



**ST.MARY'S UNIVERSITY
INSTITUTE OF AGRICULTURE AND
DEVELOPMENT STUDIES**

DEPARTMENT OF SOCIOLOGY

**HOUSE RENT INFLATION AND ITS EFFECTS IN THE CASE OF KOLFE
KERANIYO SUB CIY**

**BY:
BINYAM TESHAYE
SGS/0580/2015A**

ADVICER

HABETAMU MEKONEN (PHD)

**June, 2024
Addis Ababa Ethiopia**

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APPROVED BY BOARD OF EXAMINER

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List of Acronyms

EPRDE= Ethiopian people's Revolution Democratic Front

GTZ= German Technical Corporation

IHA- UDP=Integrated Holistic Approach Urban Development project

IHDP= Integrating Housing Development Program.

MSE= Micro And Small Enterprise.

MWUD=Ministry Of Work And Urban Development's

NGO=Non-Governmental Organization

PPP=Public Private Partnership

SDGS=Sustainable Development Goals.

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Abstract

This research aimed to examine the accomplishments and challenges of house rent inflation and its effects in the Kolfe Keraniyo Sub City. Data collection involved questionnaires and interviews structured from existing literature. Out of 300 distributed questionnaires, 292 were completed and returned, achieving a 90 percent response rate. Interviews were conducted with private lessors, leases, local brokers, and government officers in the respective woredas of Kolfe Keraniyo Sub City. The mixed methods approach was used for data analysis, with samples selected via non-probability sampling. The study utilized a descriptive research design. Findings indicate that rent inflation significantly impacts lower-income families, students, and people with disabilities, hindering their access to housing in the surveyed woredas. These challenges affect their ability to make self-directed improvements. Recommendations include government-led awareness campaigns targeting lessors at the woreda level and empowering woreda administrations to maintain a database of private lessors to monitor and mitigate discrimination against low-income families and individual with disabilities.

Chapter One

1. Introduction

1. 1 Background of the study

Housing is one of the important basic human needs together with food and cloth. Housing service provides various benefits such as shelter, collateral, protection, independence, a place for taking recreation and so on. As documented in (UN-HABITAT 2017a). The issue of housing is at the Centre of the new urban program and indicated that increasing housing opportunities will help to achieve the sustainable development goals (SDGs).

The demand for housing grows every day, as people migrate to cities and create new households. The global urban population, fuelled by both inward migration to cities and the natural population increase of existing urban residents, has increased more than five-fold since 1950, from 746 million to 3.9 billion in 2014. This growth has greatly elevated the demand for adequate, safe, and accessible housing. The global urban population is estimated to grow by an additional 1.18 billion from 2014 and 2030 and 2.46 billion from 2014 to 2050. Responding to the existing housing deficit which also planning for anticipated future housing needs especially in areas experiencing high urban growth forms the crux of the housing policy challenge. Effective response to this challenge will yield benefits beyond the housing sector itself, as housing not only drives urban development, urban form and density, but also plays an important role in generating employment and economic growth (UN-Habitat, 2014c).

The right to adequate housing remains unrealized for a distressing number of urban dwellers, especially the poor, the vulnerable, and special needs groups. According to the UN Economic Commission for Europe Charter on Sustainable Housing, poor, disadvantaged, and vulnerable populations often lack affordable and adequate housing as well as other public services such as water and sanitation. They live in precarious conditions and often address their housing needs informally. Since approximately half of the 72 million displaced persons refugees and internally displaced persons in the world live in urban areas, expanding housing options to this population will yield significant benefits. Recent studies show that migrants often settle in urban areas; they are disproportionately represented among the urban poor in many informal settlements (WHO, 2015).

However, only few country governments framed policy that would help to improve and control rental housing of Rental housing is understood as an asset possessed by a landlord other than the dwellers, for which the inhabitant has to pay a period of rent to the owner as per their agreement (Taffin, 2013). defined rental housing as either a formal or informal arrangement between a tenant and a landlord to rent a housing unit for a specific period of time at an agreed rental price. Though, the numbers of renters are significant in numbers, the rental sectors had been neglected in government housing policy and in the local government's resource allocation. Policy for urban housing is skewed toward ownership. As a result, the leaser is susceptible to environmental, social, and economic disasters. Landlords are also free to collect any acceptable rental value and to remove tenants who want to increase the lease price. Renters are frequently forced to move frequently due to arbitrary rent hikes, which always affect their ability to access social services including health and education as well as transportation. The inability of families with school-age children to successfully relocate to convenient locations has left them heavily indebted to high rent values. Discovering a reasonably priced rental home becomes more difficult as the size of the household grows. Despite a great deal of effort being put into addressing housing issues from the standpoint of ownership, the rental market was not sufficiently explored. As a result, the goal of the study was to assess and pinpoint the key elements influencing rent accessible. (Well 2018)

In cities of Addis Ababa, rent of housing is continuously increasing which make life challenging for people living in rented house. Particularly, low-income households, and people living with disabilities are extremely affected by the rising rent of housing. As per the researcher observation, as a result of inflation and rural to urban migration, homeowners increases the rental price of their house. In addition, the involvement of house rent brokers contributed to the rising price of house in the Ethiopia in general and study area in particular. For instance, a study by (Simon, 2011) indicated that on average, house buyers pay 1.3% more for homes if they purchased houses through real estate brokers. However, (Benjamin et al, 2000) in their review indicated that the effect of brokerage on housing prices is mixed. Thus, house renter and homeowner deal through the house broker by paying a fixed proportion of money from the house rent. Thus, to maximize their return brokers inclined to raise the house rent which has played vital role for the continuous increasing of house rent.

In addition to its economic effect, living in rented houses may negatively affect the privacy and health of people as various utilities and amenities are shared with homeowners and other tenants. Living in a rented home may also reduce the educational performance of students as their family move from one home to another. As documented in Enterprise Community Partner (2014), students whose family have no house education performance was low compared to students whose family-owned house. Although living in a rented house has multidimensional effects, its direct and strong effect is on poverty. The empirical study by (Tunstall 2013) showed that the rental price of housing has significant and direct impact on household poverty and material deprivation. (Welle 2018) also examined the impact of living on house rent on household welfare in Addis Ababa and found that poverty is fairly higher for households living in rented house than living in own house.

1.2 Statement of the Problem

Ethiopian cities' housing conditions are a result of the interaction of urbanization and population considerations. High rates of population growth and migration to urban areas led in overcrowding of dwelling units and the emergence of squatter communities. Inadequate housing production has become one of Ethiopia's defining traits. Although the scope of such issues varies per city, for example high density, sanitation issues, and unhealthy living conditions, and insecurity of tenure are some of the common constraints of urban areas. (UN-HABITAT, 2014)

The most expensive item of household expenditure is rent and for many tenant-households, this takes up more than a third of their income. When people live in their own homes, they may save on rent payments. Rent fee is critical for each household for many different reasons, but most important for low-income households because it takes a large portion of income this is the drawback to fulfill other basic needs. Spending too much on rent means less money for other necessities, including food, education, and medical care. This rule of thumb loses its meaning as you go down the economic ladder, where the only rule is that the poorer you are; the more you are proportionately likely to pay for housing and basic services (Welle 2018).

Addis Ababa city is divided into 11 sub cities. From these 11 sub cities the research focuses on kolfe keraniyo Sub City.

In his phenomenology study, Israel Woldeeyesus 2017 explores the affordable urban housing problem in urban areas related to the inaccessible land to construct urban houses, managing the inflations of construction materials of urban housings, and inefficient service delivery in the main problems in Ethiopia's urban areas. In response to his advice, the government pledged to make significant efforts to close the demand-supply gap and provide affordable urban housing to people of all income levels in Ethiopia's urban areas, particularly in Addis Ababa. In her grounded theory study, Tsion Getachew (2016) claims that the urban housing problem exists in urban centers where the demand for cheap urban housing is becoming strong among low- and middle-income city people. Access, quality, a lack of urban housing finance, the high cost of construction materials, and the supply of urban housing are all challenges in Addis Ababa's urban areas. In addition, she suggested that one of the problems associated with urban housing needs is the lack of adequate urban housing supply with the city's growing population. With the low capacity of urban housing development from the planning phase to the government's implementation, the supply and demand of urban housing is a severe challenge.

Therefore, the current study focused on kolfe keraniyo sub-city, the rent of housing was constantly increasing, making life difficult for people living in rented accommodations. In particular, low-income households, students and people with disabilities had been hit hard by rising housing rents. This was because, due to inflation and rural-to-urban migration, homeowners had increased the rental value of their homes. In addition, the participation of rental brokers and the gap between housing rent supply and demand in the kolfe keraniyo sub-city contributed significantly to the increase in rental prices. Based on this, this study is intending to evaluate the impact of house rent inflation its affect.

1.3 Objective of the study

1.3.1 General objective of the study

The general objective of the study is the Focuses on House rent inflation and its effects.

1.3.2 Specific objective

The specific objectives of the study are to:

1. Identifying the issues relate to the availability of urban housing
2. To identify the problems that influence house rent inflation and its effects.
3. To control the practice of house rent inflation in kolfe keraniyo
4. To examine the extent of housing rent inflation in the sub city.
5. To recommend the possible solution for the improvement of housing rent problem and effects.

1.4 Research Questions

The following are the research questions that have expected to be answered at the end of this study:

1. What are the issues related to the availability of urban housing?
2. What are the problems encountered by influence house rent inflation and effects.
3. What should be undertaken by kolfe keraniyo to minimize the problem of housing rent inflation?
4. What is the extent of the housing rent inflation in the sub city?
5. What is the mechanism to improve the housing rent inflation and its effects of the sub city?

1.5 Significance of the Study

The study is expecting to benefit the Kolf Keraniyo sub city identifying the housing rent problems currently the sub city. It will have a high value to the Addis Ababa city Administration to make proper decisions regarding the provision of housing rent. In addition, the study will forward possible solutions to improve the problem of housing rent in the sub city, and it contributes to fill the knowledge gap essential for academic purpose as well.

1.6 Scope of the Study

This study focuses on the Kolf Keraniyo Sub City in Addis Ababa, examining the house rent problem and the impact of inflation. It aims to assess the gap between housing rent supply and demand, evaluate the condition of rental units, identify factors contributing to rent issues, and analyze their effects. Using a mixed-methods and descriptive research approach, data will be gathered through surveys, interviews, and focus groups with residents and stakeholders. The study seeks to provide detailed insights and recommendations to improve the accessibility and affordability of rental housing in the sub city.

1.7 Limitation of the Study

While researching house rent inflation and its effects in Kolf Keraniyo Sub City, I faced several limitations. Obtaining accurate and up-to-date data was challenging, and participants provided biased responses. The dynamic nature of the housing market, along with geographic and demographic diversity within the sub city, led to varied experiences that were difficult to generalize. Additionally, external influences like government policies and economic shifts added complexity to the analysis. Resource constraints restricted the depth and scope of my research, and ensuring participants' privacy and confidentiality presented further ethical challenges.

1.8 Organization of the Thesis

This thesis comprised five chapters structured as follows:

Chapter 1 introduced the background of the study, articulated the research problem, outlined objectives and research questions, discussed the significance of the study for urban housing discourse, acknowledged limitations, and provided an overview of the thesis structure. Chapter 2 undertook a thorough literature review, synthesizing existing scholarship on rent inflation and urban housing dynamics in Kolfe Keraniyo, incorporating conceptual frameworks and theoretical perspectives to frame the study's context. Chapter 3 detailed the research design and methods employed, elucidating the approach to exploring urban housing challenges through data collection methods, sampling techniques, and analytical strategies. Chapter 4 presented the findings and interpreted them within the context of existing theories, offering insights into how rent inflation impacted housing provision, accessibility, and affordability in the locality. Finally, Chapter 5 synthesized the conclusions drawn from the findings, offering actionable recommendations for national, regional, and local authorities and stakeholders to enhance living standards and housing accessibility in Kolfe Keraniyo, while also discussing broader implications for policy and practice in urban development and housing management.

Chapter Two

2 Literature review

2.1 Description of study

One of the most fundamental needs for humans is a place to live. Nonetheless, there are complex relation connections between strategies for affordability and a sufficient supply of housing. Uncontrolled rapid population growth from high rates of natural increase and rapid rural-to-urban migration, combined with low levels of income, has led to a high demand for urban housing in less developed countries' cities, creating a serious issue with housing supply and affordability. Ethiopia's urban centers have a low level of economic development with most other developing country urban centers. The majority of Ethiopian cities and towns deal with a number of issues, one of which is a severe and persistent housing scarcity. However, due to differences in physical attributes and economic growth, housing issues may not be the same in every city.

The demand for renting space the majority of national housing policy focuses on the common goal of home ownership. Governments all throughout the world have worked to promote owner-occupation of fully-serviced single-household residences.

However Different officials and specialists in urban development have come to an agreement today over the shortcomings of the ownership approach to solving the housing problems. Pro-ownership housing policies should be modified in accordance with UN-Habitat's recommendations, and efforts should be made to take concrete action to support both individuals who can rent housing and those who are renting. However, actual data on rental housing showed that, particularly in the early stages of a person's housing career and near the end, too few governments had acknowledged renting as the greatest option for too many individuals at specific times in their life.

Individuals may choose rental housing over ownership for a variety of reasons, including the ability to relocate to more desirable apartments when their income increases, the possibility that a household will not have enough money for a down payment on a home, or the inability to obtain credit. Governments may also directly provide rental subsidies to people. For example, renters who meet certain requirements can receive direct financial aid in the Netherlands, while the United States has always used a voucher system.

2.2 Theoretical literatures

2.2.1 History and brief overview of housing during different government of Ethiopia

In Ethiopia, a small number of people and organizations dominated the development of houses and land throughout the first part of the 20th century. Less than 1% of the population owned more than 70% of the urban land, on which 80% of the peasant population was renters. As a result, the land-owning aristocracy dominated the housing supply. Renting was the only viable alternative available to low-income households, and they did it outside of any official planning or control framework. For instance, in 1962, just 1,768 people had 58% of the land in Addis Ababa, which translates to ownership of more than 10,000 m² per person. As a result, 55% of dwelling units were owned by these individuals solve the acute housing shortage. There was no cogent strategy or action toward the provision of land and housing, and the government showed no national commitment to the development of land and homes for the low-income sector. As a result, ad hoc methods and policies were used, and the number of unofficial, informal housing units increased (UN-Habitat, 2011).

The civil war that saw the Derg depose Emperor Haile Selassie in 1974 brought about a dramatic change in the land and housing status. In an attempt to compel a just distribution of wealth throughout the nation, Proclamation No. 47, "Government Ownership of Urban Lands and Extra Houses," nationalized all urban land in July 1975. In the housing sector, two new typologies were created: Kebele Housing, which is managed by Kebele Administration units, the smallest government administration unit that operates at the neighborhood level, and government-owned rental units, which are overseen by the Agency for the Administration of Rental Houses.

At this time, rental housing made up around 60% of Addis Ababa's total housing stock, with 93% of that total located in Kebeles. An outcome.

Urban land ownership, rental properties, and additional homes (owning more than one house is prohibited) were all under the supervision of the Derg government. As a result, all urban land and surplus housing were given to the government, which attempted to impose a fair distribution of wealth throughout the nation. Urban people were permitted to maintain one residential home and one commercial home, if needed, during the Derg dictatorship, which saw central government control over housing supplies. There was a severe housing scarcity and rapidly declining housing conditions in every Ethiopian city as a result of the high demand for housing not being met by the supply (Teshome, 2008).

Ethiopia experienced market-oriented reforms, structural adjustment policies, decentralization of governing structures, and a program of agricultural development led industrialization since the overthrow of the "Derg" by the Ethiopian People's Revolutionary Democratic Front (EPRDF) in 1991. 1994 saw the introduction of the Land Reform Program, a rural development program, in response to the new federal system of government and constitution. This aimed to relieve strain on the already scarce supply of housing for urban people in Addis Ababa and other major metropolitan areas by encouraging secondary cities to draw in rural migrants and decentralizing urban planning duties. Thus, the following four traits best describe the housing industry that emerged after 1991: The enormous demand for housing has not been addressed since the private housing industry has not been properly involved. The most common low-income housing approach is still low-cost rental housing controlled by the government. The stock of homes is of low quality, badly maintained, and in dire need of replacement or major renovation. Because formal housing is too expensive, there is a shortage of available housing, and urbanization has increased, leading to an increase in informal, unplanned housing.

2.2.2 The current government Policy and legal frameworks related to housing

Housing and urban development policies were not well coordinated at the national level. A unified Urban Development Policy was created and adopted by the Federal Democratic Republic of Ethiopia's Council of Ministers to connect the numerous small-scale initiatives that local governments and cities had been putting forth. The Ministry of Works and Urban Development (MWUD) was established to provide guidance for the general development of the nation's urban regions and to carry out research on the patterns of urbanization. The Housing Development Bureau attempts to implement the Integrated Housing Development Program (IHDP), which includes the Micro and Small Enterprise (MSE) Development Programs. The Urban Development Support Services handle financial planning. Within MWUD, the National Urban Planning Institute is in charge of creating physical urban development plans.

The state, in its different forms, including districts, kebeles, and regional administrations, is a prominent actor in housing supply. By actively participating in the manufacture and importation of materials, the provision of land, and housing financing, the state maintains control over the rental housing market and affects the supply of new homes. Developers of private houses are quite rare. The private construction sector is rather little, and establishing, registering, and operating a firm takes a lot of effort and time. Since there is no motivation to build low-income housing, those that do exist exclusively serve high-income populations (UN-Habitat, 2010).

Housing cooperatives have offered a way to purchase a home since the late 1970s. The proposal calls for residents to divide up into smaller groups in order to distribute land, build savings capacity, create settlement plans, obtain land and secure tenure, and essentially construct their own homes piece by piece. Over the past 40 years, the government has supported cooperatives to differing degrees. Although there was a notable rise in cooperative housing production between 1986 and 1992 as a result of cheap mortgage interest rates, free land allocation, and a substantial 60% subsidy on building supplies, the assistance was insufficient to fulfill the volume of housing demand. Housing cooperatives created a meager 40,539 units between 1975 and 1992.

Although the amount of unplanned, informal housing makes up a significant fraction of the housing stock overall, estimates of its extent in cities vary greatly. Particularly common in Addis Abeba, informal housing accounted for 34.1% of all home supply between 1996 and 2003 and is the supply technique with the quickest rate of growth. Non-Governmental Organizations (NGOs), both domestic and foreign, have only had a little presence in the housing sector. Though there are many of NGOs in Ethiopia, not many address land and housing concerns. The three most well-known NGOs working on housing issues are care and concern, which has upgraded infrastructure and sanitation, and the Integrated Holistic Approach Urban Development Project (IHA-UDP), which has helped the community get participate in upgrading projects. Their primary place of employment is The German Technical Corporation (GTZ) has been operating in Ethiopia for many decades, primarily in providing technical support and building capacity in building construction (UN-Habitat,2011, p.5-6).

There is a very poor physical condition to the current home stock. According to the UN-Habitat definition of a slum, seventy percent of Addis Ababa's population lives in rented housing controlled by the government, making up eighty percent of the city. Most Ethiopians with low incomes live in leased kebele dwellings. Kebele housing stock is generally made of wood, mud, and leftover materials, and is of poor quality. Kebele homes were built several decades ago, and little to no upkeep has been done on them. Many homes do not uphold basic hygienic standards, and some still lack access to light and water.

Government inactivity in kebele housing maintenance as well as the low rents is the major reasons why the kebele housing stock is of such a low quality. Although also of relatively low quality, owner occupied houses are of a higher standard than kebele housing.

Ethiopian Building Proclamation 624/2009, often known as the national Ethiopian Building Code, is a legally binding document that describes the construction rules and specifications. Local authorities can utilize it to make sure that building standards are upheld within their jurisdiction. Only structures created in the formal sector are subject to the codes, which are also enforced there. The building industry is changing in a number of ways. In order to fulfill the demand for house development, the government's budget for the 2008–09 fiscal years called for increasing the construction industry's capability and competitiveness as well as its contribution to the national economy.

2.2.3 The role of government and private sector in providing housing

International organizations are essential to the housing movement. At the strategic level, housing was neglected as a top priority in the international development agenda as a result of absentee governments and the poor performance of other players. Notwithstanding the advantages of sufficient housing, such as better health and environmental conditions, lending from a number of donor organizations has a tendency to shift away from housing. In order to maintain long-term financial sustainability, the donor community is an essential partner in promoting innovation in housing financing, affordable home designs, urban service delivery, and municipal tax collection (Abdul,2018)

Furthermore, in order to reduce the cost of home production, private sector enterprises can collaborate with microfinance providers and community organizations to form hybrid value chains, which the donor community can more effectively support (Abdul, R. R.2018).

The private sector has stepped up to take the lead in formal housing supply as the state has shrunk in so many developing nations. In reality, formal housing supply has mostly catered to the more profitable and solvent top few percent of the population, giving them preferential access to services and prime locations. The majority of housing in developing nations is still provided by the informal private sector at lower income levels through collaborations between households and local artisan builders; in most cases, this sector works in tandem with informal land sub dividers or customary owners, as is the case in Sub-Saharan Africa (UN-Habitat, 2016c).

Through doing away with monopoly tactics, promoting small business entrance, reducing import restrictions, and funding research, the enabling strategy aimed to restructure the construction sector. The strategy promoted opposition to protracted permission delays, anti-competitive laws, and governmental monopolies. Additional suggestions included providing specialized finance methods to facilitate small-scale building. The building industry has been restructured by several administrations, but the focus has been on businesses that cater to the middle class rather than the bulk of the poor. Public-private partnership (PPP) housing projects have benefited the real estate lobby, which has led governments to support formal developments over pragmatic initiatives that assist the underprivileged. This is how consortiums involving international contractors appear to operate in Accra or Lusaka: have benefited from tax vacations, exemptions from import duties,

free or subsidized land, advantageous loans, etc., rather than the small local builders who offer the majority of homes (Abdul, R. R.2018).

One of the main players in the formulation of the initial capital subsidy scheme in Chile was the Camera Chileans de Construction. Some nations, like Algeria, have an excess of upper middle-class and high-class housing as a result of aid to official contractors. Major development projects in Addis Ababa, Dubai, and Doha, as well as many other cities in China and India, target the middle class and draw in international businesses. Even though they construct the bulk of households' homes, smaller contractors have not gotten much of the assistance suggested. These builders have instead frequently felt the heavy hand of bureaucracy or incompetence preventing them from effectively supplying homes, since they remain unrepresented in policymaking discussions and missing from following programming (UN-Habitat 2015b).

It is critical to acknowledge that the 60–90% majority in developing nations mostly obtain their housing via the informal sector. The Housing Strategy must acknowledge that small-scale builders and lone craftsmen are the main providers of housing for the majority; it would be absurd to keep ignoring them in favor of the comparatively little supply from the official sector. Many households in developing nations, particularly those in Sub-Saharan Africa, are unlikely to ever be in a position to sell real estate. As a result, there aren't many secondary housing markets, which prevents people from moving to a more costly house or from taking advantage of the value of their property in times of need. As a result, the "housing ladder," which is crucial to traditional property processes, is either nonexistent or very weak. It is unlikely that any arguments about households rising through the housing supply will be of much benefit (abidi 2018). The New Urban Agenda's ability to succeed will depend on the cooperation in its creation and execution by all parties involved. Government at all levels will play a part in developing fostering conditions that support housing laws and policies, as well as making sure that the right to enough homes for everyone. Organizations from the civil community will be essential in establishing access to establishing collaborations with locals to provide infrastructure and decent homes. The personal sphere is crucial in arranging for the mobilization of resources to provide a selection of housing choices, such as rents, In addition to improving and maintaining existing homes, there should be more supply of affordable housing. In order to increase

awareness and rally support for, the donor community will be crucial. Housing on the agenda for international development (Abdul, R. R.2018)..

2.2.4 Theoretical view

The study of rent inflation and its effect is wider and vast we will discuss theoretical housing problem with and how it will affect family wellbeing.

In South Africa and Kenya, the likelihood of being poor increased with household size. These dependence ratio results help to understand the prevalence of poverty and the wellbeing of households.

It was shown that a larger reliance ratio significantly and favorably raises the likelihood that a household will become impoverished. A recurring finding in the empirical literature is the negative link between family size and per capita expenditure, and therefore the positive relationship between household size and poverty . The authors discovered that as households get larger, consumption expenditures per capital decrease .

Among the most important variables to explain chronic poverty incidence is the level of education of the household head specific these studies have observed that ahead of households whose highest educational attainment was at the primary school level, the secondary level, tertiary level was significantly more likely to non-poor than those with no schooling. Reaching a similar conclusion, other studies John, Anyanwu, Fru Awah Wank, Anyanwu observed that higher levels of education tend to improve household welfare.

There are two distinct approaches to the creation of urban housing: narrow and wide thinking. The narrow definition of urban focusing is an actual physical building consisting of walls and a roof, or an urban house where people live. Generally speaking, though, people are encouraged to live in safe urban housing.

Several investigations on urban housing in developing countries have discovered this distinct type of scholarship. For instance, there are three primary schools of thought about urban housing: the liberal, the Marxist, and the temperate. Urban housing and its application were considered by Burgess and Castells' Marxist trend idea (Soliman, 1996). According to the Marxian viewpoint, urban housing is a fixed commodity that is crucial to capitalist nations. These nations view urban housing as more than just an investment in the urban housing market or a commodity.

The liberal trend: - the idea of urban living is characterized as a static and dynamic condition in the residential housing market. Social and economic components are inseparable as they evolve throughout time. Urban housing has an impact on the house and its occupants, either directly or indirectly.

Three criteria define the temperate trend in urban housing (Nientied and Vander Linden, 1987); the axis of expenditure in this trend is a family's financial situation. The household's The development of urban housing units has been associated with the researcher location, and it contributes to urban housing. Urban housing in cities needs to be appropriate for the people living there. It is a consumer good available to all socioeconomic groups, and one of its duties is to provide it to individuals in order to guarantee that justice has been administered fairly to everyone

The development of urban housing units has been associated with the researcher location, and it contributes to urban housing. Urban housing in cities needs to be appropriate for the people living there. It is a consumer good available to all socioeconomic group, and one of its duties is to provide it to individuals in order to guarantee that justice has been administered fairly to everyone.

2.3 Empirical literature

The need for housing increases daily as more people move into cities and as new homes are established. Between 1950 and 2014, the number of people living in cities grew by more than five times, from 746 million to 3.9 billion. The increased need for suitable, secure, and easily accessible housing is a direct result of this rise. Between 2010 and 2030, an additional 600 million urban families are projected to need accommodation in cities, on top of the 980 million urban households that existed in 2010. The main difficulty in housing policy is addressing the current housing shortage while making plans for projected future housing demands, particularly in places with rapid urban expansion. A successful answer to this issue will help more than just the housing industry as housing influences urban growth, density, and shape in addition. In order to accommodate 50 million additional urban people annually, a billion new homes will be required globally by 2025; these homes are expected to cost between \$9 and \$11 trillion. Large-scale affordable housing projects and the expansion of housing finance alternatives for the urban poor have not received enough funding. Even while the private sector has been investing more in

housing, there are still major obstacles that prevent more money from going into affordable, pro-poor construction. According to some research, the annual deficit in affordable housing is now estimated to be \$650 billion and is predicted to increase. Using the estimates of the UN Millennium Project Task Force on Improving the Lives of Slum Dwellers for each beneficiary, it would need around \$6.3 billion year between 2016 and 2036 to enhance the lives of 20% of slum dwellers.

House rent inflation has an impact on , as indicated by the empirical literature. Studies have shown that rising housing prices have been found to significantly reduce the physical and mental health of young people with housing difficulties, while public medical treatment can mitigate this effect. The increasing costs of housing and housing stress have been linked to negative impacts on mental health and wellbeing, particularly for low-income renters

Furthermore, the decision between buying or renting accommodation has long-term consequences for households' financial wellbeing, with inflation transferring wealth from renters to owners. Overall, the literature highlights the importance of affordable and stable housing for family wellbeing, and the negative effects of housing rent inflation on various aspects of health and wellbeing.

2.3.2 The Housing problem in Addis Ababa

The scarcity and standard of housing in Addis Ababa is the main issue. According to a 2015 report on the Integrated Housing Development Program (IHDP), Addis Ababa accounts for a portion of the nation's 900,000 housing shortage, out of which is divided across metropolitan areas.(AIHDP2015)

There are 6,511,970 households in Addis Ababa and 3,009,285 homes nationwide in urban areas. The average size of a household in the country is 3.9 in urban areas, compared to 4.1 in Addis Ababa. There are 5.5 people living in each dwelling unit. Housing, which is defined as a physical dwelling place with rudimentary utilities, is not only one of the needs for survival but also a fundamental human right. Despite this, Addis Ababa's housing status shows that for over three decades, the majority of the population has considered the lack of adequate housing, the poor quality of existing housing, and unfavorable living and working conditions to be serious issues. The governmental and commercial sectors' efforts to mitigate the issue were unable to provide a lasting solution, particularly given the needs of the underprivileged. The local government

struggled to provide basic services and standard housing in terms of both number and quality. Its ineffective performance is mostly caused by a lack of funding.

2.3.3 Condominium housing

Urbanization is one of the most important aspects of human life. It is also a prerequisite for human development, rising living standards, and better access to services and amenities in urban areas.

Urbanization, however, does not by itself constitute a path to success or the accomplishment of objectives. Consequently, the degree of urbanization inside a nation influences its growth. In metropolitan regions, the supply and demand for housing are closely related. Increasingly housing will be needed as the nation becomes increasingly urbanized in order to accommodate the expanding population in metropolitan areas. However, the demand and supply for housing are not supported by the urban regions' rapid population growth. Based on these ideas, urbanization and population are divided concerns in urban developments. Consequently, it is anticipated that Addis Abeba's population would exceed 4 million. The population of Addis Abeba is thus anticipated to increase significantly during the next years. The World Bank projects that the GDP will double by 2037, growing at a pace of 3.8 percent annually (World Bank, 2015).

The increasing number of rural-urban migration is another infrastructure-related problem facing metropolitan communities. Nonetheless, the pace at which cities are developing their infrastructure—such as their inadequate supply of urban housing, power, water, and communication—does not correspond with the rate at which their populations are growing. The majority of the housing that the government builds now is for middle-class and lower-class households. The supply and demand for urban housing, however, cannot meet the needs of city dwellers. For this population of city dwellers, affordable housing must be designed. In order to address the housing crisis, it also gave private developers the opportunity to engage in development sectors targeted at middle-class and upper-class households (Miniyahle, 2016).

For a variety of causes, a large number of people are moving to Addis Ababa from all across the nation, creating a new urban housing problem: the disparity between supply and demand for residential urban housing. The supply of urban housing, both from the public and private sectors, is significantly less than the demand. The private sector contributes very little to this field as

compared to the government. Private urban housing developers mostly target middle-class and upper-class consumers, ignoring the low- and moderate-income groups in order to accommodate them according to their pay, particularly civil officials who receive fixed salaries (Zegeye, 2017).

Appropriate, reasonable, and high-quality housing for urban people with low to moderate incomes is obviously scarce when it comes to public officials. The number of players seems to be low or players in the urban housing markets, whereas other private sector home builders seem to possess little desire to provide low- and middle-class individuals with affordable housing options. The ability and skill set of those private sector developers might allow them to provide the low-income housing needed to close the urban housing gap in the nation, at least in part, as shown by success in the urban housing markets for middle-class and upper-class consumers (UN-Habitat, 2016).

In summary, the current state of government-constructed urban housing supply for Addis Ababa's low- and middle-income urban dwellers is limited, the demand for urban housing is a critical issue, and there is a significant urban housing deficit. Therefore, to fill the gaps in the need for urban housing, coordinated effort is needed.

2.3.4 Housing in urban areas

The supply and demand of urban housing are impacted by the high migration rate. Demand has connected with infrastructure provision because governments' provision of urban residents' infrastructure—such as urban housing, water, electricity, and communication facilities—is not commensurate with the pace of population growth in such areas. The government presently builds urban housing, especially for low-income earners, to suit the requirements of city dwellers.

In response to the demands of urban residents, the government constructed urban housing, although it is unsuitable for low- and middle-class individuals. Additionally, these elements have produced a fantastic chance for the government's responsibility of supplying urban housing to communities of medium and higher income should be lessened by the involvement of private urban housing developers in the building industry (Miniyahle, 2016).

2.3.5 Ethiopian constitute on housing issue

The issue of urban housing as a human right has not been adequately addressed within the framework of Ethiopia's constitution through its various articles. Nevertheless, a number of narratives have made mention of the provision of publicly sponsored social services. Article 41(3) asserts that every Ethiopian citizen possesses the entitlement to fair and impartial access to urban dwellings; meanwhile, article 41(4) maintains that the allocation of resources must be augmented in order to furnish public services to society. Correspondingly, article 41(5) of the Ethiopian constitution imposes upon the state an obligation to allocate resources to all individuals equitably and without prejudice, within practical means, as well as to offer accommodation to all segments of society.

The matter of urban housing as a fundamental human right has not been sufficiently addressed within the framework of Ethiopia's constitution, as evidenced by its various articles. However, several narratives have acknowledged the provision of publicly funded social services. According to Article 41(3), each Ethiopian citizen is entitled to fair and unbiased access to urban dwellings, while Article 41(4) emphasizes the need for increased allocation of resources to provide public services to society. In a similar vein, Article 41(5) of the Ethiopian constitution places an obligation on the state to equitably and impartially allocate resources to all individuals, within practical means, and to provide accommodation to all segments of society.

2.3.6 Ethiopian housing in urban area strategy

Ethiopia's government has unveiled diverse solutions pertaining to urban housing in order to tackle the housing needs of the nation. Owing to the escalating growth of the population in urban regions, the acquisition of affordable urban housing is becoming increasingly arduous, with Addis Ababa witnessing a dearth of housing. As a result of the existing backlog in urban housing demands, the predicament of urban housing is deteriorating. The government has implemented a comprehensive approach towards the development of urban housing, along with facilitating the availability of urban land for construction purposes. Policies and strategies such as 10/90, 20/80, 40/60, cooperatives, and private real estate urban dwellings are some of the measures employed by urban housing schemes.

2.3.7 Government and private provisions Housing provision

On the other hand, governments throughout the world have been troubled by the issue of insufficient urban housing that disadvantaged urban dwellers in metropolitan regions suffer. Urban poor people are common in emerging nations like Ethiopia. Ethiopia's urban housing issue, which is most acute in Addis Ababa, the country's capital, is not just one of inadequate supply but also of poor quality accessible urban housing units.

The urban housing fund, in particular, has very limited access and facilities for low- and middle-class developers who struggle to get financial support from the public and private sectors. This is especially the urban housing fund, in particular, has very limited access and facilities for low- and middle-class developers who struggle to get financial support from the public and private sectors. This is especially true for low- and middle-class residents, especially civil servants, who are disproportionately impacted by the affordability of Addis Ababa's urban areas.

For high-income urban inhabitants, formal private sector housing supply has increased in emerging nations (MOUDH, 2015). Consequently, the significance of private real estate development is emphasized in the National Development Policy. The private sector's participation lessens the lack of helps to alleviate Addis Ababa's urban housing shortages for people with higher income levels. Much less than expected, but still a sizable number of urban homes have been constructed by the private real estate industry.

For instance, in Addis Ababa, between 2000 and 2011, the share of real estate in housing supply was just 3.8%; in contrast, the government's share was 61.1 percent and people' share was 35.1% (cooperative and lease). Ethiopian real estate development is comparatively brief in the current urban development process in the city. However, between 2000 and 2011, there was very little real estate development in response to the need for urban housing initiatives, according to (MUDH, 2015). In an effort to help urban residents and address the city's urban housing shortage, some real estate developers are purchasing land on which to construct urban homes.

2.4 Conceptual Framework

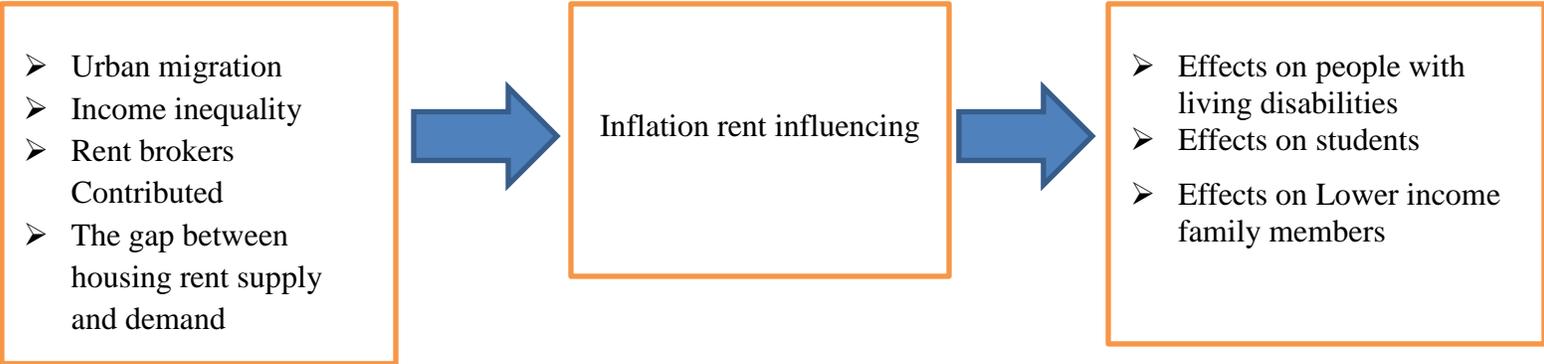


Figure 2.1: Conceptual Framework

Chapter Three

3. Research Methods

3.1 Research Approach and Design

This study adopts a mixed research approach, integrating both qualitative and quantitative methods to provide a comprehensive understanding of house rent inflation and its effects. By combining empirical data with logical analysis, this approach enhances the validity and reliability of the findings.

The research employs a case study methodology to deeply explore the issue of house rent inflation and its impact on family welfare. This approach allows for an in-depth empirical and logical analysis, revealing the nuances and complexities of the issue.

The research uses a descriptive approach to identify and quantify the challenges posed by house rent inflation. Additionally, an explanatory approach is adopted to elucidate the impact of these challenges on family well-being, offering insights into the underlying causes and consequences.

The study population comprises 500 households residing in Kofe Keraniyo. This diverse population includes families of various socio-economic backgrounds, ensuring that the findings reflect the broader community's experiences and perspectives.

3.2 Sampling Techniques

The study area consists of different categories of samples. They are categorized as follows:

3.3 Sample Frame

The sample frame for this study consists of both primary and secondary respondents, as well as observational data. This comprehensive approach ensures that a diverse range of perspectives and data sources are included in the analysis.

1. Primary Respondents:

- **Leaser:** Individuals or entities who own properties and rent them out to lessees.
- **Lessee:** Individuals or families who rent properties from leaser.

- **Local Brokers:** Professionals who facilitate rental agreements between leaser and lessees.
2. **Secondary Respondents:**
- **Officers from Woreda:** Local government officials responsible for overseeing housing and rental regulations in the region.
3. **Observation:**
- **Data Collectors' Observation:** Data collectors acted as lessees to interact directly with leasers. Their observations and interactions were recorded and used as a secondary source of data. This method provided firsthand insights into the rental process and the challenges faced by lessees.

By including these varied sources of information, the sample frame ensures a well-rounded and thorough understanding of house rent inflation and its effects in Kofe Keraniyo.

3.4 Sampling Method

The sampling method for this study utilizes purposive and criterion sampling techniques to ensure a comprehensive and representative collection of data on house rent inflation and its effects in Kofe Keraniyo.

Criterion Sampling:

- **Leasers and Lessees:** Must be actively engaged in the rental market within the past year.
- **Local Brokers:** Must have facilitated

Secondary

Purposive Sampling:

- **Officers from Woreda:** Selected based on their roles and responsibilities related to housing and rental regulations. Officers who have direct involvement with policy implementation and enforcement in Kofe Keraniyo are chosen to provide authoritative information on regulatory aspects.

3.5 Data Collection Tools

For the study on house rent inflation and its effects on family welfare in Kofe Keraniyo, various data collection tools are employed to gather comprehensive and reliable information from different stakeholders. These tools are chosen to facilitate the collection of both qualitative and quantitative data, ensuring a thorough analysis of the research objectives.

1. Structured Interviews

Purpose: To gather detailed qualitative insights from key informants including leasers, lessee, local brokers, and woreda officers.

Description:

- **Interview Guides:** Prepared for each group of respondents to ensure consistency and cover relevant topics such as rental challenges, economic impacts, and regulatory perspectives.
- **Open-Ended Questions:** Used to encourage respondents to provide detailed responses and insights based on their experiences.

2. Direct Observation

Purpose: To observe firsthand the rental negotiation processes and living conditions of lessees in various rental properties.

Description:

- **Observation Checklist:** Used to document specific observations such as property conditions, amenities, and interactions between leasers and lessees.
- **Field Notes:** Taken by researchers to record immediate observations, behaviors, and environmental factors during site visits.

3. Surveys

Purpose: To collect quantitative data on demographics, household incomes, rental costs, and

4. Document Review

Purpose: To gather secondary data from reports, policy documents, and existing literature related to housing, rental markets, and economic impacts.

Description:

- **Document Collection:** Gathered from local government offices, housing authorities, and academic sources to provide background information and contextualize findings.

5. Data Collector's Observation as Lessee

Purpose: To experience the rental process firsthand and gather nuanced qualitative data.

Description:

- **Simulation of Rental Transactions:** Researchers act as lessees to interact with leasers, negotiate terms, and understand challenges faced by lessees.
- **Field Notes and Audio Recordings:** Used to document interactions, agreements, and perceptions during the rental process.

Data Collection Procedures

- **Training of Data Collectors:** Ensures consistency and standardization in data collection methods.
- **Pilot Testing:** Conducted to refine interview guides, questionnaires, and observation protocols before full-scale implementation.

By employing these data collection tools and procedures, the study aims to gather comprehensive, reliable, and actionable data on the dynamics of house rent inflation and its effects in Kofe Keraniyo.

3.5 Sample Size

As the objective of the study is to reflect the fact that there is a challenge on family members who tries to hire a house for them from the private lessors, this would be best represented by the actors working on negotiating house rents in the local level. Hence, local brokers, lessees and the private lessors are the main data sources. As it is mentioning in the limitation part of this research, the woreda administrations do not have clear data for lessors who live in the same compound with the lessees. Due to this the researcher would be need to choose the key primary data sources purposively selects with a criterion sampling technique to emphasize the objective of the study. Therefore, of all the woreda as under the study, 50 house rent brokers who negotiate a house rent will select 150 lessees and 90 lessors who live with lessees in the same compound will select and responds. 8 respondents from each of the fifteen woreda as selected because their work will is relating to the issue under the study.

3.6 Data Sources and Data Collection Methods

The researcher obtained data from primary and secondary data sources in order to obtain a reliable data and achieved the state objectives of this study. In this study, both primary and secondary data sources were used. Primary source of data collection are lessees, Lessors and local brokers working to negotiate for leasing houses through the use of questionnaires and interview collected from the kolfe keraniyo Sub City. Interview selected from administration personnel in kolef keraniyo Sub City is conduct and incorporate as a secondary resource to the interpretations and conclusions. The researcher used Mexed method of data collection to gather the data

3.7 Data analysis and interpretation

The data analysis and interpretation process for the study on house rent inflation and its effects on in Kofe Keraniyo involves systematic procedures to derive meaningful insights from the collected data. This process integrates both qualitative and quantitative approaches to provide a comprehensive understanding of the research objectives.

1. Data Cleaning and Preparation

Purpose: To ensure the collected data is accurate, complete, and ready for analysis.

Steps:

- **Data Verification:** Checking for completeness and accuracy of responses from structured interviews, surveys, and observational data.
- **Data Coding:** Assigning codes to qualitative data for thematic analysis. Cleaning quantitative data by identifying and resolving inconsistencies or missing values.

Descriptive Statistical Analysis

Purpose: To summarize and describe the main features of the dataset.

Techniques:

- **Frequencies and Percentages:** Calculating the frequency of responses and their distribution within the sample.
- **Measures of Central Tendency:** Computing means, medians, and modes to understand average rental costs, household incomes, and perceptions of rent inflation.
- **Measures of Dispersion:** Analyzing ranges and standard deviations to explore variations in rental costs and economic impacts.

3. Qualitative Data Analysis

Purpose: To explore themes, patterns, and relationships within the qualitative data.

Techniques:

- **Thematic Analysis:** Identifying recurring themes and patterns in interview transcripts and observation notes.
- **Content Analysis:** Examining the content of responses to uncover insights into perceptions, challenges, and experiences related to rent inflation.

3.8 Ethical consideration

In conducting research on house rent inflation and its effects on family welfare in Kofe Keraniyo, rigorous ethical considerations are paramount. Participants are approached with full transparency and provided clear, comprehensive information regarding the study's objectives, procedures, and potential risks. Prior to their involvement, informed consent is obtained, ensuring participants understand their rights to voluntary participation and withdrawal without repercussion. Confidentiality is strictly maintained through secure data handling practices and anonymization of participants' identities during analysis and reporting. Respect for cultural sensitivities and minimizing potential harm are prioritized throughout interactions and data collection processes. Researchers uphold academic integrity by disclosing any conflicts of interest and adhering to established protocols, while continuous ethical monitoring ensures that participant welfare remains paramount throughout the study. These ethical practices collectively safeguard participant rights, maintain research integrity, and ensure the validity and reliability of findings in contributing ethically sound insights to the field.

CHAPTER FOUR

4 Data Analysis and Discussion

The findings of the study conducted to assess on House rent inflation and its effects problems and factors (in the case of Kolfe Keraniyo Sub City) is presented. The data obtained from the respondents was presented and analyzed by using different tools like simple tabulation and percentage.

4.1 Background Information of Respondents

From 300 questionnaires distributed 292 which (from the Leasers 87, local brokers 48, lessees 147 and employee woreda 10) have fully completed and returned the questionnaire. This gives a response rate 90% the rest of 10% of questionnaire were failed to return because of different reasons. This aspect of the analysis deals with the personal data of the study participants which include: gender, age, level of education and year of working experience. The table below shows the details of background information of the respondents.

4.2 Personnel Description of Respondents

The following table summarized the personnel description of respondents (age, sex, Educational level, work experience, and field of study.)

From the above table 1 shows on questionnaire indicated that out of 3 respondents shows that the majority of respondents 90% were those whose age are 34 -44, followed by 10%, for age group Above 42 next to this 0% of the respondents also 26-33. Therefore, this survey indicates that most of the respondents were Middle and older age group so the Kolfe Keraniyo Sub City should encourage those employees who is young and productive age.

Table 1: local brokers Age of respondents

| No | Items | Respondents | |
|----|--------------|-------------|-------------|
| | | Number | Percentages |
| 1 | (18 – 25) | 4 | 8.33% |
| 2 | (26 – 33) | 31 | 64.58% |
| 3 | (34 – 42) | 4 | 8.33% |
| 4 | Above 42 | 9 | 18.75% |
| | Total | 48 | 100% |

Source: own survey, 2024

From the above shows on questionnaire indicated that out of 48 respondents shows that the majority of respondents 64.58% were those whose age are 26-33, followed by 18.75%, for age Above 45 and the remaining 8.33% were those respondents, whose age group are 18-25 and 34-42. Therefore, this survey indicates that most of the respondents were young and productive age group

Table 2: Leaser Age of respondents

| No | Items | Respondents | |
|----|--------------|-------------|-------------|
| | | Number | Percentages |
| 1 | (26 – 33) | 4 | 4.60% |
| 2 | (34 – 41) | 28 | 32.18% |
| 3 | (42 – 59) | 50 | 57.47% |
| 4 | Above 60 | 5 | 5.75% |
| | Total | 87 | 100% |

Source: own survey, 2024

From the above shows on questionnaire indicated that out of 87 respondents shows that the majority of respondents 57.47% were those whose age are 42-59, followed by 32.18%, for age 34-41 and the remaining 5.75% were those respondents, whose age group are above 60 and 4.60% were those respondents, whose age group are 26-33. Therefore, this survey indicates that

most of the respondents were Middle and older age group so the Kolfe Keraniyo Sub City should offer houses or condominium those who is young and productive age.

Table 3: Lessees Age of respondents

| No | Items | Respondents | |
|----|--------------|-------------|-------------|
| | | Number | Percentages |
| 1 | (18 – 25) | 9 | 6.12% |
| 2 | (26 – 33) | 95 | 64.63% |
| 3 | (34 – 41) | 43 | 29.25% |
| | Total | 147 | 100% |

Source: own survey, 2024

shows on questionnaire indicated that out of 147 respondents shows that the majority of respondents 64.63% were those whose age are 26-33, followed by 29.25%, for age 34-41 and the remaining 6.12% were those respondents, whose age group are 18-25.

The findings of the survey highlight a predominant demographic trend within the Kolfe Keraniyo Sub City, with a notable concentration of respondents falling within the young and middle-aged brackets. This demographic composition suggests a dynamic population segment characterized by individuals in their prime years of productivity and economic activity.

In light of this demographic insight, it is imperative for urban planners and policymakers to discern the housing needs and aspirations of this demographic cohort. Given their stage in life and presumably burgeoning careers or family formations, there emerges a compelling case for the provision of housing options tailored to their preferences and requirements.

Specifically, the Kolfe Keraniyo Sub City could consider prioritizing the development and promotion of housing opportunities such as affordable yet quality houses or condominiums. Such offerings would not only cater to the housing needs of the young and middle-aged demographic but also align with their aspirations for comfortable, contemporary living spaces.

Moreover, by strategically aligning housing initiatives with the demographic profile of the area, authorities can foster socio-economic growth and community development. Access to suitable

housing options not only enhances the quality of life for residents but also contributes to the overall vitality and resilience of the locality.

In essence, the insights gleaned from the survey underscore the importance of responsive and proactive urban planning strategies that cater to the diverse needs and preferences of the population, thereby laying the groundwork for sustainable development and inclusive prosperity within the Kolfe Keraniyo Sub City.

Table 4: Employee Educational Level of Respondents

| Items | Male | Percentages | Female | Percentages |
|--------------------------|-------------|--------------------|---------------|--------------------|
| Grade 12 complete | - | - | - | - |
| Certificate | - | - | - | - |
| Diploma | - | - | 2 | 20% |
| BA degree | 8 | 80% | - | - |
| MA and above | - | - | - | - |
| Total | 8 | 80% | 2 | 20% |

Source: own survey, 2024

Respondent response most Kolfe Keraniyo Sub City belong to bachelor degree of male 80% and no female, a few of them belong to diploma holder of female 20%, and here were no respondents of masters Certificate and Grade 12 complete .

The educational trend in Kolfe Keraniyo Sub City reveals a disparity in qualification levels between male and female respondents. While a significant proportion of male respondents hold bachelor's degrees, none of the female respondents reported the same qualification. Conversely, a portion of female respondents possess diplomas, contrasting with a lack of male respondents in this category. The absence of respondents with master's degrees or completing Grade 12 suggests a predominantly bachelor's degree-educated male population. To address this gap, it's suggested that the Sub City incentivize employees to pursue higher qualifications, particularly master's degrees or above, to enrich the pool of highly qualified individuals in the workforce.

Table 5: local brokers Educational Level of Respondents

| Items | Male | Percentages | Female | Percentages |
|---------------------------|-------------|--------------------|---------------|--------------------|
| Grade 12 completed | 15 | 10.20% | 10 | 6.80 |
| Diploma | 15 | 10.20% | 20 | 13.62 |
| Ba degree | 25 | 17% | 27 | 18.37 |
| Masters | 20 | 13.61% | 15 | 10.20 |
| Total | 45 | 93.75% | 3 | 6.5% |

Source: own survey, 2024

Respondents to male of BA degree of 12.5% holders and 6.25% of female as BA degree holders, respondents to male of 25% of Diploma and 0% of female as Diploma holders, respondents to male of Grade 12 complete and above holders 56.25% and 0% in female Grade 12 complete and above holders, here were no respondents of Certificate and MA complete.

Reveals a distinctive educational distribution among respondents in the Kolfe Keraniyo Sub City, with noteworthy percentages of male and female respondents holding bachelor's degrees, diplomas, and Grade 12 or higher qualifications. Interestingly, no respondents reported certificates or completed master's degrees. This educational trend extends to local brokers, where a significant proportion holds Grade 12 qualifications, albeit with a lack of awareness regarding their educational backgrounds. Consequently, this ambiguity in broker qualifications poses challenges for lessees, potentially leading to agreements beyond their financial means. To address this, organizing and formalizing broker activities is imperative, ensuring transparency and educability to foster a fair and informed real estate environment that promotes individual.

Table 6 : Lessee Educational Level of Respondents

| Items | Male | Percentages | Female | Percentages |
|--------------------------|-------------|--------------------|---------------|--------------------|
| MA and above | 20 | 13.61% | 15 | 10.20% |
| BA degree | 25 | 17% | 27 | 18.37% |
| Diploma | 15 | 10.20% | 20 | 13.62% |
| Grade 12 complete | 15 | 10.20% | 10 | 6.80% |
| Total | 75 | 51.01% | 72 | 48.99% |

Source: own survey, 2024

Respondents to male of MA degree of 13.61% holders and 10.20% of female as BA degree holders, respondents to male of 17% and 18.37% of female, as Diploma holders respondents to male of 10.20% of Diploma and 13.62% of female as Diploma holders, respondents to male of Grade 12 complete 10.20% and 6.80% in female Grade 12 complete and above holders, here were no respondents of Certificate.

A comprehensive breakdown of educational attainment among respondents in the Kolfe Keraniyo Sub City, highlighting significant percentages of both male and female respondents holding various degrees and diplomas. Male respondents reported a 13.61% prevalence of master's degrees, while females reported a 10.20% prevalence of bachelor's degrees. Additionally, 17% of male respondents and 18.37% of female respondents reported diploma qualifications. Interestingly, 10.20% of males and 13.62% of females reported diploma qualifications, while 10.20% of males and 6.80% of females reported Grade 12 or higher qualifications. Notably, no respondents reported holding certificates. This educational trend also extends to lessees, who predominantly possess bachelor's degrees, indicating a high level of educational attainment within this demographic. This heightened awareness of educational levels

among lessees is significant. However, despite their educational qualifications, many lessees face challenges in renting houses due to lower incomes. Addressing this issue could involve the provision of affordable condominiums and low-cost housing options by the Kolfe Keraniyo Sub City, potentially mitigating house inflation and facilitating housing accessibility for individuals with lower incomes.

Table 7: Leasers Educational Level of Respondents

| Items | Male | Percentages | Female | Percentages |
|--------------------------|-------------|--------------------|---------------|--------------------|
| Grade 12 complete | 10 | 37.49% | 30 | 62.51 |
| Certificate | 4 | 8.33% | 7 | 14.58% |
| Diploma | 4 | 8.33% | 8 | 16.68% |
| Degree | - | - | - | - |
| Ma and above | - | - | - | - |
| Total | 18 | 37.49% | 30 | 62.51% |

Source: own survey, 2024

The respondents to male of MA degree of 0% holders and 0% of female as BA degree holders, respondents to male of 8.33% and 14.58% of female, as Diploma holders respondents to male of 8.33% of Diploma and 16.38% of female as Diploma holders, respondents to male of Less than 12 grade complete 20.83% and 31.25% of female here were no respondents of Certificate.

Table 8 outlines the educational distribution among respondents in the Kolfe Keraniyo Sub City, indicating varying percentages of males and females holding different degrees and diplomas. Notably, no males reported holding master's degrees, while no females reported bachelor's degrees. However, 8.33% of males and 14.58% of females reported diploma qualifications, with similar trends observed in other educational categories. Surprisingly, a significant percentage of respondents, particularly females, reported completing less than 12 grades. Moreover, no respondents reported holding certificates. This educational profile extends to lessors, with many being uneducated and unemployed. Consequently, there's a risk of exploitation as lessors may

exert undue pressure on lessees to pay higher rents. Addressing this issue requires governmental intervention to regulate rental agreements and ensure fair practices for both lessors and lessees.

4.3 Descriptive analyses for primary data (Questionnaires)

This section deal with analyzing and discussing the data collected about rent inflation especially Focus on lessees, lessor and broker with the help kolef keraniyo sub city officers of respondent through questioner and interviews. The questioner is which are designed identify (selected) the problem of house rent inflation and its Effects.

To supplement the data obtained through questioner and interviews were lessees, lessor and broker with the help kolef keraniyo sub city officers. In this study emphasis is given primary data from lessees 147 copies , lessor 87 copies and broker48 copies kolef keraniyo sub city employs 10 copies of questionnaires were distributed to kolef keraniyo sub city by selecting sample and their would returned 300 questionnaires and 292 questionnaires .

Table 8 about rent price for the lessees with low income.

| Item | Yes | Percentages |
|---|------------|-------------|
| Is the price of the house rent fair for lower income group? | 132 | 89.80% |
| Other | 15 | 10.20% |
| Total | 147 | 100% |

Source: own survey, 2024

The predicament renders the management of housing expenditures a formidable challenge, particularly when set against their constrained income levels, which often prove insufficient to cover both rental obligations and essential household expenses.

Table 9 asks the respondent about rent provision

| Item | No | Percentages |
|--|------------|-------------|
| Are there enough housing rent provision in kolfe keraniyo sub city | 129 | 87.76% |
| Other | 18 | 12.24% |
| Total | 147 | 100% |

Source: own survey, 2024

As the research observe from the table 9 tells us the respondent responses 129(87.76).there are not enough houses rent provision in kolf keraniyo sub city. The other respondent responses 18(12.24%) were that there are enough rent provision in kolfe keraniyo sub city

The research findings indicate a consensus among respondents that there is an insufficient supply of rental housing in Kolfe Keraniyo sub-city, as highlighted in This disparity in rental provisions is further underscored by Table 10, pointing to a pressing issue that demands immediate attention and intervention.

Table 10 deals about government intervention about house rent

| Item | No | Percentages |
|---|------------|-------------|
| Do you feel that the government should intervene to control rental price in response to house rent inflation? | 117 | 79.59% |
| Other | 30 | 20.41% |
| Total | 147 | 100% |

Source: own survey, 2024

As the research observe from respondents response that the government should intervene to control with rental price the house rent inflation by 117(79%).and others 30(20%) said against it.

According to the findings a significant majority of respondents advocate for governmental intervention to curb the inflationary surge in house rents, with a smaller proportion expressing

dissenting views. This collective stance underscores the perceived necessity for governmental involvement in addressing the plight of lessees burdened by escalating rental costs.

Table 11 house rent inflation affected your household

| How has house rent inflation affected your household? | No | Percentages |
|---|------------|-------------|
| Made it harder to manage | 120 | 81.63% |
| No impact | 27 | 18.37% |
| Total | 147 | 100% |

Source: own survey, 2024

The research respondent says that 120(81%) say that it is harder to manage. And the 27(18.37%) say that there is no impact.

The research respondents predominantly assert that managing becomes more challenging, while a smaller fraction contends that there is negligible impact. However, Table 11 illustrates the correlation between house rent inflation and its adverse effects.

Table 12 the main victims of housing rent inflation

| Who are the main victims of housing rent inflation? | No | Percentages |
|---|------------|--------------|
| Students | 50 | 34.01% |
| Low income | 63 | 42.86% |
| Disability | 30 | 20.41% |
| Other | 4 | 2.72% |
| Total | 147 | 100% |

Source: own survey, 2024

As the research observe that the main victims of housing rent inflation are students 50(34.01%), low incomes 63(42.86%), disability 30(20.41),other 4 (2.72%).

Overall, the impact of rent inflation extends beyond individuals to affect entire families and communities. Students face disruptions due to frequent relocations for academic pursuits, while

low-income groups experience economic strain impacting various aspects of family life. Individuals with disabilities encounter challenges in social interactions and accessing essential services. The need for management and control of rent inflation becomes evident, not just for the sake of individuals but for the well-being of the broader community.

Table 13 what is the reason for the rent inflation for the leasers

| What do you think the reason for the house rent inflation is? | No | Percentages |
|---|-----------|---------------|
| Urban migration | 25 | 28.74% |
| Income inequality | 15 | 17.24% |
| Rent brokers | 20 | 22.98% |
| Income inequality | 10 | 11.50% |
| The gap between housing rent supply and demand | 17 | 19.54% |
| Total | 87 | 100% |

Source: own survey, 2024

As the research response observe from the reason for the house rent inflation in the view of the leaser by urban migration 25(28.74%), Income inequality 15 (17.24%),rent broker contributed 20 (22.98%),income inequality410(11.50%),the gap between housing rent supply and demand 17(19.54%).

According to the research responses reflected in several factors contribute to house rent inflation as perceived by lessors. Urban migration is cited as a prominent reason, followed by income inequality, rent brokers, and the gap between housing supply and demand. In essence, the primary drivers of rent inflation stem from inadequately managed urban migration, unlicensed and unregulated rent brokers, and economic disparities within the

community. Addressing these issues necessitates effective management of urban migration by city administrators, regulation and education of rent brokers, and efforts to balance economic disparities.

Table 14 the criteria from leasers to accept lessees

| What are the criteria from leasers to accept lessees? | No |
|---|-----------|
| Legal agreement | 12 |
| Amount of money | 15 |
| The number of family member | 10 |
| Gender of lassos | 9 |
| Others | 2 |
| Total | 48 |

Source: own survey, 2024

As the research response observe from the what the criteria about lessors to accept lessees. Legal agreement 12(25%), amount of money15 (31.25%), the number of family member10 (20.83%), the number of family member 10(20.83%), gender of lassos 9 (18.75%), other 2 (4.17%).

The research findings from The highlight key criteria utilized by lessors when selecting lessees. Foremost among these is the importance placed on the lessee's financial capability; with the amount of money they can provide being a primary consideration. Additionally, the presence of a legal agreement holds significant sway, as the absence of such documentation often leads to higher monthly rental rates. Family size is also scrutinized, with larger families potentially facing challenges in securing rental accommodations. Furthermore, gender preferences of lessors, particularly favoring women, are discernible. These findings underscore the need for government policies aimed at curbing rent inflation, ensuring affordability for lessees and promoting equitable access to housing.

Table 15 the common reasons for family member’s lessees leaving the rented house

| What are the common reasons for family member’s lessees leaving the rented house? | No | Percentages |
|---|-----------|-------------|
| When the price of rent money increase | 15 | 31.25% |
| When the family member grows | 9 | 18.75 % |
| When the lessor wants the house private purpose | 13 | 27.08% |
| When the lessor wants to renovation the house | 9 | 18.75% |
| Others | 2 | 4.17% |
| Total | 48 | 100% |

Source: own interview, 2024

As the research response observe what the common reason for family member’s lessees leaving the rented houses. the answers are when the price of rent money increase 15(31.25), When the family member grows 9 (18.75%), When the lessor wants the house private purpose 13(27.08%), When the lessor wants to renovation the house 9(18.75%),other 2(4.17%).

The research findings from shed light on common reasons prompting family members to vacate rented houses. Among these reasons, rent price hikes pose a significant challenge for lessees, making it difficult to afford the increased amount. Additionally, growing family size often necessitates a larger living space, prompting lessees to seek alternative accommodations. Lessors reclaiming the property for private use or renovation purposes also contribute to lessees' departure. However, it's imperative that such actions are carried out within the bounds of a legal agreement, and if lessees are unjustly evicted, compensation should be provided by the lessor.

Table 16 How many leasers seek a lessee within month in average.

| How many leasers seek a lessee within month in average? by worda | No | Percentages |
|--|----|-------------|
| worda 01 | 15 | 10.87% |
| Worda 02 | 20 | 14.5% |

| | | |
|--------------|------------|-------------|
| Woreda 03 | 17 | 12.31% |
| Woreda 05 | 18 | 13.04% |
| Woreda 07 | 16 | 11.6% |
| Woreda 08 | 24 | 17.39% |
| Woreda 09 | 10 | 7.24% |
| Woreda 10 | 18 | 10.43% |
| Total | 138 | 100% |

Source: interview, 2024

As the research response observe from shows in there in eight woreda:-in woreda 01,15(10.87%),in woreda 2,20(14.5%),in woreda 03,17(12.31%) in woreda 05,18(13.04%), in woreda 07,16(11.6) in woreda 08, 24(17.39%),in woreda 09 ,10(7.24%),in woreda 10,18(10.43%).

The research findings from Table 16 illustrate the distribution of lessors seeking brokers to rent out their houses across eight different woredas.

Table 17 How many Broker have license

| How money of brokers have license | No | Percentages |
|-----------------------------------|----|-------------|
| Licensed broker | 5 | 10.41% |
| Un licensed broker | 43 | 89.5% |
| Total | 48 | 100% |

Source: interview, 2024

As the research response observe shows us the brokers who have license 5,(10.41). The broker's that who doesn't have the license are 43(89.5%).

In summary the research reveals a concerning pattern: the vast majority of brokers operate without licenses, indicating a lack of regulatory oversight and compliance within the brokerage sector.

Table 18 how many private leasers are there in the woreda

| How | No | Percentages |
|-------|----|-------------|
| Known | - | - |

| | | |
|--------------|-----------|-------------|
| Unknown | 9 | 90 % |
| Others | 1 | 10% |
| Total | 10 | 100% |

Source: own survey, 2024

As the research response observes from the table 3.7 how many private leasers are there in the worda., unknown 9 (90%), other 1(10%).

In summary The research findings indicate a notable lack of information regarding private lessors in the worda. While some data is available, it remains incomplete and challenging to access through existing databases.

Table 19 the responsible bodies to solve housing rent challenges on kolfe keraniyo sub city

| What are responsible bodies to solve housing rent challenges on kolfe keraniyo sub city | No | Percentages |
|---|-----------|-------------|
| Government | 3 | 30% |
| Community | 2 | 20 % |
| Investor | 5 | 50% |
| Total | 10 | 100% |

Source: own survey, 2024

As the research response observes from the table 3.8 whose is responsible bodies to solve housing rent challenges on kolf kerniyo sub city. Government 3(30%) community 2 (20%), investor 5 (50%).

In summary government is responsible for house rent challenges and should have policy and the community should work with the government by money and construction material should be helped by invest

CHAPTER FIVE

5 Summary and Conclusion

Based on the data analysis and Discussion on made in Chapter four the following points Can be In chapter four the following points Can be summarized and conclusion are drawn

5.1 Summary and Conclusion

5.1 Summary of findings

- The findings from the lessee's 2024 questionnaire survey highlight a significant concern regarding housing affordability among respondents, with 89.80% expressing dissatisfaction with the fairness of house rents for lower-income households. Only 10.20% considered the rental prices affordable. This disparity underscores the formidable challenge of managing housing expenditures, especially for those with limited incomes, who often struggle to balance rental payments with essential household expenses. Addressing this issue is crucial to ensure housing affordability and financial stability for vulnerable households in the community.
- The research findings from the leaser 2024 survey reveal a consensus among respondents, with 87.76% expressing the view that there is an inadequate supply of rental housing in Kolfe Keraniyo Sub City. Only 12.24% believed that there are enough rental provisions. This disparity underscores a pressing issue that demands immediate attention and intervention to address the shortage of rental housing options in the area.
- The research findings by government employ indicate that a significant majority of respondents, totaling 79%, support governmental intervention to address the inflationary increase in house rents. Conversely, 20% of respondents hold opposing views. This underscores the perceived necessity for governmental involvement in mitigating the challenges posed by escalating rental costs for lessees.
- The research respondents lessees overwhelmingly indicate that managing becomes more challenging, with 81% expressing this sentiment, while a smaller fraction of 18.37% contends that there is negligible impact. However, the correlation between house rent inflation and its adverse effects on family well-being is highlighted in the findings.
- The research findings from lessees reveal that students, low-income individuals, and those with disabilities are the primary victims of housing rent inflation. This inflation not

only disrupts the lives of individuals but also impacts entire families and communities. Students face academic disruptions, low-income groups experience economic strain, and individuals with disabilities encounter social and accessibility challenges. These findings underscore the urgent need for rent inflation management and control to safeguard of both individuals and the broader community.

- The research responses from indicate that house rent inflation, as perceived by lessors, is driven by various factors. Urban migration is cited as the primary reason, followed by income inequality, rent brokers, and the gap between housing supply and demand. These findings highlight the challenges stemming from inadequately managed urban migration, unregulated rent brokers, and economic disparities within the community. Addressing these issues requires effective management of urban migration, regulation of rent brokers, and efforts to mitigate economic inequalities.
- The research findings from reveal the key criteria utilized by lessors in selecting lessees. Financial capability is paramount; with the amount of money a lessee can provide being a primary consideration. Legal agreements also play a crucial role, impacting rental rates significantly. Family size is scrutinized, potentially influencing lessors' decisions, while gender preferences, notably favoring women, are discernible. These findings underscore the importance of government policies aimed at curbing rent inflation, ensuring affordability for lessees, and promoting equitable access to housing.
- The research findings from highlight common reasons prompting family members to leave rented houses. Rent price increases pose a significant challenge for lessees, often making the accommodation unaffordable. Growing family size necessitates larger living spaces, prompting the search for alternative accommodations. Lessors reclaiming the property for private use or renovation purposes also contribute to lessees' departure. However, it's crucial that such actions are conducted within the bounds of a legal agreement, and if lessees are unfairly evicted, compensation should be provided by the lessor.
- The research findings illustrate the distribution of lessors seeking brokers to rent out their houses across eight different woredas. Each woreda shows varying levels of engagement, with differing percentages of lessors utilizing brokers for renting purposes. This distribution highlights the importance of understanding local contexts and preferences

when it comes to housing rental practices, emphasizing the need for tailored approaches in addressing housing challenges within each woreda.

- The research findings from indicate a concerning pattern: the vast majority of brokers, accounting for 89.5%, operate without licenses. This suggests a lack of regulatory oversight and compliance within the brokerage sector.
- The research findings reveal a significant lack of information regarding private lessors in the woreda, with 90% being categorized as unknown. Only a small portion, accounting for 10%, falls under the "other" category. This indicates incomplete data and challenges in accessing information through existing databases.
- The research findings indicate that responsibility for solving housing rent challenges in Kolfe Keraniyo Sub City is perceived differently among respondents. While 50% attribute responsibility to investors, 30% believe it lies with the government and 20% with the community. In summary, the government is seen as primarily responsible for addressing these challenges through policy interventions, while the community is encouraged to support government efforts through financial and material contributions. Investors are also recognized for their role in providing resources for housing solutions.

5.2 conclusion

The study on house rent inflation and its Effects in Kolfe Keraniyo Sub City, Addis Ababa, reveals significant challenges faced by residents, particularly those in low-income households, students, and individuals with disabilities. The constant increase in housing rents, driven by factors such as inflation, rural-to-urban migration, and the involvement of rental brokers, has made it difficult for many to afford adequate accommodation. The lack of regulatory oversight, as evidenced by the majority of brokers operating without licenses, further exacerbates the situation. Despite government intervention being advocated by a majority of respondents, there remains a pressing need to address the shortage of rental housing options and ensure affordability for vulnerable communities. Initiatives to empower the younger generation, improve educational opportunities, and promote equitable access to housing are essential steps towards enhancing the well-being of families in the area. Additionally, collaborative efforts involving government, investors, and the community are crucial for implementing effective policies and solutions to alleviate the housing rent challenges in Kolfe Keraniyo Sub City.

5.3 Recommendation

As to the study conducted there is problems Rent inflation and its Effect in kolfe keraniyo sub city.

- Encouraging government employees to appreciate and support the younger generation's entry into government offices is essential. By offering mentorship, training programs, and opportunities for career advancement, seasoned professionals can guide and empower younger colleagues. Fostering a supportive environment not only enhances the skills and confidence of younger employees but also enriches the workforce with fresh perspectives and ideas. Ultimately, this collaborative effort strengthens the government's ability to serve its constituents effectively and adapt to evolving challenges.
- To address the disagreements between leasers and lessees, the government should implement a standardized agreement paper as part of its policy framework. This agreement would establish clear terms and conditions for rental agreements, providing a fair and legally binding framework for both parties. By formalizing rental agreements through policy, the government can mitigate disputes and ensure transparency and accountability in the rental housing sector.
- The government can support the younger and productive population by providing opportunities to access condominiums or smaller rental houses through initiatives such as housing programs or financial assistance. By offering credit facilities or subsidies, the government can enable this demographic to afford suitable housing options, thereby promoting economic independence and stability. Such measures would empower younger individuals to establish themselves and contribute to their communities while addressing housing affordability challenges.
- Low-income communities should receive assistance from various stakeholders, including the government, investors, and their own community members. Government support can come in the form of affordable housing initiatives, social welfare programs, and economic development projects aimed at lifting these communities out of poverty. Investors can contribute by funding affordable housing projects and providing job opportunities. Additionally, community members can come together to support one another through mutual aid networks, skill-sharing initiatives, and community development programs. By collaborating across sectors and empowering low-income

communities, stakeholders can address the multifaceted challenges affecting the well-being and socio-economic status of every family member.

- Brokers in the housing sector should undergo increased education and licensure requirements, overseen and regulated by the government. By implementing stricter standards and regulations for brokers, such as mandatory licensing and ongoing training programs, the government can enhance professionalism and accountability within the industry. This would ensure that brokers possess the necessary knowledge and skills to effectively serve clients while upholding ethical standards and legal requirements. Additionally, government oversight would help to protect consumers and maintain the integrity of the real estate market.
- Special attention and affirmative action should be taken to protect and support individuals with disabilities and children in housing matters. This could involve implementing accessibility standards in housing designs to accommodate individuals with disabilities, ensuring that they have equal access to housing opportunities. Additionally, specific housing programs and policies should be developed to cater to the needs of these vulnerable groups, such as subsidized housing options or housing allowances tailored to their requirements. By prioritizing the housing needs of individuals with disabilities and children, society can ensure that they are provided with safe and supportive living environments that promote their well-being and inclusion.
- Wordas (administrative districts) should maintain well-organized data and information about lessees and lessors within their respective working areas. This organized database could include details such as rental agreements, property ownership records, tenant information, and rental payment histories. By centralizing and managing this information effectively, wordas can better monitor and address housing issues, ensure compliance with rental regulations, and facilitate communication between lessors and lessees. Additionally, having accurate and up-to-date data can inform policy decisions and interventions aimed at improving the housing situation within each district.
- The government should develop clear housing policies aimed at empowering communities to understand and engage with housing regulations effectively. These policies should be accessible, transparent, and easily understandable to the general public. Additionally, the government should actively implement these policies, ensuring that they

are enforced consistently and fairly across all sectors. By empowering communities with knowledge and facilitating their involvement in housing policy implementation, the government can foster transparency, accountability, and community ownership in addressing housing challenges.

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Appendix
ST.MARY’S UNIVERSITY
INSTITUTE OF AGRICULTURE AND
DEVELOPMENT STUDIES

Dear respondent

The objective of this questionnaire is to collect information in order to identify the House rent inflation and its effects on the family wellbeing, in kolfe keraniyo sub city. The study is for research purposes and the collected information is to be confidentially handled fulfillment of master’s degree in Sociology from St. Mary’s University.

Binyam tesfaye 0941234582 email binyamtesfaye7777@gmail.com.

Instruction

Read each questions and provide appropriate response.

- No need of writing your name
- Mark (√) in the boxes to indicate the answer of your choice.
- Write your answers briefly on the blank spaces.

Part I: Demographic respondents

1. Gender Male Female

2. Age 18-25 26 -33 34-41 42-59 above 60

3. Status of education
Less than 12 grade Certificate 12 grade complete
Diploma first degree
Post graduate degree (Master and above)

4. Marital status Married Single Divorce

If other, Specify _____

5. What is your employment status?

Government employee Private Employee

NGO

If other, Specify _____

Part II

➤ Questionnaires check list for lessees

1. Family size (how many members are there in your family?) _____
2. What is your monthly payment for house rent? _____
3. What is your housing rent type? condominium One room Two rooms
Villa If other, Specify _____
4. Is the price of the house rent fair for lower income group?
Yes No
5. If your answer to question number No, what is the reason?

6. Are there enough housing rent provision in kolfe keraniyo sub city
Yes No
7. What are the main factors that affected the provision of housing rent? _____

8. Who are the main victims of housing rent inflation? _____

9. How has house rent inflation affected your household?
 - Made it harder to manage
 - No impact
 - Made it easier to manage
 - If other, Specify _____

10 Do you feel that the government should intervene to control rental price in response to house rent inflation?

- Yes
- No
- Not sure
- If other, Specify _____

➤ **Question check list for Leasers**

1. How many rooms do you rented? _____
2. What is your housing rented type? condominium One room Two rooms
Villa If other, Specify _____
3. What is your monthly earned income from house rent? _____
4. Do you think that lower income Family members can afford houses rent? _____

5. How often do you add to the house rent price? _____

6. What are your criteria to accept lessees?

7. What do you think the reason for the house rent inflation is?

➤ **Question chick list for officer concerned to private house rent in woreda as.**

1. How many private lessors are there in the woreda?
 - A. Known
 - B. Unknown
 - C. If known, how many; male lessees _____ female lessees _____
 - D. If not, Why?

2. Is there any means to entertain disagreements related to house rent between lessors and lessees based on disabilities and low income family members attitude?

- If yes, please

explain, _____

- if not, please explain why

3. Do you think the low income Family members can afford private houses rent? _____

What are the social problems in house rent? _____

4. What are the challenges of housing rent for lower income inhabitants? _____

5. What do you think about a possible solution to solve housing rent inflation?

6. What are responsible bodies to solve housing rent challenges on kolfe keraniyo sub city? _____

➤ **Interview for Local brokers working around house rent**

1. How many lessors seek a lessee within month in average?

2. How many tenants will approach you in seek of house rent in a week or month on average?

3. What are the criteria from lessors to accept lessees?

4. What do you think is the reason behind the criteria?

5. What are the common reasons for family member's lessees leaving the rented house?
6. How many of you have license or who pays tax for government?

የተከበሩ መልስ ሰጪዎች

የጥያቄው አላማ መረጃን በማሰባሰብ የቤተ ኪራይ ውድነትን እና የቤተሰብ ደህንነትን በስመላክተ በኮልፌ ቀራኒዮ ክፍለ ከተማ.ለጥናቱ አስፈላጊነት መረጃን በማሰባሰብ በታማኝነት ለ ማስተርስ ዲግሪ በ ሶሻሎጂ የቅ/ማሪያም ዩንቨርስቲይ.

ስም ቢንያም ተስፋዮ ስልክ 0941234582 emil binyamtesfaye7777@gmail.com.

መመሪያ

አንድ ባንድ ጥያቄውን በማንበብ ተገቢውን ምላሽ ይስጡ።

- ስምዎትን መጻፍ አስፈላጊ አይደለም
- የመረጡትን መልስ በሰጥን ውስጥ ያስገቡ።
- መልሶችን በግልጽ በመጻፍ ያስገቡ።
- ክፍል አንድ የመላሾች ማንነት
- 1 ጾታ ወንድ ኔት

2 እድሜ 26 - 33 34-41 42-59 60 በላይ

3 የትምህርት ደረጃ

- ከ 12 ክፍል በታች የሆነ/ች ከፍል የጠናቀቀ/ች ሰርተፍኬት
- ዲፕሎማ ዲግሪ
- ማስተርስ ውይም ከዛ በላይ

4 የትዳር ሁኔታ ያገባ/ች ፊቺ ያላገባ/ች

5. የስራ ቅጥር ሁኔታ

- የመንግስት ተቀጣሪ የግል ድርጅት ተቀጣሪ
- የርዳታ ድርጅት የተለየ ካለ -----

ለተከራይ የተዘጋጀ መጠይቅ

1. የቤተሰብ ብዛት (በአንድ ቤት ስንተ ሰው ይኖራል?) _____

2. በወር ስንት ብር ተክፍላል/ሽ? _____

3. ምን አይነት ቤት ነው የተከራኸው/ሽ? ኮንደሚንም ነድ ክፍል ክፍል ሺላ
ሌላ ምር _____

4. አነስተኛ ገቢ ላላቸው ሰዎች የቤት ኪራይ ዋጋ ተገቢ ነው?

አውነት ሀሰት

5. አነስተኛነው ከሆነ መለሱ ምክንያቱን ይጻፉ?

_____ ::

6. በቂ መኖሪያ ቤት አለ ለተከራለይ በኮልጌ ቀራጊዮ ክፍለ ከተማ

አለ የለም

7. በቂ የቤት ኪራይ ያለምኖር ዋናው ምክንያት ምንድን ነው

8. በቤት ኪራይ ውድነት ዋናው ተጎጂ ማን ነው? _____

9. የቤት ኪራይ ውድነት ቤተሰብ ላይ ምን ተጽኖ ያመጣል?

- ለመቆጣጠር አስቸጋሪ ያደርገዋለድ
- ምንም ተጽኖ አያመጣም
- ተፅእኖው ቀላል ይሆናል

ሌላ ሃሳብ ካለ _____

10. በቤት ኪራይ ውድነት ላይ የመንግስት ጣልቃ መግባት አለበት ብለው ያስባ

- አለበት
- የለበትም
- እርግጠኛ አይደለሁም

ሌላ ሃሳብ _____

ለ አከራይ የተዘጋጀ ጥያቄና መልስ

1. ስንት ክፍል ታከራያለህ? _____
2. ምን አይነት ቤት ታከራያለህ ኮንዶሚኒየም አገልግሎት አገልግሎት
- ሁለተኛ ክፍል ሺህ

የተለየ አይነት ከሆነ _____

3. በወር ውስጥ ከኪራይ ስንት ታገኛለህ/ሽ _____

4. አነስተኛ ገቢ ያላቸው ቤተሰቦች ለቤት ኪራይ ለመክፈል አቀም አላቸው ብለህ ታስቦለህ/ሽ

5. የቤት ኪራይ ብር በየ ስንት ጊዜው ትጨምራለህ/ሽ

6. ቤት ለማከራየት ምን ቀድሞ ሁኔታ ትጠይቃለህ/ሽ

7. የቤት ኪራይ ውድነት ምክንያቱ ምን ይመስልሁል

የኮልጌ ቀራጅዎ ክ/ከተማ በአከራይና በተከራይ ጉዳይ መጠይቅ

1. ምን ያህል የግል አክራዮች አሉ በወረዳው

ሀ. ይታወቅም

ለ. አይታወቅም

ሐ. ምን ያክል ወንድ አክራይ _____ ሴት አክራይ _____

መ. ካልታወቀ ለምን

2. በአነስተኛ ገቢ ያላቸው፣ አካል ጉዳተኞች የሆኑ ተከራዮች ከአክራይ ጋር ግጭት ያጋጥማቸዋል

ሚያጋጥማቸው ከሆነ ለምን

አያጋጥማቸውም ከሆነ

3. አነስተኛ ገቢ ያላቸው ለመከራየት አቀም አላቸው ብለህ/ሽ ታስባለህ/ሽ

ምንድን ነው ሚያመጣው ማህበሪያዊ ችግር

4. አነስተኛ ገቢ ላላቸው ነወረዎች በቤተ ኪራይ ጉዳይ የሚያጋጥማቸው ችግሮች ምንድን ናቸው

5. የቤት ኪራይ ውድነት ችግር እንድት ይፈታል ብላችው ታስባላችሁ

6. በኮልጌ ቀራኒዬ የቤት ኪራይን ችግር መፍታት ያለበት ማነው በለሀ/ሽ ታስባለሀ/ሽ

በአካባቢ በቤት ኪራይ ስራ ላይ የተሰማራ ደላላ የተዘጋጀ ቃለ መጠይቅ

1. ምን ያክል አከረይ ይመጣል በሳምንት ወይም በወር ወስጥ በአማካኝ

2. ምን ያክል ተከራይ ይመጣል በሳምንት ወይም በወር ወስጥ በአማካኝ

3. አከራይ ለማከራየት ምን አይነት ቅድመ ተከተሎችን ይፈልጋል?

4. ለቅድመ ሁኔታዎቹ ምን ምክንያት አለው?

5. ተከራይ ቤት የሚለቅበት ምክንያት ምን የመስልሃል?

6 የስራ ፈቃድ አለዎት/ሽ

