presentation could be improved with clearer subheadings. This would enhance readability and help readers navigate through the diverse aspects of challenges and prospects more effectively.
- While the results section provides detailed insights into the challenges and prospects, it would benefit from corroborating some of the qualitative findings with quantitative data or specific case studies. This would strengthen the empirical foundation of the research and provide a more robust basis for the conclusions drawn.
- The discussion of challenges is comprehensive, but the research could be strengthened by offering specific recommendations or potential solutions for overcoming these challenges. This would add a practical dimension to the findings, making them more actionable for policymakers and stakeholders.

Conclusion

The concluding remarks provide a comprehensive overview of the historical evolution of the real estate sector in Ethiopia and highlight some critical challenges and prospects. However, there are a few potential drawbacks or areas for consideration:

- While the historical context is briefly outlined, the complexity of the historical changes and their direct impact on the real estate sector could be further elaborated. A more detailed discussion of how each regime's policies directly influenced the development of the real estate sector would enhance the understanding of the current state.

- The discussion mentions the liberalization of land and the opening of the real estate sector for investment after the political changes in 1991. However, a more in-depth analysis of the impacts of these reforms on the real estate sector, both positive and negative, would add depth to the conclusion.
- The concluding remarks emphasize the significant discrepancy between housing demand and supply, especially in metropolitan areas. While the issue is acknowledged, more specific insights into the root causes of this discrepancy and potential strategies for bridging the gap could provide a more actionable conclusion.
- The conclusion refers to issues raised by scholars and researchers, such as the need for attention from the policy and strategy side, public-private partnerships, and space for private real estate developers. Providing specific references or summarizing key scholarly perspectives would add credibility to these statements.
- The concluding remarks could be strengthened by including specific recommendations for future actions or policies that could address the identified challenges. This would provide a forward-looking perspective and guide potential stakeholders on possible strategies for improvement.

Major revision is required.